



NOTICE OF MEETING
pursuant to Sections 34, and 51
of the *Planning Act*, R.S.O. 1990, as amended

**APPLICATIONS FOR PLAN OF SUBDIVISION (39T-MC2501) AND
ZONING BY-LAW AMENDMENT (ZBA-05-2025)**

Owner: Sifton Properties Limited
Location: 10242 Glendon Drive, Kilworth
Roll No: 393900002003600

Meeting

Council will consider the Plan of Subdivision and Zoning By-law Amendment. The details are as follows:

Date: April 22, 2026

Time: 5:30 p.m.

Place: This will be a hybrid in-person/virtual meeting broadcasted on the Municipality's YouTube Channel. Details around how to view or participate in the meeting can be found below, and on the Municipality's website at middlesexcentre.ca/councilmeetings

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

Purpose and Effect of Applications:

A Public Meeting was held on July 16, 2025, to consider the original Plan of Subdivision application and Zoning By-law Amendment application for 10242 Glendon Drive. In receipt of comments from the public, agencies and staff, the proposed development plan was updated with minor revisions.

The updated Plan of Subdivision Application proposes to create several blocks for approximately 860 to 975 low, medium and high-density residential units, commercial land, a park and trail, stormwater management facility, and public roads on 18.06 ha (44.6 ac) of land. The development proposes a primary access on Glendon Drive with links for future connections to the east and west. All development is proposed on full municipal services.

Additionally, the Municipality of Middlesex Centre is in receipt of a Zoning By-law Amendment Application to rezone the lands from 'Existing Use (EU)' to several site-specific zones for residential, institutional and community, and commercial uses.

The effect of the applications would create the following blocks and rezone the land as follows:

- Blocks 1 to 10, and Block 32 to be rezoned to 'Urban Residential First Density (UR1-x)' for single detached dwellings and/or semi-detached dwellings.
- Blocks 11 to 17 to be rezoned to 'Urban Residential Second Density (UR2-x)' for street townhouse dwellings, and/or street townhouse dwelling.
- Blocks 18 and 19 to be rezoned to 'Urban Residential Third Density (UR3-x)' for apartment dwelling units, multiple dwelling units (e.g. stacked townhouse dwelling units, back-to-back townhouse dwelling units), street townhouse dwelling units, townhouse dwelling units, and/or grouped housing dwelling units. In addition, Block 19 will be zoned "Institutional (I-x)" to permit a nursing home, retirement home and school.
- Block 20 to be rezoned to 'Village Commercial (C1-x)' to permit a variety of service and retail commercial uses and residential uses above the commercial

building to a maximum height of 34 m. In addition, Block 20 will be zoned “Institutional (I-x)” to permit a nursing home, retirement home and school.

- Block 22 to be rezoned to ‘Parks and Recreation (PR)’ for public parkland.
- Blocks 23, 24, and 33 to be rezoned to ‘Open Space (OS)’ to permit a public trail/linear park abutting the railway corridor
- Blocks 25 and 26 are proposed a berm and fencing to mitigate noise and vibration from the abutting railway corridor.
- Blocks 27 to 30 are proposed as municipal walkways and permitted within each zone
- Block 31 to be rezoned to ‘Open Space (OS)’ to permit the stormwater management facility
- Blocks 34 to 36 are roadway reserves
- And public roads and rights-of-way

The subdivision plan, zoning map and more detailed information about the proposed residential and commercial zones noted above are attached to this Notice.

Additional Information:

Additional information regarding the proposal, including background reports submitted in support of the proposal, may be found via the Middlesex Centre website:

<https://www.middlesexcentre.ca/10242Glendon>

How to Participate and/or Provide Feedback on the Applications

If you have questions about the applications, 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 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 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 Middlesex Centre Municipal Office (10227 Ilderton Rd). Any members of the public who wish to speak to an application will be given the opportunity to do so.

Information on Appeals

Under the legislation governing this development process, which is Section 34 and 51 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal

representation either in support of or in opposition to the proposed Plan of Subdivision and/or Zoning By-law Amendment applications.

- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Zoning By-law Amendment application is approved or refused, and/or to the County of Middlesex before the Plan of Subdivision is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre or County of Middlesex to the Ontario Land Tribunal,
 - b. 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, sections 34(19) and 51(43) of the Planning Act identifies the eligible or specified 'persons' that may appeal a decision to the Ontario Land Tribunal.

- 3) If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Municipality of Middlesex Centre at 10227 Ilderton Road, Ilderton, ON N0M 2A0 or via email at planning@middlesexcentre.on.ca.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed Plan of Subdivision, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638).

Please note that all written material submitted and verbal comments presented at a public meeting will form part of the public record and will be available for full disclosure.

For more information about this matter, including questions about the application or information about appeal rights, contact the planner, Marion-Frances Ramos Cabral, for the Municipality of Middlesex Centre at 519-930-1006.

Other Planning Act Applications:

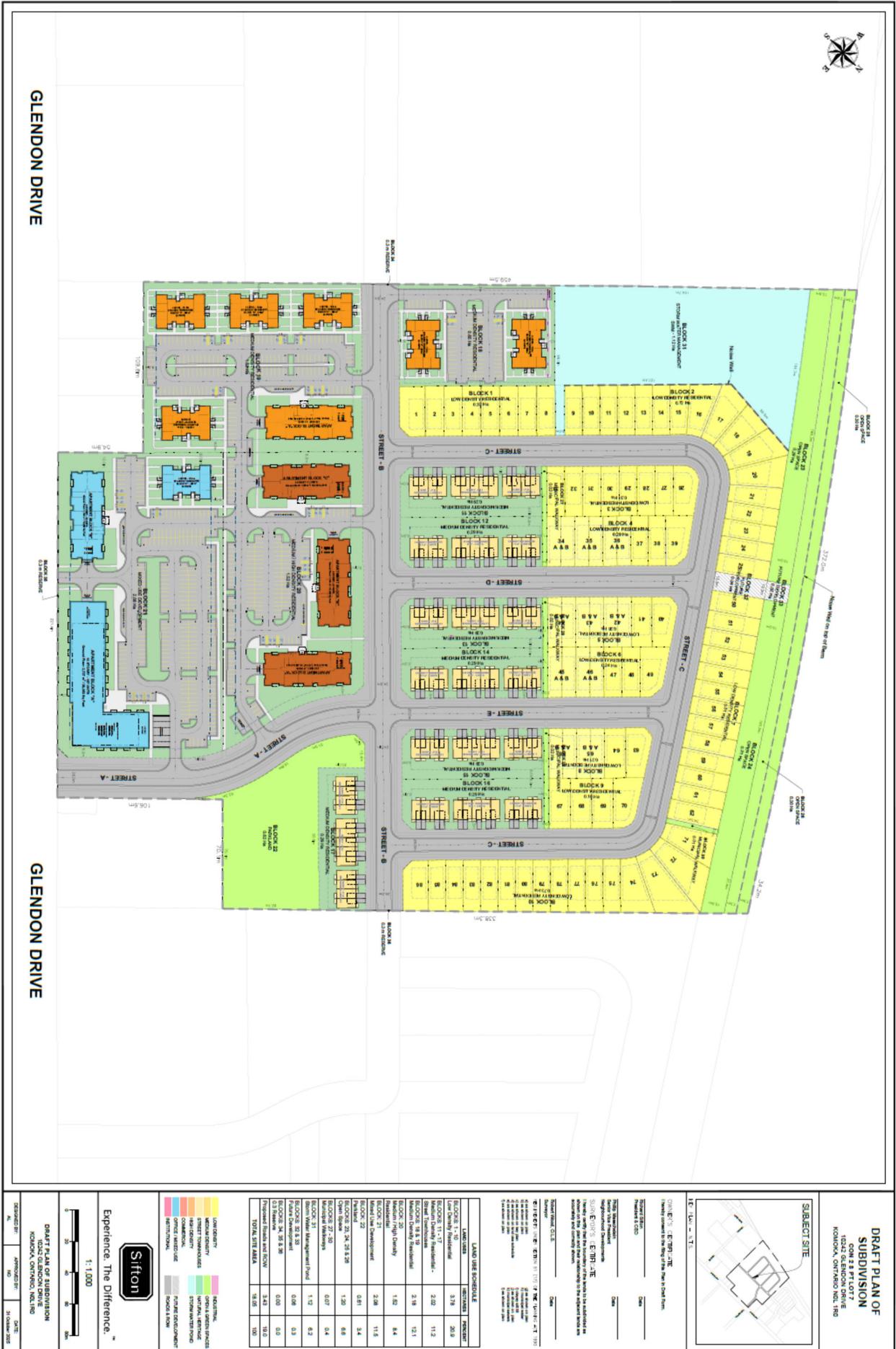
None.

If you are aware of any 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 27th day of March, 2026.

Proposed Plan of Subdivision

A digital version of the plan of subdivision is available on the Municipal website at the following link: <https://www.middlesexcentre.ca/10242Glendon>



Proposed Zoning Map

