



**NOTICE OF PUBLIC MEETING**  
**pursuant to Section 22**  
**of the *Planning Act*, R.S.O. 1990, as amended**

**APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA 67)**

Owner: Barbara Ferrari and Gabriele Ferrari  
Agent: Oakview Land Use Planning (c/o Robert Brown)  
Location: 5606 Westdel Bourne  
Roll No: 393901905020502

**Public Meeting**

Council will hold a Public Meeting to consider the Official Plan Amendment application. The details are as follows:

Date: April 23, 2025

Time: 5:30 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 below, and on the Municipality's website at [middlesexcentre.on.ca/council-meetings](https://middlesexcentre.on.ca/council-meetings)

Planner: Marion-Frances Ramos Cabral, 519-930-1006, [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca)

**Purpose and Effect of the Application**

The purpose and effect of the Official Plan Amendment application is to establish a Special Policy Area on the property to permit an 'on-farm diversified use' in the form of a contractor's yard (hydrovac business) including a slurry processing plant, material storage areas, equipment storage and parking, as well as the necessary berms, screening and/or landscaping.

Additional information about the proposal is available on the Municipal website at the following link: <https://www.middlesexcentre.ca/articles/proposed-official-plan-amendment-5606-westdel-bourne>

**Description and Location of Subject Land:**

The subject property has an approximate area of 10.36 hectares (25.6 ac) and is located on the east side of Westdel Bourne, and north of Decker Drive.

## **How to Stay Informed**

If you wish to be added to the notification list for this file, to be notified of the upcoming public meeting and/or the decision of Council of the Municipality of Middlesex Centre or the County of Middlesex regarding the proposed Official Plan Amendment application please make a written request to the Clerk of the Municipality of Middlesex Centre by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at [clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca).

For more information about this application, please contact the Planner: Marion-Frances Ramos Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca).

## **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](mailto: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](mailto: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.

## **Appeal Information**

Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment application.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex Centre and/or to the County of Middlesex before the Official Plan Amendment is approved or refused;

- a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre or County of Middlesex to the Ontario Land Tribunal,
- b. the person or public body may not be added as a party to the hearing of an appeal

before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

- 1) If a person or public body does not make an oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre and/or Middlesex County before a decision on the application is made, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre and/or Middlesex County to the Ontario Land Tribunal.
- 2) If a person or public body does not make an oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre and/or Middlesex County before a decision on the applications is made, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**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, including residents of a multi-unit complex, please make this Notice available within a public location visible to all residents.

**DATED** at the Municipality of Middlesex Centre this 31<sup>st</sup> day of March, 2025.



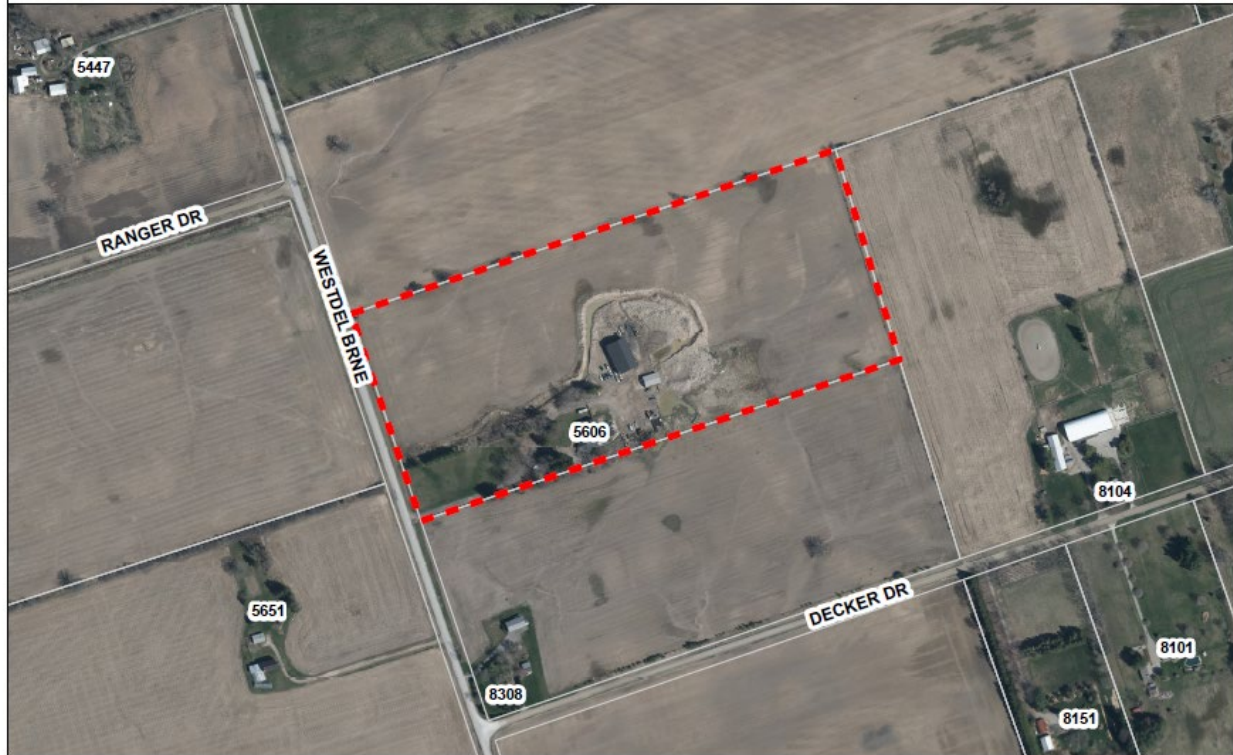
Megan Kamermans  
Deputy Clerk  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON, N0M 2A0

## Location Map




**middlesex  
centre**  
*in the centre of it all*

Location Map  
OPA67-2025: Barbara Ferrari  
Agent: Oakview Land Use Planning (c/o Robert Brown)  
5606 Westdel Bourne



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### Legend

 Lands subject to Special Policy Area



EXISTING FENCELINE

