



NOTICE OF APPLICATION AND PUBLIC MEETING

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

APPLICATION FOR CONSENT (B-01-2026)

Owner: Hillbro Farms Ltd.
Applicant: Rina Vandenheuvel
Location: 24538 New Ontario Road
Roll No: 393900005005900

Public Meeting

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

Date: January 28, 2026

Time: 3:30 p.m.

Place: Municipal Office – 10227 Ilderton Road, Ilderton ON N0M 2A0 (Coldstream). 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: Marion 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-01-2026 is to establish a shared access and servicing easement between a proposed severed and retained parcel from consent application B-02-2024. As a condition of consent, the applicant is required to ensure the hydro service for the severed lands is fully within the boundary of the proposed severed lot. The effect of the consent would be to establish an easement for the existing hydro service through the retained farmland to the proposed severed lot.

The land is designated Agricultural in Middlesex Centre's Official Plan and zoned 'Agricultural (A1)' in Middlesex Centre's Comprehensive Zoning By-law. A portion of the lands are within the Ausable Bayfield Conservation Authority Regulated Area.

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 Ilderton Community Centre (13168 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, Marion Ramos Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email mcabral@middlesex.ca.

Information on Appeals

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

B-02-2024 – Consent to sever a surplus farm dwelling severance. The application was granted on March 20, 2024 subject to conditions. The applicant has also requested to amend Condition 12 to provide the ability to obtain an easement where it is not feasible to locate the hydro service within the boundary of the severed lot.

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 9th day of January, 2026.

Location Map

