



NOTICE OF APPLICATION AND PUBLIC MEETING

pursuant to Section 34 and 53
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-12-2025) APPLICATION FOR CONSENT (B-11-2025)

Owner: Roland Gibson
Agent: Findlater & Associates Inc. (c/o Stewart Findlater)
Location: 11718 McEwen Drive
Roll No: 393900005013200

Public Meeting

The Municipality is seeking input on a development application within 60 metres of your property. An application for a minor variance has been submitted by the applicant and will be heard before the Committee of Adjustment:

Date: November 19, 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.ca/council-meetings

Planner: Dan FitzGerald, 519-930-1008 or by email dfitzgerald@middlesex.ca

Purpose and Effect of the Application

The purpose and effect of Consent Application B-11-2025 is to sever a surplus farm residence on a lot with a frontage of approximately 120 metres (393.7 feet) on McEwen Drive, and an area of approximately 0.81 ha (2 ac). The farmland would maintain a frontage of approximately 208 metres (682 feet) on McEwen Drive, and an area of 19.4 ha (48 ac). The applicant is proposing to maintain a dwelling, a detached accessory structure in the format of a shop, and private servicing on the severed land. The remnant parcel would be maintained as farmland in crop production.

Additionally, the applicant has applied to rezone the retained lands to a Surplus Residence (SR) Zone to recognize the reduced area and residential use of the lands. The severed portion would be rezoned to an Agricultural No Residence (A3) Zone to remove the ability to construct an

additional residence in the future. It is important to note that this is considered a reverse surplus dwelling severance, where the farmer purchasing the land is the individual that qualifies for the severance.

The lands are designated Agricultural in Middlesex Centre's Official Plan and are zoned an Agricultural (A1) Zone in Middlesex Centre's Comprehensive Zoning By-law. 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.

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. 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. 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.

How to Stay Informed

If you wish to be notified of the decision of the Committee of Adjustment of the Municipality of Middlesex Centre regarding the proposed application, you must make a written request to the Clerk by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at clerk@middlesexcentre.ca. For more information about this application, including information about appeal rights, please contact the County Planner, Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email dfitzgerald@middlesex.ca.

Information on Appeals

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.

Section 53(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. If a person or public body has the ability to appeal the decision of the Committee in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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, it would be appreciated if you would so advise them.

DATED at the Municipality of Middlesex Centre this 23rd day of October, 2025.

Megan Kamermans
Secretary-Treasurer, Committee of Adjustment

Location Map

