



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
pursuant to Section 22
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA #72)

Owner: 2817053 Ontario Limited
Applicant: Auburn Developments (c/o Alex Vandersluis)
Location: 10627 Glendon Drive
Roll No: 393900001023200

Public Meeting

The Municipality is seeking input on a development application within 120 metres of your property. An application for an Official Plan 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.ca/council-meetings

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

Purpose and Effect of the Application

The purpose of the Official Plan Amendment application is to redesignate the entire property from 'Residential' and 'Natural Environment' to "Medium Density Residential" to facilitate a medium density residential development which may include townhouses, multiple dwelling units (e.g. stacked townhouses, fourplexes), and low/medium rise apartments. A concept plan (subject to change) is attached to this Notice.

Please take notice that the Municipality of Middlesex Centre has received a request for an amendment to the Official Plan related to the property noted above. The Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 22 (6.1) of the Planning Act.

Application Summary

Existing Designation	Proposed Designation
'Residential' and 'Natural Environment'	'Medium Density Residential'

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 added to the notification list for this file, to be notified of the upcoming public meeting and/or the decision of Council of the County of Middlesex regarding the proposed application, please 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 AND clerk@middlesex.ca.

For more information about this application, please contact the Planner: Marion-Frances 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 County of Middlesex 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/County before the by-law is passed and decision is made, the person or public body may not be not entitled to appeal the decision of the County of Middlesex.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Middlesex before the by-law is passed and decision is made, 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 22(7) of the Planning Act identifies the eligible 'persons' that may appeal a decision to the Ontario Land Tribunal.

Other Planning Act Applications:

None.

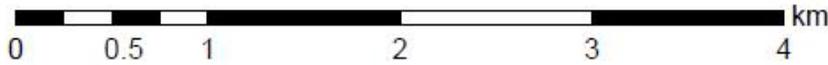
If you are aware of any persons affected by this application who have not received a copy of this notice, including residents of a multi-unit complex, please make this notice available within a public location visible to all residents.

DATED at the Municipality of Middlesex Centre this 19th day of November, 2025.

Location Map



OPA 72 - 10627 Glendon Drive
 Owner: 2817053 Ontario Limited
 Agent: Auburn Developments (c/o Alex Vandersluis)



Scale: 1:4,308



<div style="border: 2px solid yellow; width: 30px; height: 15px; margin-bottom: 5px;"></div> <p>Subject land to be redesignated from 'Residential' and 'Natural Environment' to 'Medium Density Residential'</p>	<h3 style="text-align: center;">Legend</h3> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Non-Agricultural Area</td> <td style="width: 50%; border: none;">Non-Agricultural Area</td> </tr> <tr> <td style="border: none;"> Urban Area</td> <td style="border: none;">Urban Area</td> </tr> <tr> <td style="border: none;"> Municipal Boundary</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"> Internal Parcels</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"> CA Boundary</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"> CA Regulated Area</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"> Significant Woodlands</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"> Vegetation</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"> County Owned Woodlots</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"> Natural Heritage MNHSS (2014)</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"> Wetlands (2019)</td> <td style="border: none;"></td> </tr> </table>	 Non-Agricultural Area	Non-Agricultural Area	 Urban Area	Urban Area	 Municipal Boundary		 Internal Parcels		 CA Boundary		 CA Regulated Area		 Significant Woodlands		 Vegetation		 County Owned Woodlots		 Natural Heritage MNHSS (2014)		 Wetlands (2019)	
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Concept Plan

(subject to change – this plan has not been reviewed or approved by the Municipality)

Plot Date: March 4, 2025 - 2:02 PM

CAD: P:\P\51360\100\51360-100-DAR1.6.DWG



LEGEND

--- SUBJECT LANDS

REFERENCES

SOUTHWESTERN ONTARIO
 ORTHOPHOTOGRAPHY PROJECT (2020).
 SOURCE: DATA PROVIDED BY ONTARIO
 MINISTRY OF NATURAL RESOURCES AND
 FORESTRY (2020).
 PRINTER OF ONTARIO. ALL RIGHTS
 RESERVED.

NOTES

THIS FIGURE IS SCHEMATIC ONLY AND TO BE
 READ IN CONJUNCTION WITH
 ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.



Engineers, Scientists, Surveyors
MTE
 DEVELOPMENT ASSESSMENT REPORT
 PROJECT: GLENDON DRIVE
 KIMMICO, ONTARIO

DEVELOPMENT PLAN

Drawn	Scale	Figure
02/24/24	1:1000	8
02/24/24	Project No.	
02/24/24	Rev No.	1

