



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-3-2025)

Owner: RBA17 Holdings Ltd.
Agent: Dillon Consulting Limited (c/o Connor Wilks)
Location: 13206 Ilderton Road
Roll No: 393903408017200

Council Meeting

The revised zoning by-law amendment application has been submitted by the applicant and will be heard before Council:

Date: April 22, 2026

Time: 5:30 p.m.

Place: 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/councilmeetings.

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

Purpose and Effect of the Application

A Public Meeting was held on April 23, 2025 to consider the original Zoning By-law Amendment application for 13206 Ilderton Road. In receipt of comments from the public, agencies and staff, the proposed development plan was revised which locates the proposed building closer to the western property line, and alters the driveway and access to Ilderton Road closer to the eastern property line.

The purpose and effect of the revised Zoning By-law Amendment application is to rezone the land from the 'Urban Residential First Density (UR1)' Zone to a new site-specific 'Village Commercial (C1)' Zone to permit the development of three-story mixed-use building. The building proposes 972 ft² of commercial space on the first level, 2 residential apartments on the second level, and 2 residential apartments on the third level.

Details of the site-specific requests within the Zoning By-law Amendment application and the revised development plan are attached to this Notice.

Application Summary

	Current Zone UR1	General C1 Zone	Proposed Zone – C1-x
Permitted Uses	accessory use additional residential units home occupation semi-detached dwelling single detached dwelling townhouse dwelling, street townhouse dwelling multiple unit dwelling	accessory use animal clinic bed and breakfast establishment boarding house, rooming house, or tourist home clinic club, private day nursery dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of four storeys and/or located below the first storey in a basement financial institution hotel, motel or tavern museum office, general or professional parking lot personal service establishment pharmacy place of entertainment restaurant restaurant, take-out service shop store, convenience store, retail studio tourist information centre	accessory use animal clinic bed and breakfast establishment boarding house, rooming house, or tourist home clinic club, private day nursery dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of four storeys and/or located below the first storey in a basement financial institution hotel, motel or tavern museum office, general or professional parking lot personal service establishment pharmacy place of entertainment restaurant restaurant, take-out service shop store, convenience store, retail studio tourist information centre
Minimum Lot Area	0.04 ha	0.15 ha	0.0796 ha
Minimum Interior Side Yard Setback	1.2 m (4 ft)	6.0 m (20 ft) where the yard abuts any Residential Zone	3.0 m (9.8 ft) where the yard abuts any Residential Zone (west property line); 8.31 m (27.3 ft) to the eastern property line

	Current Zone UR1	General C1 Zone	Proposed Zone – C1-x
Minimum Parking Spaces	2 parking spaces	11 parking spaces (1.5 per dwelling unit; 3 for the personal service establishment/barbershop; 2 for the office)	9 parking spaces (inclusive of 1 barrier free parking space)
Minimum Width of Landscaped Strip Abutting the Parking Area and Driving Aisle	-	1.0 m	0.5 m to north property line; 0.49 m to east property line
Minimum Planting Strip Width between a Commercial and Residential Zone	-	1.5 m	0.86 m to west property line

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 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.

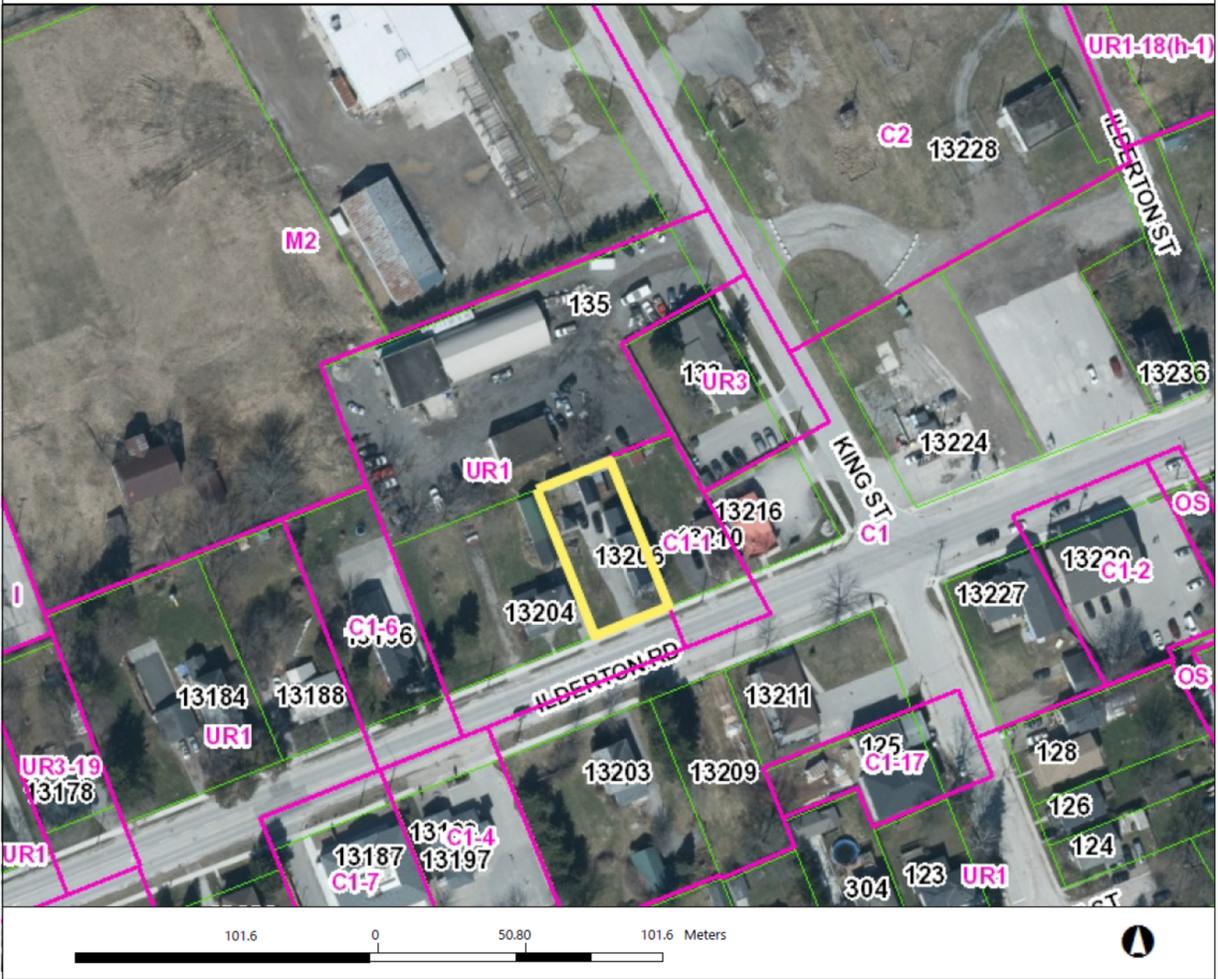
Notwithstanding the above, section 34(19) of the Planning Act identifies the eligible 'persons' that may appeal a decision to the Ontario Land Tribunal.

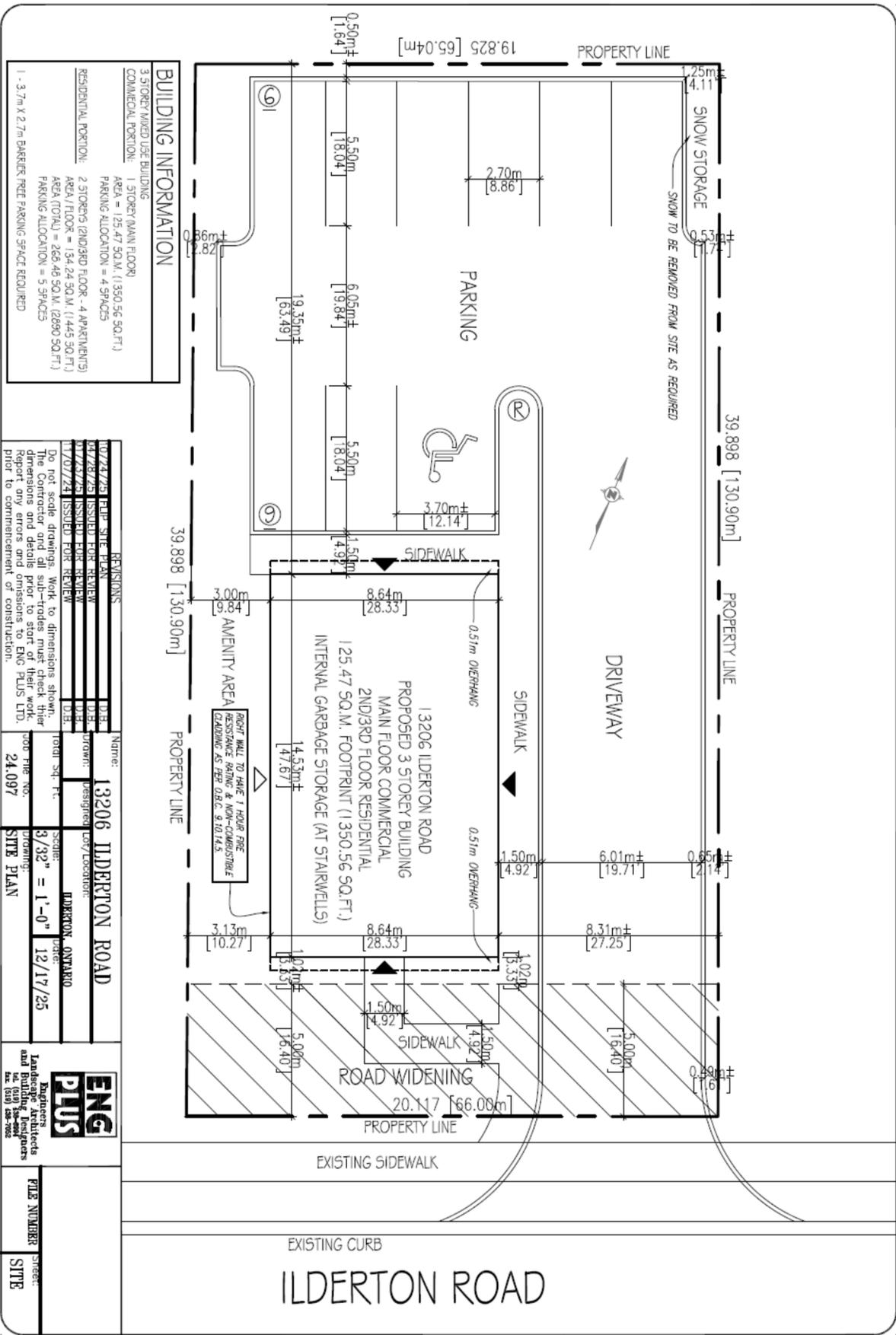
Other Planning Act Applications:

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 27th day of March, 2026.





BUILDING INFORMATION

3 STOREY MIXED USE BUILDING
 COMMERCIAL PORTION: 1 STOREY (MAIN FLOOR)
 AREA = 125.47 SQ.M. (1350.56 SQ.FT.)
 PARKING ALLOCATION = 4 SPACES

RESIDENTIAL PORTION: 2 STOREYS (2ND/3RD FLOOR - 4 APARTMENTS)
 AREA / FLOOR = 134.24 SQ.M. (1445 SQ.FT.)
 AREA (TOTAL) = 268.46 SQ.M. (2890 SQ.FT.)
 PARKING ALLOCATION = 5 SPACES

1 - 3.7m x 2.7m BARRIER FREE PARKING SPACE REQUIRED

REVISIONS

DATE	BY	DESCRIPTION
07/24/25	PLP	PLP SITE PLAN
07/28/25	PLP	ISSUED FOR REVIEW
07/28/25	PLP	ISSUED FOR REVIEW
11/07/24	PLP	ISSUED FOR REVIEW

Name: **13206 ILBERTON ROAD**

Address: **ILBERTON, ONTARIO**

Scale: **3/32" = 1'-0"**

Date: **12/17/25**

Site Plan

ENG PLUS

Engineers, Architects and Building Inspectors

Reg. No. 128-7052

FILE NUMBER: **SITE**

Street: **ILBERTON ROAD**