



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

APPLICATION FOR MINOR VARIANCE (A-26/2020)

Owner: Kevin Hodgins and Donna Lumani
Location: 222 Edgewater Boulevard - Lot 78 Registered Plan 33M746
Roll No: 393900002003888

Purpose and Effect of the Application:

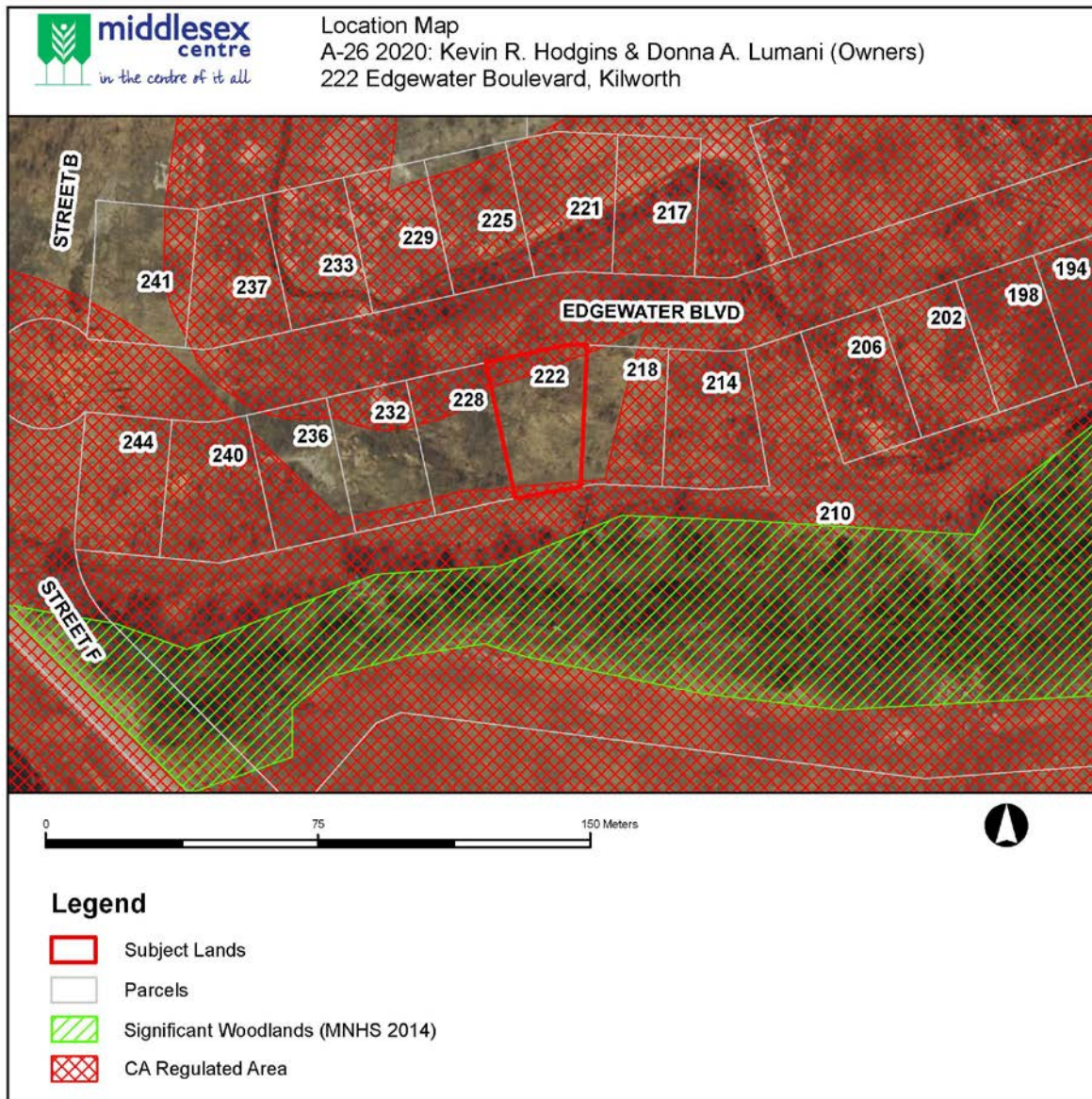
The Municipality is seeking input on a development application within 60 metres of your property. The purpose and effect of the Application for Minor Variance is to seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the maximum total lot coverage for the single detached dwelling and associated accessory building in the Urban Residential First Density (UR1) Zone. The applicant is requesting a maximum lot coverage for a single storey dwelling and all accessory buildings collectively to be forty percent (40 %), whereas Middlesex Centre's Comprehensive Zoning By-law permits a maximum lot coverage for a main building to be 35%, and all buildings including accessory buildings to be 38%. The effect of the proposal is to facilitate the construction of a single detached dwelling and future accessory building.

Proposal Summary:

Requirements	Relief Requested
As per section 8.1.7 the maximum permitted lot coverage for the main building is 35% and all buildings including accessory buildings subject to section 4.1 (a) to be 38%.	Two percent (2%) lot coverage for a maximum permissible size of forty percent (40%).

Description and Location of the Subject Lands:

The subject property is located on the south side of Edgewater Boulevard in the Southwinds subdivision. The land is legally described Lot 78, Registered Plan 33M746, Municipality of Middlesex Centre, County of Middlesex.



Public Meeting

The Committee of Adjustment will hold a public meeting to gather feedback regarding the consent application and to consider the proposal. The details are as follows:

Date: Wednesday January 20th, 2021

Time: 7:00 p.m.

Place: Remote Meeting Online Via Zoom

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. You will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place during a Council meeting and the mayor will keep the meeting in order and allow the applicant (or their development team), the registered public participants, and Council to speak and ask questions.

You are invited to participate in the public meeting by submitting comments and/or concerns via email to planning@middlesexcentre.on.ca in advance of the meeting or by registering to participate in the public meeting by calling in and joining the meeting online via Zoom. If you have questions about the application we encourage you to contact the Planner directly in advance of the meeting and they may be able to answer your questions.

To register to participate in the public meeting by phone please send your request to participate no later than the Monday prior to the meeting via email to

planning@middlesexcentre.on.ca and provide the following information: Your First and Last Name, the phone number that you will be calling in on, your home address with postal code, and prepared speaking notes. Speaking notes will be forwarded to Council in advance of the meeting for their information and consideration. If for any reason you cannot connect or you lose your connection the meeting will continue to proceed in our absence, however council will have your comments concerns in advance to take into consideration. Only those that register to participate will be permitted to call in.

What if I can't participate in a Public Meeting?

You can learn more about the proposed development by contacting the Planner, or by visiting the Municipality's website under Public Notices at the below link. You may choose to submit comments via letter or email, however at this time an email is encouraged. You may watch the meeting on Middlesex Centre's YouTube channel, a link to which may be found on our website: middlesexcentre.on.ca/council-meeting. We try to livestream the meetings in real-time, however from time-to-time this may not be possible due to technical issues. In these cases, a recorded copy of the meeting will be available on the municipal YouTube channel within 48 hours.

<https://middlesexcentre.on.ca/services/residents/planning-services>

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Section 45 of the *Planning Act*, you have the following rights:

1. If you do not attend or are not represented at the Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings. Written comments may be submitted to the Secretary-Treasurer prior to the Hearing. Please note that all written material submitted and verbal comments presented will form part of the public record and will be available for full disclosure.
2. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Minor Variance Application.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Minor Variance Application is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre to the Local Planning Appeal Tribunal,
 - b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.
4. If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre in regards to the proposed Minor Variance Application, you must make a written request to the Planning Division of the Municipality of Middlesex Centre at 10227 Ilderton Road, RR #2, Ilderton, ON N0M 2A0.

If you have any questions please do not hesitate to contact the planner, Dan FitzGerald. For more information about this matter, including information about appeal rights, contact

the planner Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008.

Other Planning Act Applications:

None.

If you are aware of any persons affected by these applications 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 21st day of December, 2020.

James Hutson
Clerk
Municipality of Middlesex Centre
10227 Ilderton Road, RR 2
Ilderton, ON N0M 2A0

Attachments:

1. Proposed Site Plan

Proposed Site Plan

