



## NOTICE OF APPLICATION AND PUBLIC MEETING

pursuant to Section 34 and 53  
of the *Planning Act*, R.S.O. 1990, as amended

### APPLICATIONS FOR ZONING BY-LAW AMENDMENT (ZBA-5-2026) AND CONSENT (B-16-2025)

Owner: Michelle Doornbosch  
Location: 96 Harris Road  
Roll No: 393901902101304

#### **Public Meeting**

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

Date: March 25, 2026

Time: 3:30 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. Details on how to view the meeting can be found on the Municipality's website at [middlesexcentre.ca/council-meetings](http://middlesexcentre.ca/council-meetings)

Planner: Dan FitzGerald, 519-930-1006 or by email [dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca)

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

The purpose and effect of Consent Application B-16-2025 would be to sever an existing dwelling and associated services from the lands, as well as construct a new dwelling while maintaining the balance of lands as a future access and development areas. As proposed, the applicant is seeking to sever a parcel with an approximate size of 0.38 hectares (0.94 acres) and a frontage of 27.2 metres (86.9 feet) on Harris Road. The retained parcel would maintain a 9.5 metre (31.1 foot) frontage along Harris Road, and an area of approximately 1.3 hectares (3.22 acres).

Additionally, the applicant has also applied for a Zoning By-law Amendment which would rezone the proposed severed lot from an 'Existing Use' (EU) Zone to a 'Community Residential First Density (CR1)' Zone. The application would also consider rezoning a portion of the retained lands from the 'Existing Use (EU)' Zone to a 'Community Residential First Density (CR1)' Zone, for the

portions as identified in the attached zoning map. The intent of the applicant is to construct one new dwelling on a portion of the land, while maintaining the remainder of the site for future development purposes.

The lands are designated Settlement Area in Middlesex County's Official Plan, Residential and subject to Special Policy Area 3 in Middlesex Centre's Official Plan, and zoned 'Existing Use (EU)' Zone in Middlesex Centre's Comprehensive Zoning By-law.

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.

### **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](mailto: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 the COMMITTEE** remotely by pre-registering with the Clerk by emailing [clerk@middlesexcentre.ca](mailto: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.

### **How to Stay Informed**

If you wish to be notified of the decision of the Committee 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](mailto:clerk@middlesexcentre.ca). For more information about this application, including information about appeal rights, please contact the Planner, Dan Fitzgerald for the Municipality of Middlesex Centre at 519-930-100 or by email [dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca).

### **Information on Appeals**

If a person or public body would otherwise have an ability to appeal the zoning 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.

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**

None.

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 3<sup>rd</sup> day of March, 2026.

## Location Map

