

From: [REDACTED]
To: [Clerk; Middlesex Centre Planning; Marion Cabral; Megan Kamermans](#)
Subject: Re: Application for Minor Variance - Block 56, Plan 33M-386 (Timberwalk Trail)
Date: Wednesday, March 13, 2024 9:52:17 AM

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Municipality of Middlesex Centre
10227 Ilderton Road

Ilderton, ON N0M 2A0

Re: Application for Minor Variance – Block 56, Plan 33M-386 (Timberwalk Trail)

I am writing to the Committee of Adjustment as the owner of [REDACTED] Arrowwood Path in Ilderton with respect to the minor variance application submitted under file A-02-2024. It is my understanding that the applicant is proposing to build 50 two-storey townhouse dwelling units on this property and is seeking 7 minor variances to the existing zoning standards to allow the following:

- Reductions to the minimum lot area and lot depth;
- Reductions to the minimum front yard, exterior side yard and rear yard setbacks;
- Reduction to the minimum outdoor amenity space; and
- Increase in the permitted density.

These variances are being requested even though the Municipality has already adopted UR3 zoning permissions and performance standards, in conjunction with exception 12, to allow for more intense land use and built form on this property than in the surrounding residential area. I am writing to object to these minor variances on the basis that they do not satisfy the tests set out in the Planning Act and the criteria established by the Municipality of Middlesex Centre in section 10.9 of the Official Plan.

Thank you.

Bill Masse