



## COMMITTEE OF ADJUSTMENT

### NOTICE OF DECISION

With respect to Minor Variance Application  
Subsection 44 (10)

**FILE NO.:** A-03-2025

**APPLICANTS:** Gary J Gerard c/o 4<sup>th</sup>GStudio Incorporated on behalf of Mark Guzi

**ADDRESS:** 144 Parkview Drive

**DATE OF DECISION:** February 26, 2025

**DATE OF NOTICE:** February 27, 2025

**LAST DATE OF APPEAL:** March 19, 2025

Take notice that the Committee of Adjustment for the Municipality of Middlesex Centre **APPROVED** the Minor Variance Application for File No. A-03-2054 under Section 44 of the Planning Act.

Enclosed is the decision of the Committee of Adjustment for the Municipality of Middlesex Centre. The Committee of Adjustment considered all written and oral submissions received regarding this application, the effect of which helped the Committee to make an informed decision.

An appeal to the Ontario Land Tribunal (OLT) in respect to this Minor Variance may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Middlesex Centre as the Approval Authority or by mail 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, no later than 4:30 p.m. on the last date of appeal noted above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca).

Notwithstanding the above, subsection 45(12) of the Planning Act identifies the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

The last day for filing an appeal will be twenty days from the date of the Committee of Adjustment's decision, as noted above. If not appealed, the decision will become final and binding upon the expiration of the said twenty-day period.

Sincerely,

*Megan Kamermans*

Megan Kamermans  
Municipal Deputy Clerk  
Secretary-Treasurer, Committee of Adjustment