



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-7-2026) AND CONSENT (B-3-2026)

Owner: 2813839 Ontario Ltd
Agent: Dan Schinkelshoek c/o Melchers Construction
Location: 22756 Komoka Road
Roll No: 393900002022200

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 Council:

Date: May 20, 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. Details on how to view the meeting can be found on the Municipality's website at middlesexcentre.ca/councilmeetings

Planner: Dan FitzGerald, 519-930-1006 or by email dfitzgerald@middlesex.ca

Purpose and Effect of the Consent Application

The purpose and effect of Consent Application B-3-2026 is to permit the severance of an existing residence from a vacant portion of a lot in order to redevelop the rear portion. As proposed, the severance would create a vacant lot with a frontage of approximately 38.56 metres (126.5 feet), and an area of approximately 1,151 square metres (0.28 acre). The retained lot would maintain a frontage of approximately 25.6 metres (84 feet) on Komoka Road, and an area of 887 square metres (0.22 acre). The effect of the severance would be the creation of a vacant parcel on which the applicant intends to build townhouse dwellings.

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of the proposed Zoning By-law Amendment application is to rezone the property from an Urban Residential First Density – Exception (UR1-3) Zone to an Urban Residential Second Density (UR2) Zone. The effect of the rezoning would be to permit the establishment of a 5-unit townhouse development. A copy of the proposed development concept is included as an attachment to this notice.

The lands are designated Residential in Middlesex Centre's Official Plan and are zoned Urban Residential – Exception (UR1-3) 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. Comments will form part of the public record and will be circulated to the Council of Middlesex Centre 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.

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 by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at clerk@middlesexcentre.ca. For more information about this application, including information about appeal rights, please contact the County Planner, Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email dfitzgerald@middlesex.ca.

Information on Appeals

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.

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 Council in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Council before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

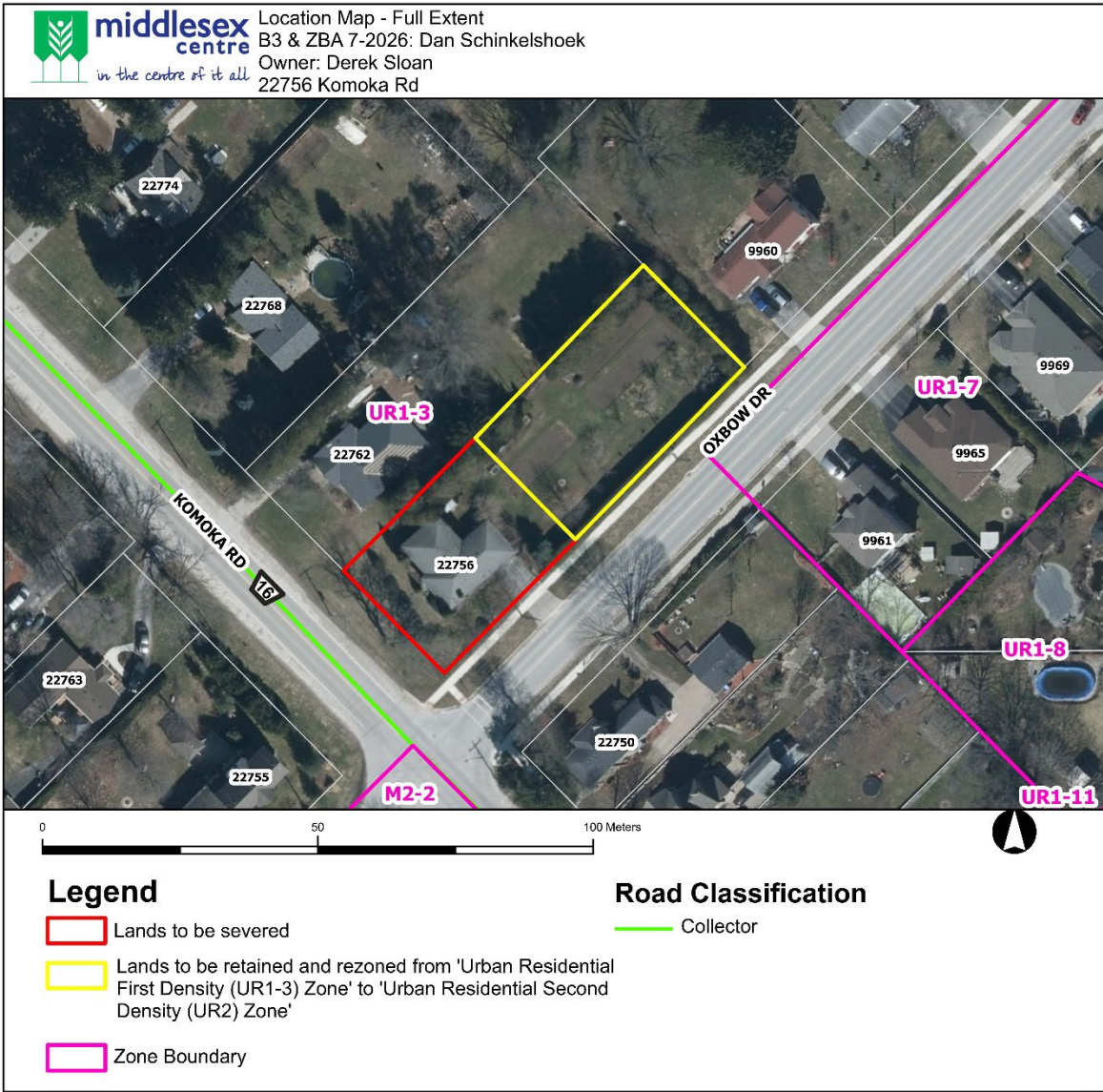
Other Planning Act Applications

None.

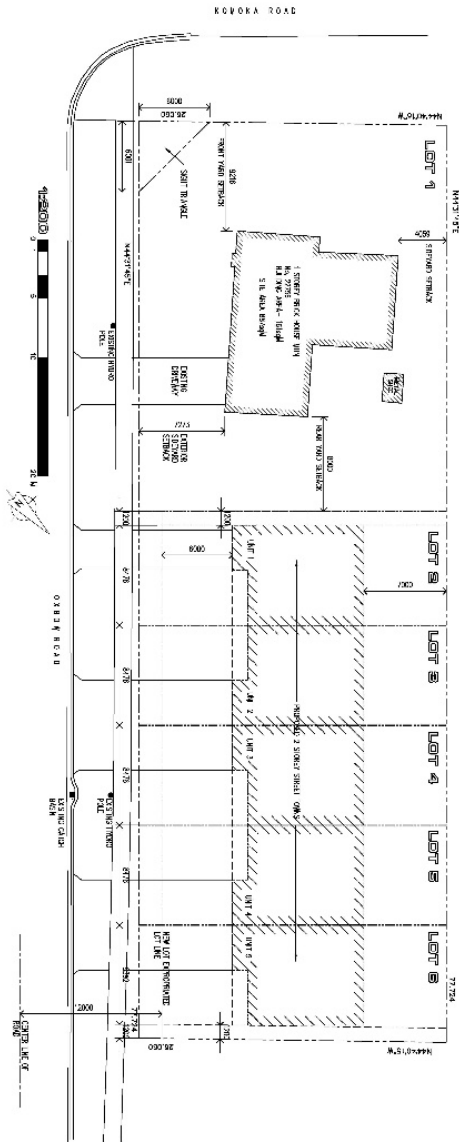
If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

DATED at the Municipality of Middlesex Centre this 28th day of April 2026.

Location Map



Attachment 1



ZONING DATA CHART - LOT 1

USE	RESERVATION	HEIGHT	SETBACK
1. OFFICE	RES-1	12.0M	10.0M
2. OFFICE/RETAIL	RES-1	12.0M	10.0M
3. OFFICE/RETAIL/RESIDENTIAL	RES-1	12.0M	10.0M
4. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL	RES-1	12.0M	10.0M
5. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL	RES-1	12.0M	10.0M
6. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION	RES-1	12.0M	10.0M
7. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT	RES-1	12.0M	10.0M
8. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS	RES-1	12.0M	10.0M
9. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS/UTILITIES	RES-1	12.0M	10.0M
10. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS/UTILITIES/TRANSPORTATION	RES-1	12.0M	10.0M

ZONING DATA CHART - LOT 2

USE	RESERVATION	HEIGHT	SETBACK
1. OFFICE	RES-2	12.0M	10.0M
2. OFFICE/RETAIL	RES-2	12.0M	10.0M
3. OFFICE/RETAIL/RESIDENTIAL	RES-2	12.0M	10.0M
4. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL	RES-2	12.0M	10.0M
5. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL	RES-2	12.0M	10.0M
6. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION	RES-2	12.0M	10.0M
7. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT	RES-2	12.0M	10.0M
8. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS	RES-2	12.0M	10.0M
9. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS/UTILITIES	RES-2	12.0M	10.0M
10. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS/UTILITIES/TRANSPORTATION	RES-2	12.0M	10.0M

ZONING DATA CHART-LOTS3,4,5

USE	RESERVATION	HEIGHT	SETBACK
1. OFFICE	RES-3	12.0M	10.0M
2. OFFICE/RETAIL	RES-3	12.0M	10.0M
3. OFFICE/RETAIL/RESIDENTIAL	RES-3	12.0M	10.0M
4. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL	RES-3	12.0M	10.0M
5. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL	RES-3	12.0M	10.0M
6. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION	RES-3	12.0M	10.0M
7. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT	RES-3	12.0M	10.0M
8. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS	RES-3	12.0M	10.0M
9. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS/UTILITIES	RES-3	12.0M	10.0M
10. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS/UTILITIES/TRANSPORTATION	RES-3	12.0M	10.0M

ZONING DATA CHART - LOT 6

USE	RESERVATION	HEIGHT	SETBACK
1. OFFICE	RES-4	12.0M	10.0M
2. OFFICE/RETAIL	RES-4	12.0M	10.0M
3. OFFICE/RETAIL/RESIDENTIAL	RES-4	12.0M	10.0M
4. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL	RES-4	12.0M	10.0M
5. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL	RES-4	12.0M	10.0M
6. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION	RES-4	12.0M	10.0M
7. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT	RES-4	12.0M	10.0M
8. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS	RES-4	12.0M	10.0M
9. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS/UTILITIES	RES-4	12.0M	10.0M
10. OFFICE/RETAIL/RESIDENTIAL/COMMERCIAL/INDUSTRIAL/RECREATION/ENTERTAINMENT/SPORTS/UTILITIES/TRANSPORTATION	RES-4	12.0M	10.0M



KEY PLAN

WASTE REMOVAL
 WASTE TO BE STORED INTERNALLY AND PLACED ON THE CURB FOR MUNICIPAL PICK-UP
BUILDING CLASS
 RESIDENTIAL - 2000'S 2-3 STOREY PART 8 OF ONE
CANADA POST
 THIS BUILDING WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS SORTED BY CANADA POST

LEGAL INFORMATION
 BLOCK 64 AND 501 OF LOT 6 - 2, 108, AND 110
 IN PLAN NO. 11807
 IN THE DISTRICT OF
 COUNTY OF BRUNSWICK
 SITE INFORMATION TAKEN FROM FOLI STREET
 PREPARED BY ARCHIBOLD, REY & MAKAY LTD.
 01/10/2010 LAND SURVEYING, 2010

1. 2000'S 2-3 STOREY PART 8 OF ONE	1. 2000'S 2-3 STOREY PART 8 OF ONE
2. 2000'S 2-3 STOREY PART 8 OF ONE	2. 2000'S 2-3 STOREY PART 8 OF ONE
3. 2000'S 2-3 STOREY PART 8 OF ONE	3. 2000'S 2-3 STOREY PART 8 OF ONE
4. 2000'S 2-3 STOREY PART 8 OF ONE	4. 2000'S 2-3 STOREY PART 8 OF ONE
5. 2000'S 2-3 STOREY PART 8 OF ONE	5. 2000'S 2-3 STOREY PART 8 OF ONE
6. 2000'S 2-3 STOREY PART 8 OF ONE	6. 2000'S 2-3 STOREY PART 8 OF ONE
7. 2000'S 2-3 STOREY PART 8 OF ONE	7. 2000'S 2-3 STOREY PART 8 OF ONE
8. 2000'S 2-3 STOREY PART 8 OF ONE	8. 2000'S 2-3 STOREY PART 8 OF ONE
9. 2000'S 2-3 STOREY PART 8 OF ONE	9. 2000'S 2-3 STOREY PART 8 OF ONE
10. 2000'S 2-3 STOREY PART 8 OF ONE	10. 2000'S 2-3 STOREY PART 8 OF ONE



PROJECT
 KOMOKA ROAD
 STREET TOWNS
 2295, CENTER, BRUNSWICK, ON

PROPOSED SITE PLAN

DATE
 11/01/2010

SCALE
 1:1000

DRAWN BY
 L.S.

SHEET
 SP1