



## **NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING**

**pursuant to Section 34  
of the *Planning Act*, R.S.O. 1990, as amended**

### **APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-03-2025)**

Owner: RBA17 Holdings Ltd.  
Agent: Ric Knutson  
Location: 13206 Ilderton Road  
Roll No: 393903408017200

#### **Public Meeting**

The Municipality is seeking input on a development application within 120 metres of your property. An application for a zoning by-law amendment has been submitted by the applicant and will be heard before Council:

Date: April 23, 2025

Time: 5:30 p.m.

Place: This will be an **in-person and virtual meeting** broadcasted on the Municipality's YouTube Channel. For details around how to view the meeting can be found 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 of the Zoning By-law Amendment application is to rezone the land at 13206 Ilderton Road from the 'Urban Residential First Density (UR1)' Zone to a new site-specific 'Village Commercial (C1)' Zone to permit the development of three-story mixed-use building. The building proposes 1,060 ft<sup>2</sup> of commercial space on the first level, 2 residential apartments on the second level, and 2 residential apartments on the third level. A site plan of the proposed development is attached to this Notice and detailed information can be requested from the Planner on file.

In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

## Application Summary

	Current Zone – UR1	Proposed Zone – C1-x
Permitted Uses	Accessory use Home occupation Single detached dwelling	accessory use animal clinic bed and breakfast establishment boarding house, rooming house, or tourist home car wash clinic club, private day nursery dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys and/or located below the first storey in a basement financial institution garage, public gas bar hotel, motel or tavern motor vehicle sales establishment motor vehicle service establishment office, general or professional parking lot personal service establishment place of entertainment restaurant restaurant, drive-thru or take-out service shop store, convenience store, retail studio
Minimum Lot Area	0.15 ha	0.0796 ha
Front Yard Setback	In accordance with Section 4.18 of the By-law; 0 m for all other roads	0 m
Minimum Interior Side Yard Setback from Residential Uses	1.5 m (5 ft) on one side and 2.5 m (8 ft) on the other side	3.0 m
Minimum Rear Yard Setback	8.0 m (26 ft)	19.66 m
Minimum Driveway Width	-	5.3 m

	<b>Current Zone – UR1</b>	<b>Proposed Zone – C1-x</b>
Maximum Density	1 unit per lot	59.7 units per hectare (total of 5 units)
Maximum Lot Coverage	35% for the main building, 38% for all buildings including accessory buildings subject to Section 4.1 a)	20%

### **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. 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 Council 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 COUNCIL** remotely by pre-registering with the Planning Department 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. 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 Council of the Municipality of Middlesex Centre regarding the proposed application, you must 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 Ramos Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca).

### **Appeal Information**

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Middlesex Centre to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Middlesex Centre before the by-law is passed, 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 Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, section 34(19) of the Planning Act identifies the eligible 'persons' that may appeal a decision to the Ontario Land Tribunal.

**Other Planning Act Applications:**

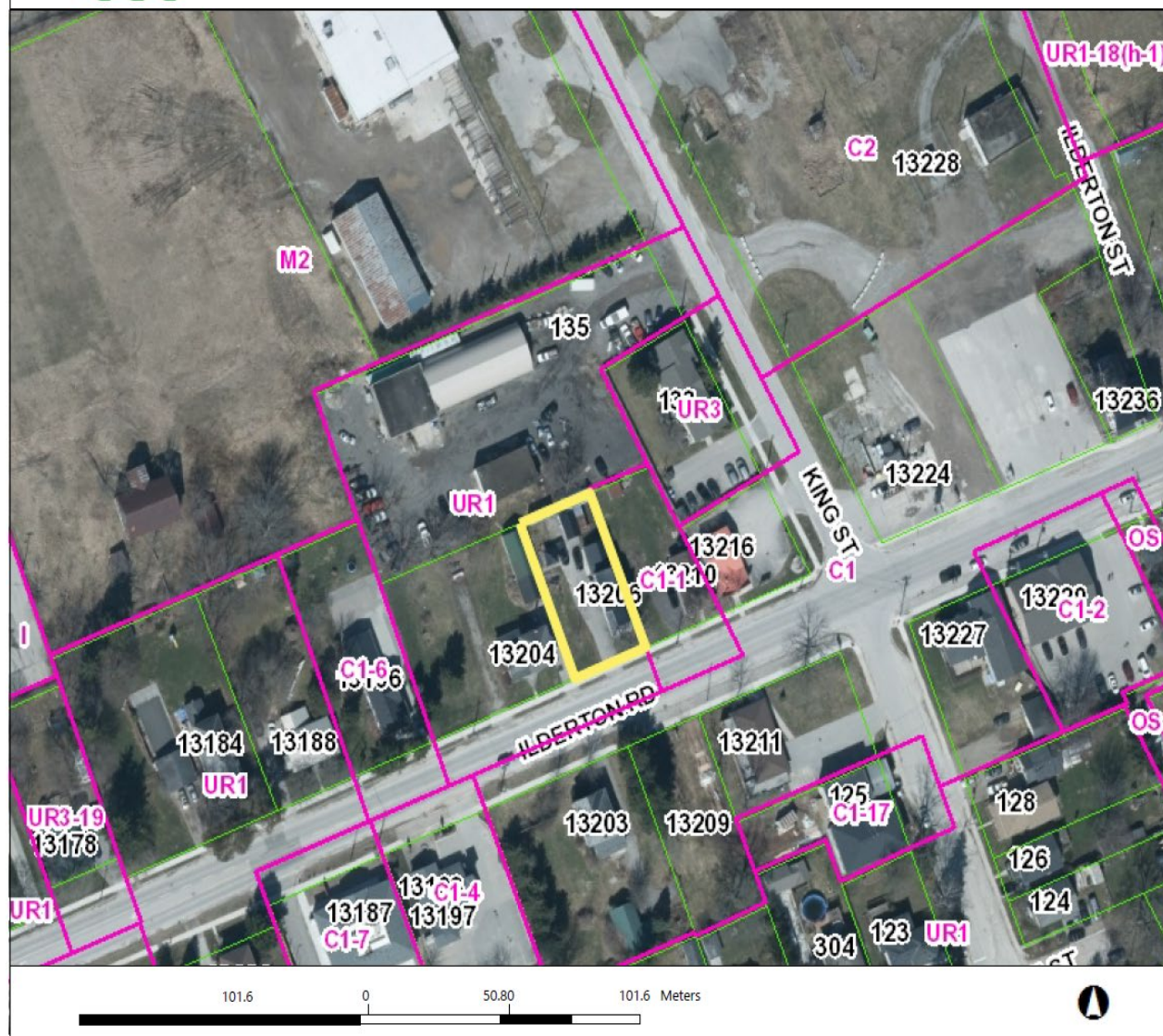
None.

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.

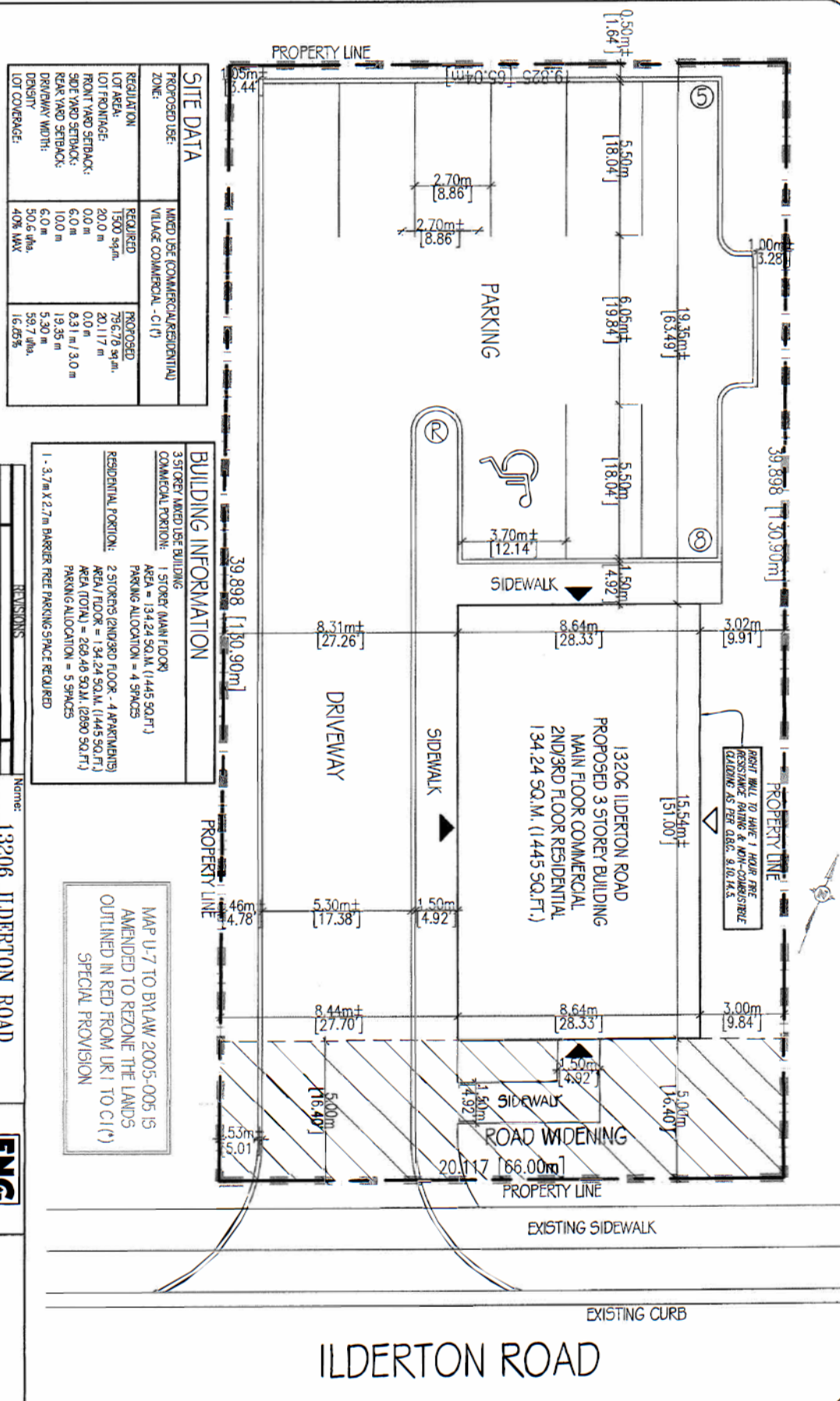
**DATED** at the Municipality of Middlesex Centre this March 31<sup>st</sup>, 2025.

A handwritten signature in black ink that reads "Megan Kamermans". The script is cursive and fluid, with the first letter 'M' being particularly large and stylized.

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







SITE DATA		PROPOSED USE: ZONE:	MARKED USE (COMMERCIAL/RESIDENTIAL) VALUAGE COMMERCIAL - C(1*)
REGULATION	REQUIRED	PROPOSED	
LOT AREA:	1500 sq.m.	736.73 sq.m.	
LOT FRONTAGE:	20.0 m	20.117 m	
FRONT YARD SETBACK:	0.0 m	0.0 m	
SIDE YARD SETBACK:	6.0 m	6.31 m / 3.0 m	
REAR YARD SETBACK:	100 m	19.35 m	
DRIVEWAY WIDTH:		5.30 m	
DENSITY		59.7 uha.	
LOT COVERAGE:	40% MIN	16.05%	

<p><b>BUILDING INFORMATION</b></p> <p>3 STORY, JAMED USE BUILDING</p> <p><u>COMMERCIAL PORTION:</u></p> <p>1 STORY, MAIN FLOOR</p> <p>AREA = 134.24 SQ.M. (1,445 SQ.FT.)</p> <p>PARKING ALLOCATION = 4 SPACES</p>	<p><u>RESIDENTIAL PORTION:</u></p> <p>2 STORY, (2ND/3RD FLOOR - 4 APARTMENTS)</p> <p>AREA / FLOOR = 134.24 SQ.M. (1,445 SQ.FT.)</p> <p>AREA TOTAL = 268.48 SQ.M. (2,890 SQ.FT.)</p> <p>PARKING ALLOCATION = 5 SPACES</p>
<p>1 - 3.7m X 2.7m BARRIER FREE PARKING SPACE REQUIRED</p>	
<p>REVISIONS</p>	
	N

MAP U-7 TO BYLAW 2005  
AMENDED TO REZONE THE  
OUTLINED IN RED FROM UR  
SPECIAL PROVISION

Name:		13206 IIDERTON ROAD	
Drawn:		Designed	
DWG:		DWG:	
DATE:		DATE:	
Project No.:		Project No.:	
Scale:		Scale:	
Drawing No.:		Drawing No.:	
Zoning:		Zoning:	