



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
pursuant to Section 34
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-3-2026)

Owner: Peter Vande Borne and Mariylyne Vande Borne
Applicant: CCEX Inc. (c/o Scott Vande Borne)
Agent: Murray McKercher Professional Corporation (c/o Keenan Coombs)
Location: 16033 Medway Road
Roll No: 393903404006600

Public Meeting

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

Date: February 25, 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

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

Purpose and Effect of the Application

The purpose of the Zoning By-law Amendment application is to rezone approximately 1 ha (2.47 ac) of land from 'Agricultural (A1)' to a new site-specific 'Agricultural exception (A1-x)' Zone to permit *"a landscape contractor's yard, which includes the use of land, or a portion thereof, for the purposes of storing equipment, vehicles, or landscape materials, provided the land area associated with said use is limited to an area of 1 hectare of land. No buildings and/or structures shall be permitted associated with the landscape contractor's yard"*. The effect of the application would legally permit a contractor's yard within the scope of an On-Farm Diversified Use business and ensure it is secondary to the farming operation, and that the land can be reverted back to farmland.

The remaining farmland (approximately 41.3 ha) would remain farmed and separate from the *contractor's yard* use.

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.

Application Summary

Existing Zones	Proposed Zones
Agricultural (A1) Zone	Agricultural exception (A1-x) Zone

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 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. 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 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:

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 30th day of January, 2026.

Location Map



middlesex
centre
in the centre of it all

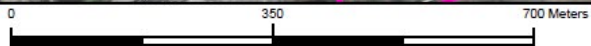
Location Map - Full Extent

ZBA 3-2026: Peter Vande Borne and Marilynne Vande Borne





Agent: Murray McKercher Professional Corporation (c/o Keenan Coombs)

LONDON CON 6 N PT LOTS 2 AND 3

16033 Medway Road



Legend

-  Subject Lands
-  Lands to be rezoned from 'Agricultural (A1) Zone' to 'Agricultural Site-Specific (A1-X) Zone'
-  Zone Boundary
-  Parcels