



NOTICE OF PUBLIC MEETING
pursuant to Section 45
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR MINOR VARIANCE (A-04-2025)

Owner: Mark Nelham and Kathryn Nelham
Agent: Clay Design Construction and Cabinetry (c/o Craig Hardy)
Location: 11415 Sinclair Drive
Roll No: 393900005000501

Public Meeting

The Municipality is seeking input on a development application within 60 metres of your property. An application for a minor variance has been submitted by the applicant and will be heard before the Committee of Adjustment:

Date: February 26, 2025

Time: 3:30 p.m.

Place: This will be a hybrid in-person/virtual meeting broadcasted on the Municipality's YouTube Channel. Details around how to view the meeting can be found on the Municipality's website at middlesexcentre.on.ca/council-meetings

Planner: Marion Ramos Cabral, 519-930-1006 or by email mcabral@middlesex.ca.

Purpose and Effect of the Application

The Municipality is seeking input on a development application within 60 metres of your property. The purpose and effect of the Application for Minor Variance is to seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the maximum lot coverage requirements of an accessory building in the 'Agricultural (A1)' Zone.

The applicant is seeking a maximum size for all accessory structures of 213.7 m² (2,300 ft²) which represents 1.3% lot coverage, whereas the Zoning By-law permits a maximum size "of the lesser of 165 m² (1, 776 ft²) or 3% lot coverage". The effect of the application would allow the expansion of a detached garage.

Proposal Summary

Requirements	Relief Requested
As per section 4.1 (b) (i), the maximum gross floor area the lesser of 165 m ² or 3% lot coverage	213.7 m ² (2, 300 ft ²)

How to Participate and/or Provide Feedback on the Application

If you have questions about the application, we encourage you to contact the Planner directly in advance of the meeting as they may be able to answer your questions. There are several ways to participate in the public meeting and/or submit feedback on the application:

- 1) **VIEW THE MEETING** live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required.
- 2) **SUBMIT WRITTEN COMMENTS** to the Municipal Clerk at clerk@middlesexcentre.ca. Comments will form part of the public record and will be circulated to the Committee of Adjustment and staff. Please be aware that if you are submitting correspondence to the Municipality of Middlesex Centre regarding this application, your name, contact information, and communications may become party of the public record that will be available to the general public, pursuant to the *Planning Act* and the *Municipal Freedom of Information and Protection and Privacy Act*.
- 3) **SPEAK TO COMMITTEE** remotely by pre-registering with the Clerk by emailing clerk@middlesexcentre.ca. Upon receipt of your email, you will receive a reply with instructions for obtaining your unique Zoom link in order to participate in the Public Meeting.
- 4) **ATTEND THE MEETING IN PERSON** at the Ilderton Community Centre (13168 Ilderton Rd). Any members of the public who wish to speak to an application will be given the opportunity to do so.

How to Stay Informed

If you wish to be notified of the decision of the Committee of Adjustment of the Municipality of Middlesex Centre regarding the proposed application, you must make a written request to the Clerk by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at clerk@middlesexcentre.ca. For more information about this application, including information about appeal rights, please contact the County Planner, Marion Ramos Cabral, for the Municipality of Middlesex Centre at 519-930-1006 or by email mcabral@middlesex.ca.

Information on Appeals

Section 45 (12) of the *Planning Act* identifies who is eligible to appeal the decision of the Committee to the Ontario Land Tribunal. If a person or public body has the ability to appeal the decision of the Committee in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Other Planning Act Applications:

None.

If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

DATED at the Municipality of Middlesex Centre this 11th day of February, 2025.

Megan Kamermans

Megan Kamermans - Secretary-Treasurer
Committee of Adjustment, Municipality of Middlesex Centre

Location Map

