



## **NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING**

**pursuant to Sections 22 and 34  
of the *Planning Act*, R.S.O. 1990, as amended**

### **APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 73) and ZONING BY-LAW AMENDMENT (ZBA-09-2026)**

Owner: Robert Walker  
Applicant: MAZunti Planning (c/o Maureen Zunti)  
Location: 10432 Melrose Drive  
Roll No: 393900001010900

#### **Public Meeting**

The Municipality is seeking input on a development application within 120 metres of your property. Applications for an Official Plan Amendment and a Zoning By-law Amendment have been submitted by the Applicant, and will be heard before Council:

Date: June 17, 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. For details around how to view the meeting can be found on the Municipality's website at [middlesexcentre.ca/councilmeetings](http://middlesexcentre.ca/councilmeetings)

Planner: Marion-Frances Ramos Cabral, 519-930-1006, [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca)

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

The purpose of the Official Plan Amendment application is to amend Special Policy Area #41 to permit a *Contractor's Yard* in addition to the agricultural uses currently permitted on the land.

The purpose of the Zoning By-law Amendment application is to amend the 'Agriculture exception 39 (A1-39)' Zone to permit a *Contractor's Yard* in addition to the agricultural uses currently permitted on the land.

The effect of the applications would permit an existing *Contractor's Yard* (RA Walker Construction) which includes the use of an existing shop and outdoor storage area for materials, equipment and vehicles.

Please take notice that the Municipality of Middlesex Centre has received a request for an amendment to the Official Plan related to the property noted above. The Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 22 (6.1) of the Planning Act.

### Application Summary

Existing 'Special Policy Area #41' and 'A1-39' Zone	Proposed 'Special Policy Area #41' and 'A1-39' Zone
<p><b>Special Policy Area #41</b></p> <p>The land identified as Special Policy Area #41, as shown on Schedule 'A' to this Official Plan, shall be subject to the following policy:</p> <p>Notwithstanding any other section of the Official Plan, an additional residential unit within an accessory building (existing single detached dwelling) may be permitted in addition to the main residential dwelling.</p>	<p><b>Special Policy Area #41</b></p> <p>The land identified as Special Policy Area #41, as shown on Schedule 'A' to this Official Plan, shall be subject to the following policy:</p> <p>Notwithstanding any other section of the Official Plan, an additional residential unit within an accessory building (existing single detached dwelling) may be permitted in addition to the main residential dwelling.</p> <p>Notwithstanding any other section of the Official Plan, a Contractor's Yard is permitted in addition to other permitted uses on the property.</p>
<p><b>'Agricultural exception 39 (A1-39)'</b></p> <p>PERMITTED USES:</p> <ul style="list-style-type: none"> <li>- 2 Unit within an accessory building (existing single detached dwelling)</li> <li>- All other permitted uses of Agricultural (A1) zone</li> </ul> <p>ACCESSORY STRUCTURES:</p> <ul style="list-style-type: none"> <li>- Notwithstanding Section 4.2 the following standards shall apply to the existing accessory building containing the additional residential unit:</li> </ul> <p>Maximum Height: 9.0 m (29.5 ft)</p>	<p><b>'Agricultural exception 39 (A1-39)'</b></p> <p>PERMITTED USES:</p> <ul style="list-style-type: none"> <li>- 2 Unit within an accessory building (existing single detached dwelling)</li> <li>- A Contractor's Yard</li> <li>- All other permitted uses of Agricultural (A1) zone</li> </ul> <p>ACCESSORY STRUCTURES:</p> <ul style="list-style-type: none"> <li>- Notwithstanding Section 4.2 the following standards shall apply to the existing accessory building containing the additional residential unit:</li> </ul> <p>Maximum Height: 9.0 m (29.5 ft)</p>

## **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](mailto: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](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. 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 added to the notification list for this file, to be notified of the upcoming public meeting and/or the decision of Council of Middlesex Centre and of the County of Middlesex regarding the proposed applications, please 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](mailto:clerk@middlesexcentre.ca) AND [clerk@middlesex.ca](mailto:clerk@middlesex.ca).

For more information about this application, please contact the Planner: Marion-Frances Ramos Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca).

## **Appeal Information**

If a person or public body would otherwise have an ability to appeal the decision of Middlesex Centre and/or the County of Middlesex 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/County before the by-law is passed and decision is made, the person or public body may not be not entitled to appeal the decision of Middlesex Centre or the County of Middlesex.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Middlesex Centre and/or the County of Middlesex before the by-law is passed and decision is made, 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 22(7) and 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 22<sup>nd</sup> day of May, 2026.

## Location Map



Location Map - Full Extent  
ZBA 9 & OPA 73-2026: MAZunti Planning on behalf of RA Walker Construction  
10432 Melrose Drive  
CON 4 S PT LOT 9



0 175 350 Meters



### Legend

- Lands subject to OPA 73 and ZBA 9-2026
- Zone Boundary
- Parcels