



NOTICE OF APPLICATION AND PUBLIC MEETING

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

APPLICATIONS FOR ZONING BY-LAW AMENDMENT (ZBA-15-2025) AND CONSENT (B-14-2025)

Owner: Arva Heights Limited (c/o Lynn McClary)
Location: 15910 Medway Road
Roll No: 393903404000400

Public Meeting

The Municipality is seeking input on a development application within 120 metres of your property. Applications for a Consent to Sever and Zoning By-law Amendment has been submitted by the applicant and will be heard before Council:

Date: December 17, 2025

Time: 5:30 p.m.

Place: Municipal Office – 10227 Ilderton Road, Ilderton ON N0M 2A0 (Coldstream). 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 or by email mcabral@middlesex.ca

Purpose and Effect of the Application

The purpose and effect of Consent Application B-14-2025 is to sever a 2.3 ha (5.68 ac) parcel with a lot with a frontage of approximately 230 m (754.6 ft) on Medway Road (County Road 28). The farmland would maintain a broken frontage of approximately 330 m (1,082.7 ft) on Medway Road, and an area of 37.9 ha (93.75 ac). The applicant is proposing to maintain the existing buildings (office, barn, shed) on the severed land and the retained farm parcel would be maintained as farmland in crop production.

Additionally, the applicant has applied to rezone the severed land from 'Agricultural (A1)' Zone to the 'Farm Industrial (M3)' Zone to permit a variety of compatible uses including an animal hospital, market garden, farm equipment sales and service, and office as an accessory use. 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 Council of Middlesex Centre 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 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 Council 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, Marion-Frances Ramos Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email mcabral@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 Council in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Council 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 19th day of November, 2025.

Location Map



B-14-2025 and ZBA-15-2025

15910 Medway Road

Applicant: Arva Heights Limited (c/o Lynn McClary)

