



NOTICE OF PASSING

With respect to an Interim Control By-law under Section 38 of the Planning Act

Date of Decision: February 11, 2026
Date of Notice: February 19, 2026
Last Date of Appeal: April 2, 2026

Take notice that on February 11, 2026, the Council of the Municipality of Middlesex Centre passed By-law 2026-011, being an Interim Control By-law in accordance with Section 38 of the *Planning Act*. A copy of the By-law is attached.

Purpose and Effect

The purpose and effect of the Interim Control By-law is to prohibit the use of lands within the Community Settlement Area of Arva for a period of one year to allow for a study to be undertaken to examine current sanitary sewer capacity within the area. The lands to which the By-law applies are shown in the attached Location Map, and are known as the lands within the existing Arva Settlement Area.

Council has the authority to extend the period during which the by-law will be in effect to a total period not exceeding two years.

Appeal Information

Take notice that an appeal to the Ontario Land Tribunal in respect to this Interim Control Bylaw may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Middlesex Centre as the Approval Authority or by mail 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, no later than 4:30 p.m. on the last date of appeal noted above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The notice of appeal must set out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerk@middlesexcentre.ca.

Only individuals, corporations and public bodies may appeal an interim control by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

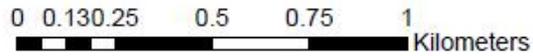
For more information about this matter, contact Stephanie Bergman, Manager of Planning and Development: bergman@middlesexcentre.ca; 519-666-0190 ext. 5251.

Location Map – Arva Interim Control By-law



Legend

- Internal Parcels
- Roads
- Non-Agricultural Area
- Settlement Area
- Municipal Boundary



Attached: Interim Control By-law 2026-011



Municipality of Middlesex Centre
BYLAW NUMBER 2026-011

Being an Interim Control By-law for the Corporation of the Municipality of Middlesex Centre under section 38 of the Planning Act to apply to all lands situated within the settlement area of Arva.

WHEREAS the Council of the Municipality of Middlesex Centre is empowered to enact this by-law by virtue of section 38 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (the "Planning Act");

AND WHEREAS Council for the Municipality deems it necessary that a review and study be undertaken in respect of the land use planning policies associated with any development in the Settlement of Arva requiring servicing capacity as a result of significant and ongoing sanitary servicing capacity shortage for which further study and investigation is required and has not yet been determined;

AND WHEREAS Council for the Municipality has deemed it necessary and expedient to pass this by-law to provide the Municipality with sufficient time to undertake and complete the necessary review and study in respect of the existing sanitary sewer system servicing Arva and its impacts on land use planning policies;

NOW THEREFORE the Council of the Municipality of Middlesex Centre enacts as follows:

1. THAT Municipal Staff are hereby directed to undertake a review and study in respect of the Municipality's land use planning policies, including but not limited to, its official plan and zoning by-law, in relation to any required changes to the Municipality's land use planning policies, mapping, and regulatory framework as a result of the Arva Sanitary Servicing Utilization and Optimization Study, which is to include but not be limited to consideration of the following:
 - a. Current utilization of the existing capacity within the Arva sanitary sewer system in the context of the in-force Sanitary Servicing Agreement with the City of London;
 - b. Opportunities for improvements or repairs of existing infrastructure to reduce current utilization and optimize sanitary reserve capacity in the existing system; and
 - c. Construction of new infrastructure.
2. THAT this By-law shall apply to lands inclusive of those outlined in Schedule "A" attached hereto, further described by the Municipality of Middlesex Centre Official Plan as the Community Settlement Area of Arva.

3. THAT notwithstanding any other by-law to the contrary, no person shall:
 - a. Use any land, buildings, or structure for any purpose whatsoever except for a use that lawfully existed on the date this by-law was passed if it continues to be used for such purposes;
 - b. Be permitted to construct, alter, or expand any building or structure on a lot, save and except where such construction, alteration or expansion:
 - i. Is for a deck, accessory structure, or alteration to a building or structure legally existing as of the date of passing of this by-law as defined within the Comprehensive Zoning By-law No. 2005-005, provided such construction, alteration or expansion does not increase the number of bedrooms, dwelling units, or commercial, industrial or institutional floor area of any structure or property.
4. If any provision or requirement of this by-law, or the application thereof to any person, shall, to any extent, be held to be invalid or unenforceable, the remainder of this By-law or the application of such provision or requirement to all persons other than those to which it is held to be invalid or unenforceable, shall not be affected thereby and each provision and requirement of this by-law shall be separately valid and enforceable to the fullest extent permitted by law.
5. Where a conflict exists between the provisions of this by-law and any other by-law of the Municipality, this by-law shall prevail.
6. This by-law shall be in force and effect for a period of one (1) year from the date of its passage.
7. The Municipal Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law in accordance with the Planning Act and its associated regulations.
8. This by-law comes into force and takes effect upon the day of passing in accordance with the provisions of ~~Section 34 of~~ ^{Sub} the Planning Act, R.S.O 1990, c. P.13.

READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED this 11th day of February, 2026.

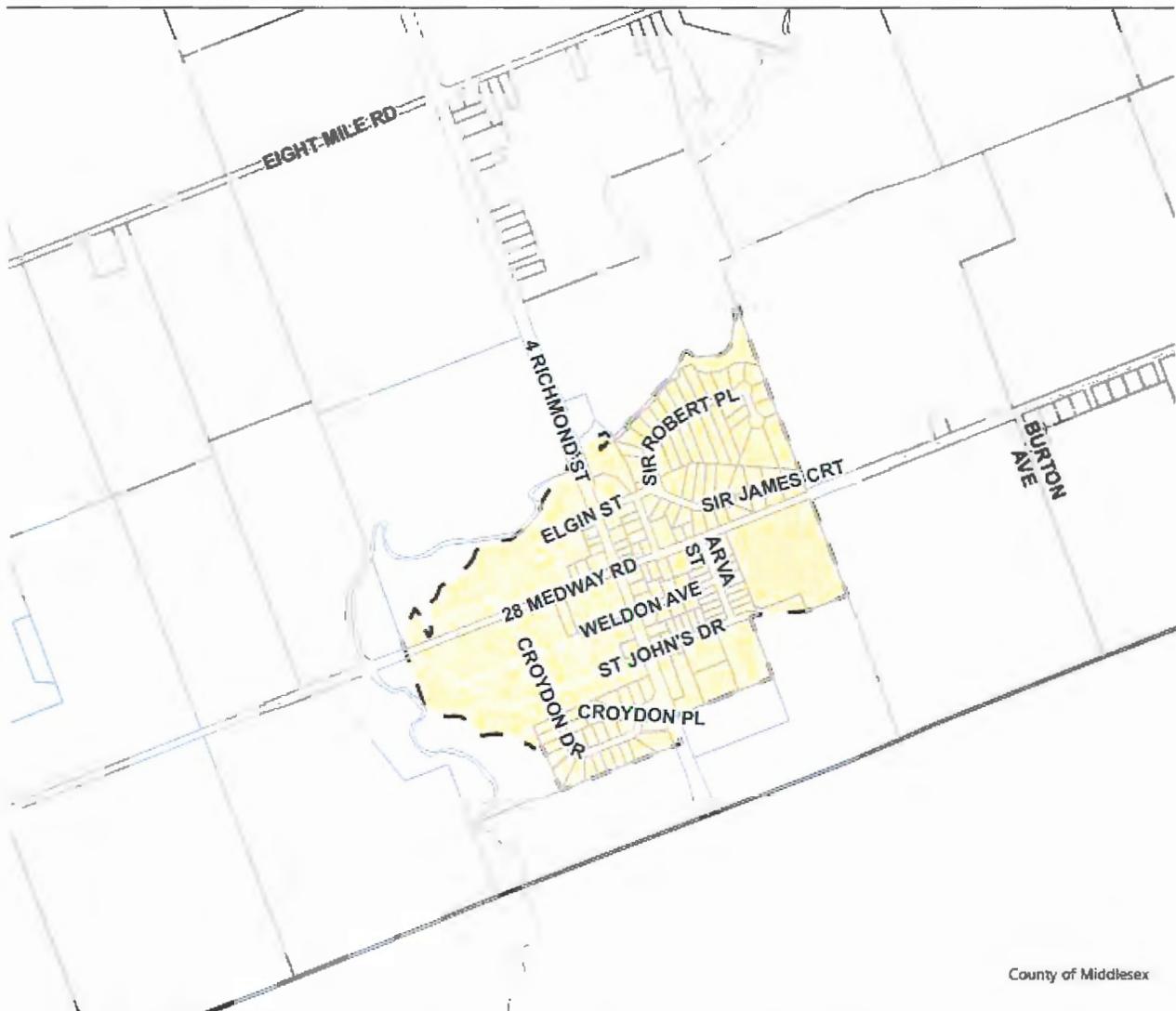


 Aira DeViet, Mayor



 Brianna Hammer-Keidel, Clerk

*By signing this by-law on February 11, 2026, Mayor DeViet has granted approval and will not exercise the power to veto this by-law under Strong Mayor Powers.



County of Middlesex

Legend

-  Internal Parcels
-  Roads
-  Non-Agricultural Area
-  Settlement Area
-  Municipal Boundary

