



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

**pursuant to Sections 22, 34 and 51
of the *Planning Act*, R.S.O. 1990, as amended**

APPLICATIONS FOR PLAN OF SUBDIVISION (39T-MC2502), OFFICIAL PLAN AMENDMENT (OPA 68), and ZONING BY-LAW AMENDMENT (ZBA-04-2025)

Owner: Bridle Path North Arva Inc. (c/o Bruce Page, York Developments)
Agent: MacNaughton Hermesen Britton Clarkson Planning Limited. (c/o Scott Allen)
Location: Part of Lot 17, Concession 6 & 7, and 21525 Richmond Street
Roll No: 393903405008300; 393903405003300, 393903405008301

Public Meeting

The Municipality is seeking input on development applications within 120 metres of your property. Applications for a Plan of Subdivision, Official Plan Amendment, and Zoning Bylaw Amendment have been submitted and a Public Meeting before Council will be held:

Date: October 15, 2025

Time: 5:30 p.m.

Place: Municipal Office – 10227 Ilderton Road, Ilderton ON N0M 2A0. 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 Cabral Ramos, 519-930-1006, mcabral@middlesex.ca

Applications

Please take notice that Middlesex County has received a Plan of Subdivision application and the Municipality of Middlesex Centre has received an Official Plan and Zoning By-law Amendment applications for the above noted property.

In accordance with Section 22(6.1) 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 on July 15, 2025 for the purposes of Section 22(4) and (5) of the Planning Act.

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 on July 15, 2025 for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

In accordance with Section 51(19.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, Middlesex County has deemed this application to be complete on August 27, 2025.

Purpose and Effect of the Applications

The purpose and effect of the **Plan of Subdivision** and **Zoning By-law Amendment** applications is to facilitate the development of approximately 894 residential units within the Arva Settlement Area. The **Plan of Subdivision** is proposed on two (2) properties on the north and south sides of Medway Road (County Road 28), west of Richmond Street (Provincial Highway 4). The proposed Plan of Subdivision includes sixteen (16) development blocks for low, medium and high density residential uses and sixteen (16) blocks for parks, open space and infrastructure which are detailed below.

Low Density Residential Uses:

- Blocks for low density residential uses in the form of single-detached, semi-detached, link, and duplex dwelling units, with an estimated one hundred and twenty (120) dwelling units.
- These lands will be rezoned from the 'Existing Use (EU)' Zone to a new site-specific 'Urban Residential Second Density (UR2-x)' Zone to permit the uses identified above and address zoning regulations.

Medium and High Density Residential Uses and Mixed-Uses:

- Blocks for street townhouses and cluster townhouses with an estimated total of one hundred and eleven (111) units.
- Blocks for medium and high density development including a six-storey apartment building with ninety-three (93) dwelling units fronting onto Medway Road, a six-storey, ninety-three (93) unit mid-rise apartment building fronting onto Medway Road, a four-storey, sixty-one (61) unit low-rise apartment building located behind existing commercial uses on Richmond Street, and an eighteen-storey, four hundred and sixteen (416) unit mixed-use apartment tower fronting onto Richmond Street.
- These lands will be rezoned from the 'Existing Use (EU)' Zone to a new site-specific 'Urban Residential Third Density (UR3-x)' Zone to permit the uses identified above and address zoning regulations.

Parks, Open Space and Infrastructure

- Blocks for a park and open space adjacent to Medway Creek.
- Blocks for a pumping station and related utilities and infrastructure, and stormwater management facilities.

- Blocks for pedestrian walkways, 0.3 metre reserves, road widening along Richmond Street and Medway Road, a 6.0 m setback from Medway Creek, and easements for watermain and stormwater drainage.
- These lands will be rezoned from the 'Existing Use (EU)' Zone to the 'Open Space (OS)' Zone.

Roads

- New public roads in the development south of Medway Road
- New private roads and streets in the development north of Medway Road.

The purpose and effect of the **Official Plan Amendment** application is to create a Special Policy Area to permit the development of a mixed-use, high-rise development within Block 23 and on adjacent lands (21525 Richmond Street) with retail and service commercial space limited to the lower floors of an apartment building.

Additional Information

Additional information regarding the proposal, including a digital copy of the plan of subdivision and background reports submitted in support of the proposal, may be on the Municipality's website: www.middlesexcentre.ca/development.

A location map, the proposed plan of subdivision, and a table with the proposed residential zones are attached to this Notice.

Description and Location of Subject Land

The subject properties are approximately 23.7 ha (58.56 ac) in area (combined) and are located on the north and south side of Medway Street (County Road 28) and west of Richmond Street (Provincial Highway 4) in Arva. The subject lands include 21525 Richmond Street, vacant land north-west of Richmond Street and Medway Road, and vacant land south-west of Richmond Street and Medway Road, and are legally described as Concession 6 & 7, Part of Lot 17 Reg Comp Plan 1028 Pt Lot 5, RP 33R4312 Parts 1 and 2, and RP 33R9215 Parts 2 to 4, and Concession 7 Part of Lot 17 RP 33R9210 Part 1, Municipality of Middlesex Centre, Middlesex County.

How to Participate and/or Provide Feedback on the Applications

If you have questions about the applications, 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 applications:

- 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 the Council and staff.

Please be aware that if you are submitting correspondence to the Municipality of Middlesex Centre and/or County of Middlesex regarding these applications, 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 Clerk 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 (10227 Ilderton Rd). Any members of the public who wish to speak to an application will be given the opportunity to do so.

Information on Appeals

Under the legislation governing this development process, which is Sections 22, 34 and 51 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision, Official Plan Amendment, and/or Zoning By-law Amendment applications.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions before the applications are 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 Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, Sections 22(7), 34(19) and 51(43) of the Planning Act identifies the eligible or specified 'persons' that may appeal a decision to the Ontario Land Tribunal.

- 3) If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Municipality of Middlesex Centre at 10227 Ilderton Road, Ilderton, ON N0M 2A0 or via email at planning@middlesexcentre.ca.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed Plan of Subdivision and/or Official Plan Amendment, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638) or via email at planning@middlesex.ca.

Please note that all written material submitted and verbal comments presented at a public meeting will form part of the public record and will be available for full disclosure.

For more information about this matter, including questions about the application or information about appeal rights, contact the planner, Marion-Frances Ramos Cabral, for the Municipality of Middlesex Centre at 519-930-1006.

Other Planning Act Applications:

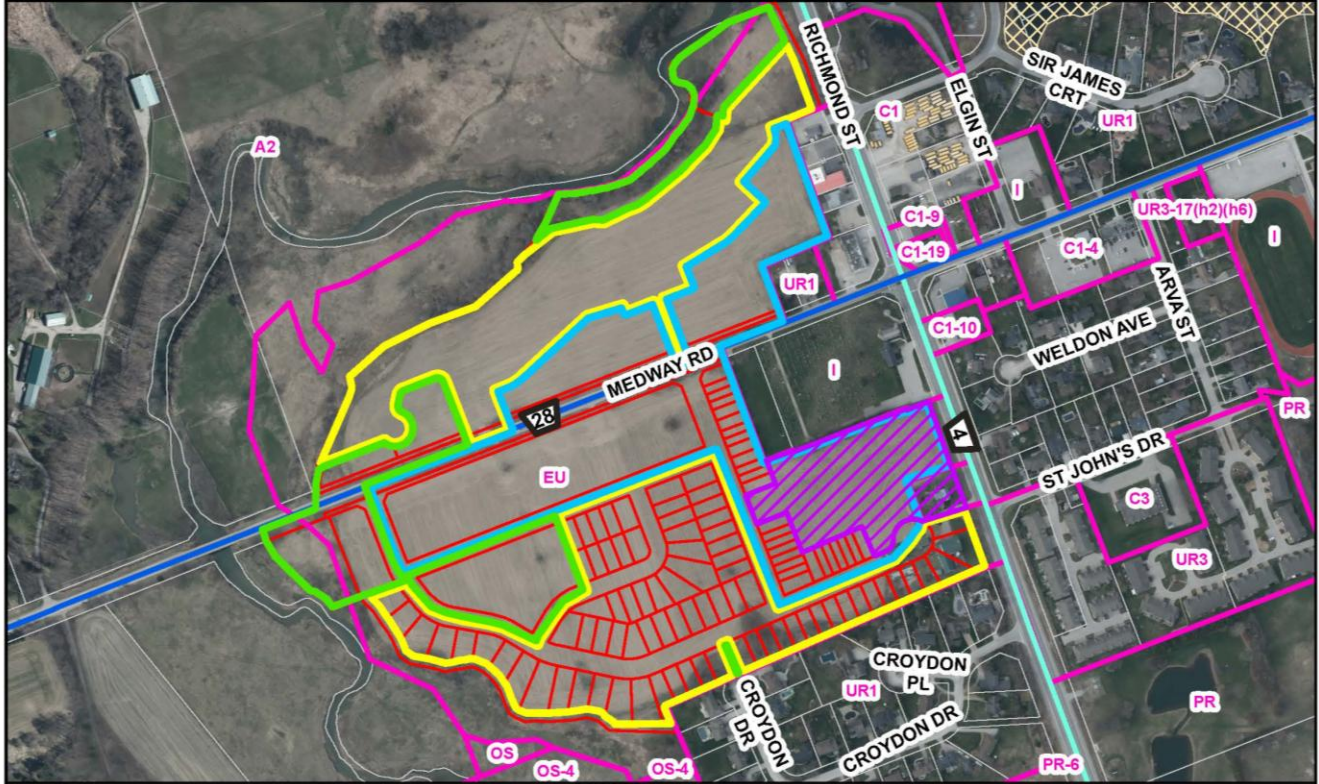
None.

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 3rd day of September, 2025.



Location Map - Full Extent
 ZBA 4-2025 & OPA 68: Bridle Path North Arva Inc. (York Developments, Bruce Page)
 Agent: MHBC Planning (Scott Allen)
 CON 7 PT LOT 17 RP 33R9210 PART 1
 REG COMP PLAN 1028 PT LOT 5 RP 33R9215 PARTS 2 TO 4



Legend

- Lands to be rezoned from 'Existing Use (EU) Zone' to 'Urban Residential Second Density (UR2-X) Zone'
- Lands to be rezoned from 'Existing Use (EU) Zone' to 'Urban Residential Third Density (UR3-X) Zone'
- Lands to be rezoned from 'Existing Use (EU) Zone' to 'Open Space (OS) Zone'
- Lands subject to OPA 68 Special Policy Area
- Plan of subdivision 39T-MC2502
- Zone Boundary
- Parcels

Road Classification

- Arterial
- Provincial Highway

Zoning Application Summary

Table 1: Zoning By-Law Amendment for Blocks 1, 3, 7, 16-21, 24 and 25

	‘Existing Use (EU)’ Zone	‘Urban Residential Second Density (UR2)’ Zone	Proposed Site Specific ‘Urban Residential Second Density (UR2-X)’ Zone
Permitted Uses	No land shall be used and no buildings or structures shall be erected, used, or altered in the Existing Use (EU) Zone except for the following purposes: any use existing as of the date of the passing of this By-law	accessory use duplex dwelling home occupation link dwelling semi-detached dwelling single detached dwelling	single-detached dwelling semi-detached dwelling unit link dwelling unit duplex building
Minimum Lot Area	-	(a) single detached dwelling; semi-detached dwelling; duplex dwelling; link dwelling 450 m ² (4,844 ft ²) (b) semi-detached dwelling unit link dwelling unit 225 m ² (2,422 ft ²)	(a) single-detached dwelling 300 m ² (3,229 ft ²) (b) semi-detached dwelling unit 210 m ² (2,260 ft ²) (c) link dwelling unit 210 m ² (2,260 ft ²) (d) duplex building 300 m ² (3,229 ft ²)
Minimum Lot Frontage	-	(a) single detached dwelling 15 m (49 ft) (b) semi-detached dwelling; duplex dwelling; link dwelling 18 m (59 ft) (c) semi-detached dwelling unit; link dwelling unit 9 m (30 ft)	(a) single-detached dwelling 10.0 m (32.8 ft) (b) semi-detached dwelling unit 7.0 m (23.0 ft) (c) link dwelling unit 7.0 m (23.0 ft) (d) duplex dwelling 10.0 m (32.8 ft)
Minimum Front Yard Setback	-	6 m (20 ft)	3.0 m (9.8 ft), including porches

	'Existing Use (EU)' Zone	'Urban Residential Second Density (UR2)' Zone	Proposed Site Specific 'Urban Residential Second Density (UR2-X)' Zone
Minimum Side Yard Setback	-	<p>(a) Single detached dwelling; semi-detached; link dwelling provided that no side yard shall be required between the common wall dividing individual semi-detached dwelling units and 1.5 m (5 ft) dividing link dwelling units.</p> <p>(b) Duplex Dwelling 1.5 m (5 ft) on an interior lot; and on a corner lot, 6.0 m (20 ft) on the side abutting a street and 1.5 m (5 ft) on the other side</p>	<p>(a) single-detached dwelling, semi-detached dwelling unit, link dwelling unit, and duplex dwelling 1.2 m (3.9 ft) on an interior lot</p> <p>(b) single-detached dwelling, semi-detached dwelling unit, and link dwelling unit, and duplex dwelling 3.0 m (9.8 ft) on the side abutting any street</p> <p>(c) single-detached dwelling, semi-detached dwelling unit, and link dwelling unit, and duplex dwelling 1.2 m (3.9 ft) where the rear yard is adjacent to a rear yard of an abutting lot, notwithstanding any other clause of this By-law</p> <p>provided that no side yard shall be required between the common wall dividing individual dwelling units.</p>
Minimum Rear Yard Setback	-	8.0 m (26 ft)	

	'Existing Use (EU)' Zone	'Urban Residential Second Density (UR2)' Zone	Proposed Site Specific 'Urban Residential Second Density (UR2-X)' Zone
Minimum Outdoor Amenity Area	-	45.0 m ² (484.0 ft ²) per dwelling unit	
Maximum Lot Coverage	-	(a) main building 35% (b) all buildings including accessory buildings subject to Section 4.1a) 38%	(a) main building, including dwelling and attached garage lots for single detached dwellings 40% (b) main building, including dwelling and attached garage lots for semi-detached dwelling unit, link dwelling unit, and duplex dwelling 45% (c) all buildings, including accessory buildings and structures subject to Section 4.1 a) 48%
Minimum Floor Area Per Dwelling Unit	-	(a) duplex dwelling, semi-detached dwelling, link dwelling 65.0 m ² (700 ft ²) (b) single detached dwelling 90.0 m ² (969 ft ²)	
Maximum Height	-	12.0 m (39.4 ft)	
Minimum Parking Requirements	-	single-detached dwelling, semi-detached dwelling unit 2 spaces per unit link dwelling unit, duplex building 1.5 spaces per unit	

	‘Existing Use (EU)’ Zone	‘Urban Residential Second Density (UR2)’ Zone	Proposed Site Specific ‘Urban Residential Second Density (UR2-X)’ Zone
Minimum Visitor Parking Requirements	-	0 Spaces Per Unit	

Table 2: Zoning By-Law Amendment for Blocks 5, 8, 9-13, 22, 23 and 27

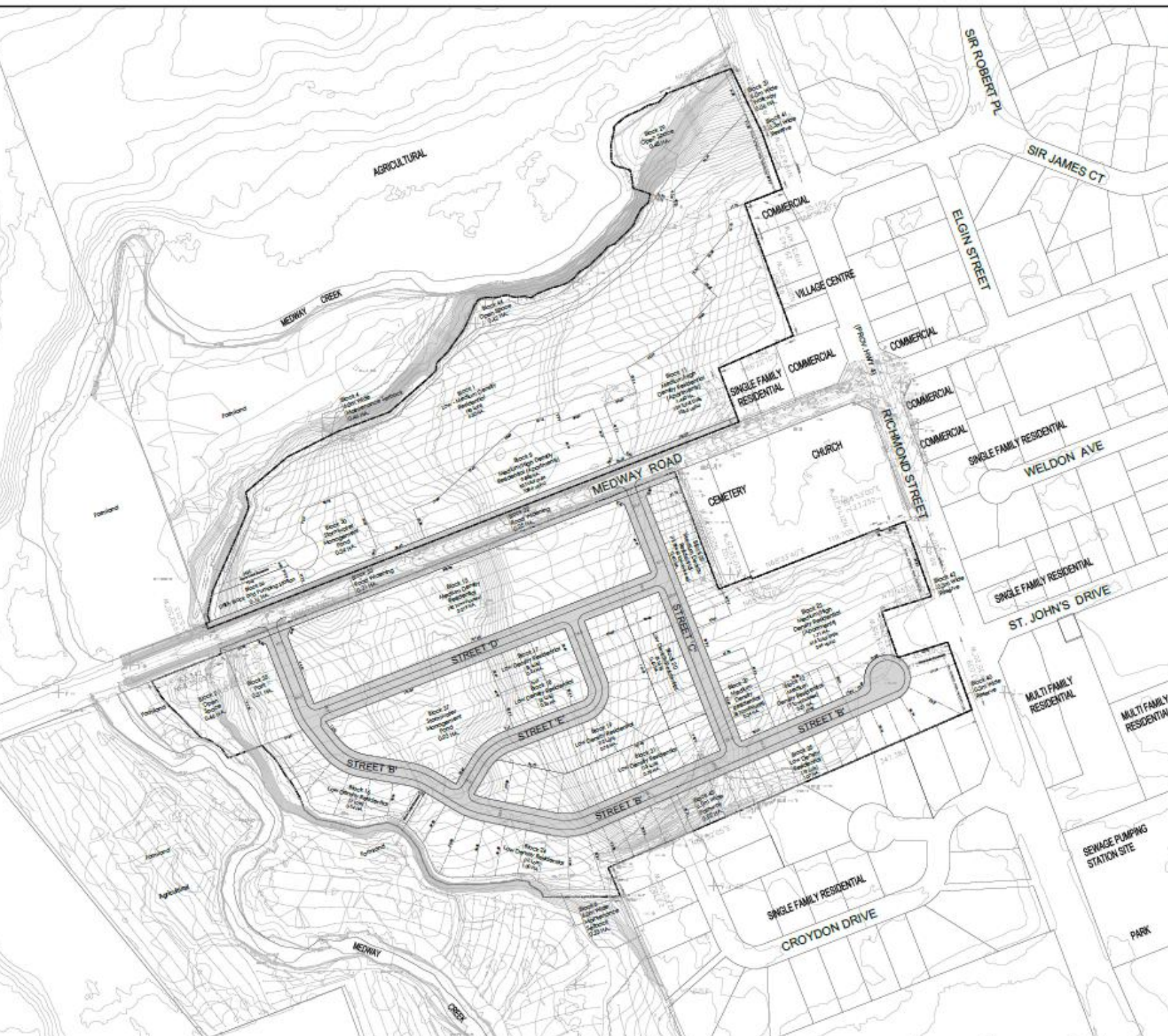
	‘Existing Use (EU)’ Zone	‘Urban Residential Third Density (UR3)’ Zone	‘Proposed Site Specific Urban Residential Third Density (UR3-x)’ Zone
Permitted Uses	No land shall be used and no buildings or structures shall be erected, used, or altered in the Existing Use (EU) Zone except for the following purposes: any use existing as of the date of the passing of this By-law	accessory use apartment dwelling multiple unit dwelling street townhouse dwelling townhouse dwelling	accessory use apartment dwelling multiple unit dwelling street townhouse dwelling townhouse dwelling Uses permitted in Section 15.1.1 (Village Commercial) of this By-law within the first or second storey of an apartment dwelling adjacent to Medway Road. Rural residential uses legally existing on the date of passing this By-law in accordance with the provisions of the Existing Use (EU) Zone.
Minimum Lot Area		(a) townhouse, apartment or multiple unit dwelling 250.0 m ² (2,691 ft ²) per dwelling unit (b) apartment dwelling 250.0 m ² (2,691 ft ²) for each of the first four (4) dwelling units and 100.0 m ² (1,076 ft ²) for each additional dwelling thereafter	(a) street townhouse dwelling, townhouse dwelling, and multiple unit dwelling 210 m ² (2,260 ft ²) per dwelling unit (b) apartment dwelling 1,000 m ² (10,764 ft ²)

	'Existing Use (EU)' Zone	'Urban Residential Third Density (UR3)' Zone	'Proposed Site Specific Urban Residential Third Density (UR3-x)' Zone
Minimum Lot Frontage		(a) townhouse, apartment or multiple unit dwelling 30 m (98 ft) (b) street townhouse dwelling 6.0 m (20 ft) for each dwelling unit on a separate lot	(a) street townhouse dwelling unit 6.0 m (20.0 ft) (b) townhouse dwelling unit 6.0 m (20.0 ft) (c) multiple unit dwelling 12.0 m (39.4 ft) (d) apartment dwelling 20.0 m (65.6 ft)
Minimum Lot Depth		35.0 m (115 ft)	30.0 m (98.4 ft)
Minimum Front Yard Setback		(a) in accordance with Section 4.18 of this By-law (b) all other roads 6.0 m (20 ft)	3.0 m (9.8 ft)
Minimum Side Yard Setback		(a) street townhouse or townhouse dwelling 3.0 m (10 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 3.0 m (10 ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units. (b) apartment or multiple unit dwelling 10.0 m (33 ft)	(a) street townhouse or townhouse dwelling 1.2 m (3.9 ft) on an interior lot, 3.0 m (9.8 ft) on the side abutting any street (b) apartment dwelling or multiple unit dwelling 3.0 m (9.8 ft) provided that no rear yard shall be required between the common wall dividing individual dwelling units.

	'Existing Use (EU)' Zone	'Urban Residential Third Density (UR3)' Zone	'Proposed Site Specific Urban Residential Third Density (UR3-x)' Zone
Minimum Rear Yard Setback		8.0 m (26 ft)	6.0 m (19.7 ft) provided that no rear yard shall be required between the common wall dividing individual dwelling units.
Minimum Floor Area		(a) street townhouse or townhouse dwelling 65.0 m ² (700 ft ²) per dwelling unit (b) apartment or multiple unit dwelling 40.0 m ² (431 ft ²) per bachelor dwelling unit 55.0 m ² (592 ft ²) per one bedroom dwelling unit 65.0 m ² (700 ft ²) per two bedroom dwelling unit 85.0 m ² (915 ft ²) per three bedroom dwelling unit 85.0 m ² (915 ft ²) plus 9.0 m ² (97 ft ²) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms	
Maximum Height		20.0 m (66 ft)	a) street townhouse dwelling, townhouse dwelling, and multiple unit dwelling 12.0 m (39.4 ft) (b) apartment dwelling adjacent to Medway Road 24.0 m (78.7 ft) (c) apartment dwelling adjacent to Richmond Street 60.0 m (196.8 ft)
Maximum Density		30 units per hectare	(a) street townhouse 35 units per hectare (b) townhouse dwelling, and multiple unit dwelling 60 units per hectare

	'Existing Use (EU)' Zone	'Urban Residential Third Density (UR3)' Zone	'Proposed Site Specific Urban Residential Third Density (UR3-x)' Zone
			(c) apartment dwelling adjacent to Medway Road 125 units per hectare (d) apartment dwelling adjacent to Richmond Street 250 units per hectare
Minimum Outdoor Amenity Area		45.0 m ² (484 ft ²) per dwelling unit	(a) street townhouse dwelling 35.0 m ² (376.6 ft ²) per dwelling unit (b) townhouse dwelling, multiple unit dwelling, and apartment dwelling Not applicable
Maximum Lot Coverage		(a) main building 35% (b) all buildings including accessory buildings subject to Section 4.1a) 38%	(a) street townhouse dwelling, townhouse dwelling, multiple unit dwelling, including accessory buildings 45% (b) townhouse dwelling with common rear wall, including accessory buildings 75% (c) apartment dwelling, including accessory buildings 45%
Minimum Parking Requirements		apartment dwelling, multiple unit dwelling, street townhouse dwelling, townhouse dwelling	apartment dwelling, multiple unit dwelling, street townhouse dwelling, townhouse dwelling 1.5 spaces per unit

	'Existing Use (EU)' Zone	'Urban Residential Third Density (UR3)' Zone	'Proposed Site Specific Urban Residential Third Density (UR3-x)' Zone
		1.5 spaces per unit	additional parking required for applicable commercial use
Minimum Visitor Parking Requirements		0 Spaces Per Unit	



PART OF LOT 17,
CONCESSION 6 & 7
MUNICIPALITY OF MIDDLESEX CENTRE
COUNTY OF MIDDLESEX

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLLC
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: August 28, 2025

Surveyor's Certificate

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE
SHOWN.

DATE: August 28, 2025



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH BY OUR IN OUR LETTER
THE DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT
DATE: August 28, 2025

#	Date	Issued / Revision
7		
6	August 30, 2025	Issued
5	August 1, 2025	Issued
4	June 20, 2025	Issued
3	June 13, 2025	Revised
2	April 8, 2025	Revised
1	July 28, 2024	Issued

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c. 5

A, As Shown	B, As Shown
C, As Shown	E, As Shown
D, As Shown	H, Municipal Water Supply Available
F, As Shown	J, All Services As Required

Description	Lots/Blocks
Low Density Residential	1, 16 - 21, 24, 25
Medium Density Residential (Street Townhouses)	12, 22, 27
Medium Density Residential (Cluster Townhouses)	13
Medium/High Density Residential (Apartments)	8, 11, 23
Park	35
Walkway	31, 43
Maintenance Setback	4, 6
Storm Water Management	30, 37
Pump Station	36
Open Space	2, 29, 44
0.3m Reserves	40 - 42
Road Widening	32, 33
Roads	