



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-10-2025)

Owner: Connie Viramontes and Jennifer Viramontes
Agent: JP Viramontes
Location: 4847 Bells Road
Roll No: 393901903006302

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: September 17, 2025

Time: 5:30 p.m.

Place: Municipal Office: 10227 Ilderton Road. 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

Planner: Marion-Frances Ramos Cabral, 519-930-1006, mcabral@middlesex.ca

Purpose and Effect of the Application

The Municipality is seeking input on a development application within 120 metres of your property.

The purpose and effect of the proposed temporary use by-law (extension) is to permit the existing single-detached dwelling to remain on the subject property for a period not to exceed 3 years while the owners construct a new single detached dwelling. The existing dwelling will then be removed from the property.

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

Requirements	Relief Requested
Agricultural (A1) – 1 single detached dwelling permitted on a property	Temporarily permit 2 single detached dwellings and remove the existing dwelling when the new dwelling is complete.

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. 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. 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 Middlesex Centre Municipal Office. 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. 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.

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:

The applicant was previously approved for a temporary use zone and subsequent extensions in 2013, 2016, 2019, and 2022 with the same effect to permit the construction of a new single detached dwelling while residing in an existing dwelling.

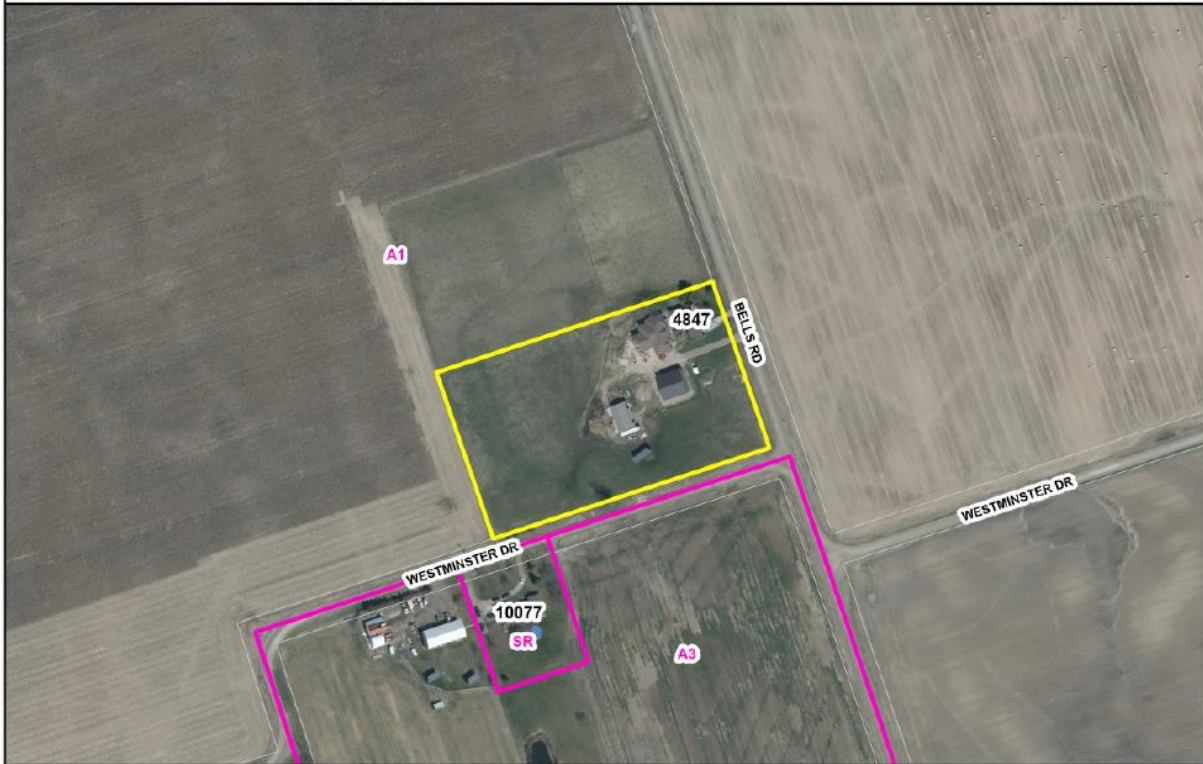
If you are aware of any persons affected by this application who have not received a copy of this notice, including residents of a multi-unit complex, please make this notice available within a public location visible to all residents.

DATED at the Municipality of Middlesex Centre this 22nd day of August, 2025.





middlesex
centre
in the centre of it all

Location Map - Full Extent
ZBA 10 - 2025: JP Viramontes
CON 2 PT LOT 12
4847 Bells Rd



Legend

 Lands to be rezoned from 'Agriculture(A1)' to 'Agriculture Temporary Use (A1)(t-1)' Zone'

 Zone Boundary

 Parcels