



COMMITTEE OF ADJUSTMENT DECISION

APPLICATION A-04-2025

We, the undersigned members of the Municipality of Middlesex Centre Committee of Adjustment, do hereby certify that the following is a decision reached by us at a hearing at the Municipality of Middlesex Centre – Ilderton Community Centre, Ilderton, Ontario, on Wednesday, February 26, 2025. The said decision was reached on Minor Variance A-04-2025, filed by Clay Design Construction and Cabinetry on behalf of Mark and Kathryn Nelham for relief from the Comprehensive Zoning By-law in order to permit a maximum permissible size of 213.7 m² (2, 300 ft²) for all accessory buildings, for a property legally described as Concession 6 N Part of Lot 17, in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 11415 Sinclair Drive.

DECISION: GRANTED

CONDITIONS: YES

DATE OF DECISION: February 26, 2025

COMMITTEE MEMBERS CONCURRING IN THE DECISION:

Hugh Aerts

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Sue Cates

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Frank Berze

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Wayne Shipley

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Jean Coles

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Conditions:

THAT the proposed accessory building be located in the same general location as shown on the plans submitted by the applicant;

AND THAT no dwelling be established within the accessory building unless permitted by the Municipality through the Zoning By-law;

AND THAT the building shall only be used in accordance with the permissions of the Zoning By-law, and that the building shall not be used for any type of commercial business.

The reasons for granting Minor Variance Application A-04-2025:

- The request complies with the general intent and purpose of Middlesex Centre's Official Plan;
- The request complies with the general intent and purpose of Middlesex Centre's Comprehensive Zoning By-law;
- The request is minor in nature; and
- The request represents appropriate development on the subject property.