



## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

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

### ZONING BY-LAW AMENDMENT (ZBA-01-2026)

**Applicant:** Municipality of Middlesex Centre

**Location:** Applies to all lands within the Municipality

#### **Public Meeting**

A Public Meeting will be held before Council to consider the Zoning Bylaw Amendment:

Date: January 28, 2026

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](https://middlesexcentre.ca/council-meetings)

Planner: Stephanie Bergman, Manager of Planning and Development  
bergman@middlesexcentre.ca

Website: More information on the Amendment can be found at this link on our website:  
[middlesexcentre.ca/zoningupdate](https://middlesexcentre.ca/zoningupdate)

#### **Purpose and Effect of the Application**

The Municipality is considering an amendment to its Zoning By-law to address the following:

- Initiatives within our Housing Accelerator Fund Action Plan aimed at supporting intensification, including permitting 4 units as-of-right in urban areas and overall simplifying zoning regulations;
- New permitted building types and permitted uses in residential zones to provide a wider range and mix of housing;
- Introducing a framework for Additional Residential Units in both the urban and agricultural areas;

- New framework for on-farm diversified uses to support a vibrant agricultural economy;
- New definitions and general regulations to modernize the zoning by-law, and general housekeeping amendments aimed at reducing regulatory burdens and the need for minor variances.

Note that many of these zoning amendments were adopted by Council on July 5<sup>th</sup>, 2023 (ZBA-04-2023) but have not yet been brought into force and effect due to ongoing Ontario Land Tribunal proceedings.

### **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](mailto: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](mailto: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](mailto:clerk@middlesexcentre.ca). For more information about this application, please contact the Planner: Stephanie Bergman, Manager of Planning and Development, [bergman@middlesexcentre.ca](mailto:bergman@middlesexcentre.ca), 519-666-1910 ext. 5251.

### **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:**

N/A

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 24<sup>th</sup> day of December, 2025.