



## **NOTICE OF RED-LINE REVISION APPLICATION**

pursuant to Section 51  
of the *Planning Act*, R.S.O. 1990, as amended

### **REVISED APPLICATION FOR PLAN OF SUBDIVISION (39T-MC0902)**

**Owner:** South Winds Development Co. Inc.  
**Agent:** WSP (c/o Chad B. John-Baptiste)  
**Location:** Part Lots 7 & 8, Concession 1, Part Lot 7, BF Concession  
**Roll No:** 393900002002521, 393900002002700

The Municipality and County will accept written comments from members of the public and stakeholders between Monday March 4, 2026 and Friday March 13, 2026 prior to making a decision no earlier than March 25, 2026.

Please send written comments to Middlesex Centre ([clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca)) and/or Middlesex County ([clerk@middlesex.ca](mailto:clerk@middlesex.ca)); or by mail or in-person at 10227 Ilderton Road, Ilderton, ON, N0M 2A0.

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

Middlesex County has received a revised plan of subdivision application for the lands known as Phases 3, 4 and 5 of the 'Edgewater Subdivision' in Kilworth. Previously the County draft approved a plan of subdivision with conditions that proposed 16 blocks for townhouse dwelling units along Street Three in Phase 3; 1 block for single detached dwellings on a private road in Phase 4; 30 lots for single detached dwellings and 2 blocks for future medium density residential development along Westbrook Drive and Street Four in Phase 5; and 1 block for future medium density residential development and 2 blocks for a public recreation trail in Phase 6.

The revised plan of subdivision application proposes 20 blocks for medium density residential development along Street Two and Street Three, 11 blocks for low density residential development along Westbrook Drive, and 2 blocks for medium density residential development along Street Four in Phase 3; 1 block for single detached dwellings on a private road in Phase 4; 1 block for future medium density residential development and 2 blocks for a public recreation trail in Phase 5. The proposed revisions would result in approximately 395 – 565 residential units.

The proposed plan of subdivision is attached to this Notice and additional information can be requested from County Planner, Tim Williams at 519-930-1007 or by email: [twilliams@middlesex.ca](mailto:twilliams@middlesex.ca).

In accordance with Section 51(19.1) of the Planning Act, R.S.O. 1990, c.P13, as amended, the County of Middlesex being the approval authority for draft plans of subdivision has deemed the application for draft plan of subdivision to be complete for the purposes of Sections 51(17) and 51(18) of the Planning Act.

### **Description and Location of Subject Land**

The subject land is approximately 21.7 ha (53.6 ac) in area as these revisions would only impact the undeveloped areas of the subdivision and located within the 'Edgewater Estates' Subdivision which is south of the intersection of Glendon Drive (County Road 14) and Crestview Drive, and south of Daventry Way and west of Edgewater Boulevard. The subject property is legally described as Part Lots 7 & 8, Concession 1, Part Lot 7, Broken Front Concession, geographic Township of Lobo, Municipality of Middlesex Centre.

A location map is attached to this Notice.

### **Other Planning Act Applications**

None.

### **How to Participate and/or Provide Feedback on the Application**

If you have questions about the application, we encourage you to contact the Planner listed on the notice directly to discuss the applications. If you wish to submit written comments on the application, please submit to [clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca).

Comments will form part of the public record and will be circulated to Council, staff and Middlesex County. 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*.

### **How to Stay Informed**

If you wish to be notified of the decision 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](mailto:clerk@middlesexcentre.ca).

For more information about this application, including information about appeal rights, please contact the County Planner, Tim Williams at 519-930-1007 or by email [twilliams@middlesex.ca](mailto:twilliams@middlesex.ca).

### **Information on Appeals**

Section 51(43) 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 Middlesex County Council in respect of the proposed revision to a Plan of Subdivision to the Ontario Land Tribunal but does not make written submissions to

Middlesex County Council before it gives or refuses to give a conditional approval, the Tribunal may dismiss the appeal.

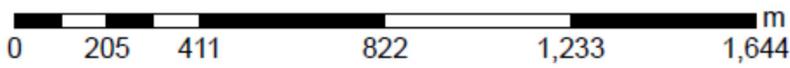
Please note that all written material submitted will form part of the public record and will be available for full disclosure.

For more information about this matter, including information about preserving your appeal rights, please contact the Municipality of Middlesex Centre at 519-666-0190 or the County Planner, Tim Williams at 519-930-1007. If you are aware of any specified persons affected by these applications who have not received a copy of this notice, it would be appreciated if you would so advise them.

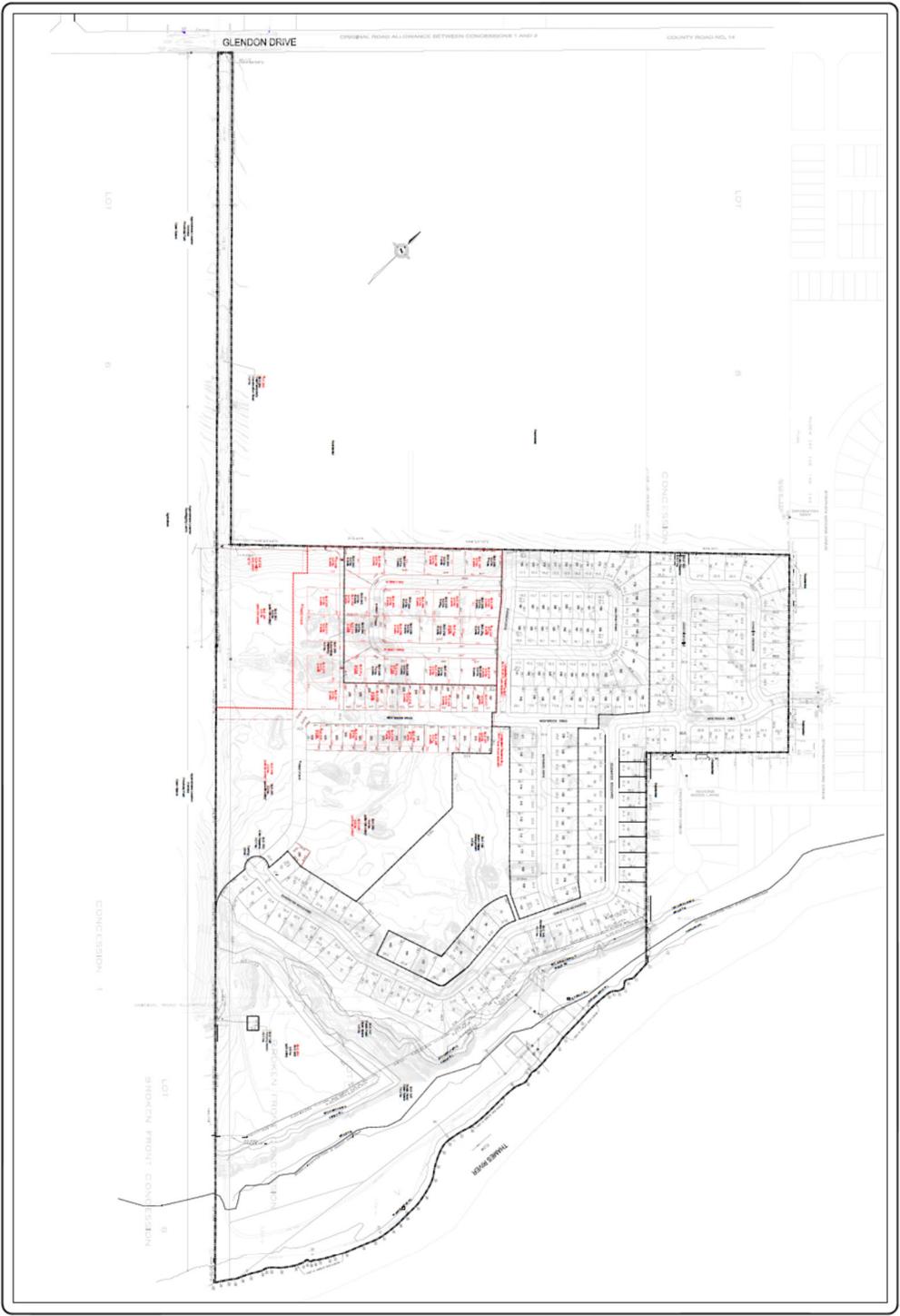
**DATED** at the Municipality of Middlesex Centre this 4<sup>th</sup> day of March, 2026.



# Revised Application for Plan of Subdivision



File Number: 39T-MC0902	<b>Legend</b>
Scale: 1:14,379	Urban Area
	Municipal Boundary
	Parcels
	Lands Affected by Revised Application for Plan of Subdivision
Prepared By: Middlesex County	
This map is not to be used in place of a legal survey.	



**DRAFT PLAN OF SUBDIVISION**

PART OF LOTS 7 & 8  
 CONCESSION 1  
 AND PART OF  
 PART OF LOT 7  
 BROKEN FRONT CONCESSION  
 AND PART OF THE ALLOWANCE  
 BETWEEN CONCESSION 1 AND  
 BROKEN FRONT CONCESSION  
 (GEOGRAPHIC TOWNSHIP OF LOBO)  
 NOW IN THE  
**MUNICIPALITY OF  
 MIDDLESEX CENTRE  
 COUNTY OF MIDDLESEX**

**OWNER'S CERTIFICATE**

I, the undersigned, being the proprietor  
 of the above described land, do hereby  
 certify that the boundaries of the same do  
 conform to the plan hereon shown.

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly qualified  
 surveyor, do hereby certify that the  
 boundaries of the above described land  
 are correctly shown on the plan  
 hereon.

**ADDITIONAL INFORMATION REQUIRED  
 UNDER SECTION 51(17) OF THE  
 PLANNING ACT R.S.O. 1990 c.P.13**

- A. AS SHOWN
- B. AS SHOWN
- C. AS SHOWN
- D. AS SHOWN
- E. AS SHOWN
- F. AS SHOWN
- G. AS SHOWN
- H. AS SHOWN
- I. AS SHOWN
- J. AS SHOWN
- K. AS SHOWN
- L. AS SHOWN



Lot No.	Area (sq. ft.)	Area (sq. m.)	Notes
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

**WSP**  
 WATSON & SUTHERLAND PROFESSIONAL CORPORATION  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.WSP.CA