



**NOTICE OF REFUSAL  
OF AN OFFICIAL PLAN AMENDMENT  
BY THE COUNCIL OF  
THE MUNICIPALITY OF MIDDLESEX CENTRE**

**TAKE NOTICE THAT** the Council of the Municipality of Middlesex Centre REFUSED an application for an Official Plan Amendment by Oakview Land Use Planning on behalf of Barbara Ferrari and Gabriele Ferrari on the 23<sup>rd</sup> day of April 2025 under Section 22 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended. Council refused to amend the Middlesex Centre Official Plan for the purposes of amended land use Schedule 'A' and Section 11 – Special Policy Areas by introducing a special policy for the property at 5606 Westdel Bourne that would permit 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. Council considered all written and oral submissions received regarding this application, the effect of which helped Council to make an informed decision.

**AND TAKE NOTICE THAT** a person or public body that requested an amendment to the Official Plan of the Municipality of Middlesex Centre may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk of the Municipality of Middlesex Centre not later than 4:30 p.m. on the 13<sup>th</sup> day of May, 2025.

An appeal to the Ontario Land Tribunal (OLT) in respect to this Official Plan Amendment may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Middlesex Centre as the Approval Authority or by mail 10227 Ilderton Rd, Ilderton, ON, N0M 2A0 , no later than 4:30 p.m. on the last date of appeal noted above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca).

Notwithstanding the above, subsection 45(12) of the Planning Act identifies the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal. The decision of the Council of the Municipality of Middlesex Centre is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

**NO PERSON OR PUBLIC BODY** shall be added as a party to the hearing of the appeal

unless, before the requested official plan amendment was refused, the person or public body made oral submissions at the public meeting, if any, or written submissions to the council, or in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at the Municipality of Middlesex Centre this 25<sup>th</sup> day of May, 2025.

*Megan Kamermans*

Megan Kamermans - Deputy Clerk  
Municipality of Middlesex Centre  
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