



## 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 75) and ZONING BY-LAW AMENDMENT (ZBA-11-2026)

Owner: Mostafa Heikal  
Applicant: Monteith Brown Planning Consultants Ltd. (c/o Jay McGuffin)  
Location: 15117 Medway Road (County Road 28)  
Roll No: 393903404003300

#### **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 redesignate the land from 'Agricultural' to 'Agricultural' with a new 'Special Policy Area' to permit a *Sports Facility, Place of Recreation*, and uses associated with a *Sports Facility* including a *Place of Entertainment, Day Nursery, Hotel or Motel, Office (general), Restaurant, and Store (retail)* in addition to the agricultural uses currently permitted on the land.

The purpose of the Zoning By-law Amendment application is to rezone the land from the 'Agriculture (A1)' Zone to a new site-specific 'Parks and Recreation exception with Hold (PR-#) (h-#)' Zone to permit an *existing dwelling unit*, uses associated with a *Place of Recreation*

including a *Place of Entertainment, Day Nursery, Hotel or Motel, Office (general), Restaurant, and Store (retail)*, and all uses within the general 'Parks and Recreation (PR)' Zone. Additionally, the new site-specific zone would establish a building setback of 20 m to adjacent agricultural zones and a maximum lot coverage of 30%.

The Applicant proposes a new site-specific Holding Zone (h-#) that would require the proponent to complete and implement several technical studies prior to any development of the land. Technical studies include a servicing report, development assessment report (environmental impact assessment), and traffic impact assessment.

The effect of the applications would permit a new private sports facility inclusive of a soccer field, running track, basketball courts, tennis courts, day nursery, restaurant, 48 overnight accommodation, and limited retail and office space associated with the sports facility.

A concept plan is attached to this Notice. Additional information about the proposal can be found on the municipal website at the following link: [middlesexcentre.ca/development](http://middlesexcentre.ca/development).

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**

The details of the requested Official Plan Amendment and Zoning By-law Amendment are attached to this Notice.

### **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 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 - 15117 Medway Road

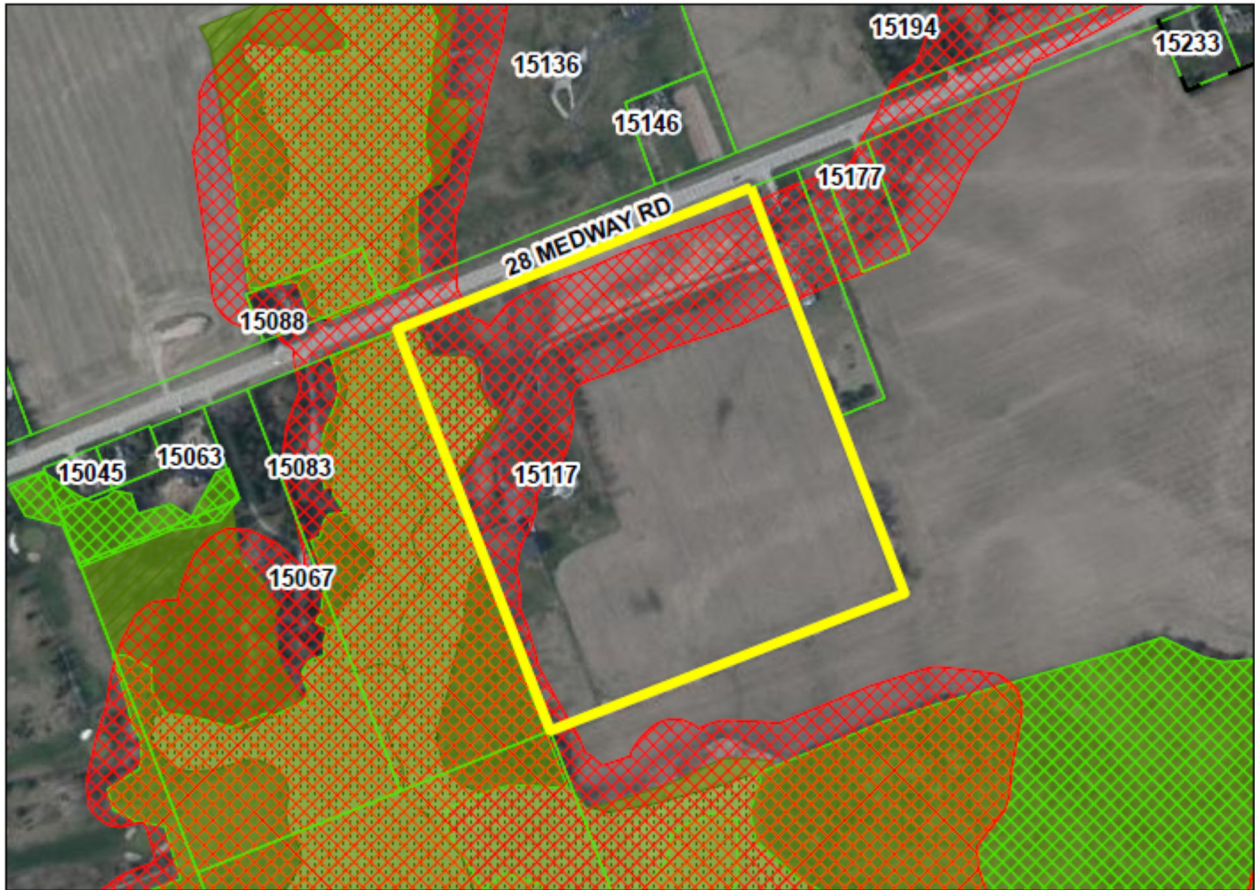
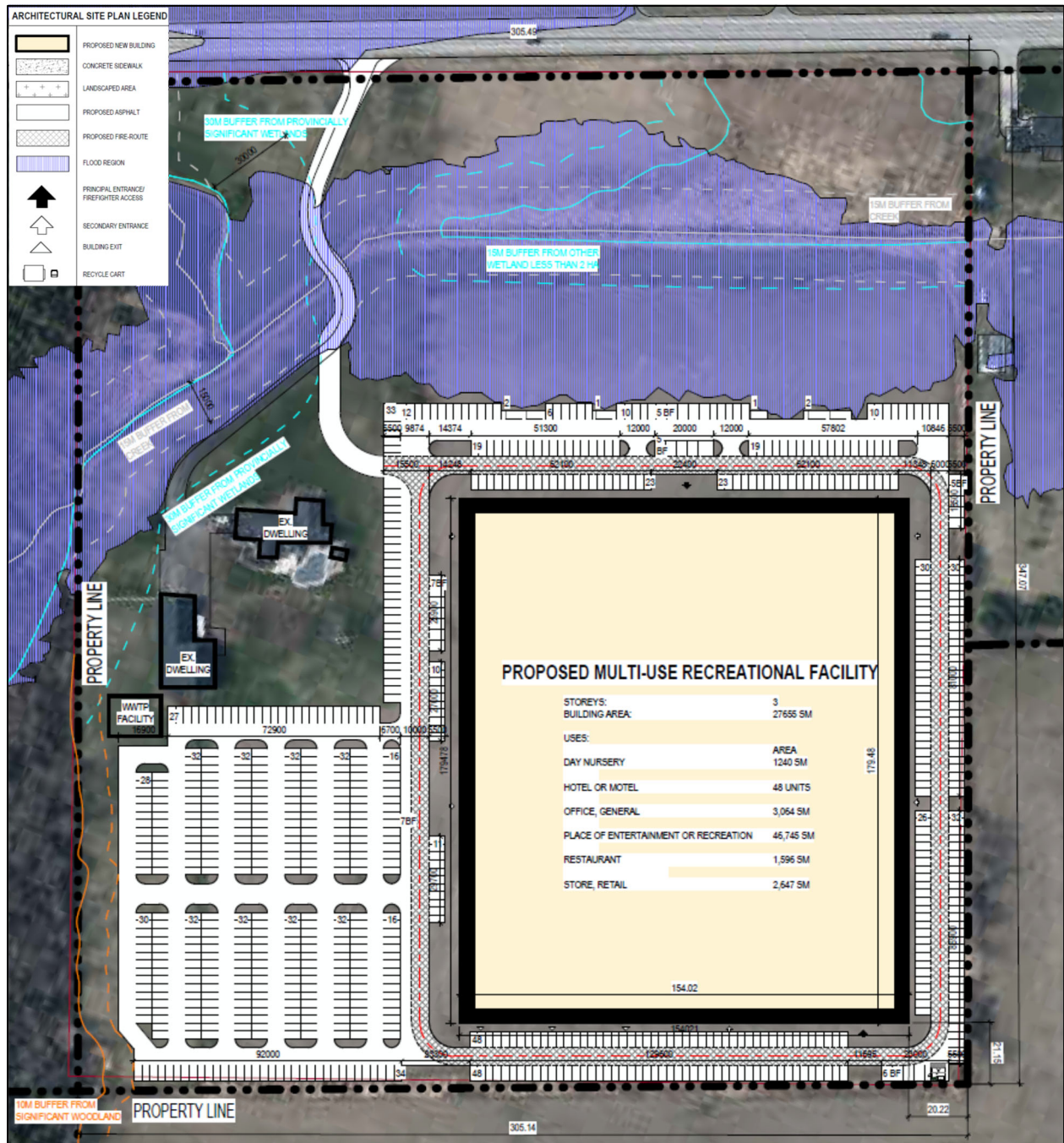


Figure 1: Concept Plan – 15117 Medway Road



**Table 1: Existing and Proposed Official Plan designation and Permitted Uses**

	<b>Existing Official Plan Designation 'Agricultural'</b>	<b>Proposed Official Plan Designation 'Agricultural' and Special Policy Area #</b>
Permitted Uses	<ul style="list-style-type: none"> <li>- Agriculture</li> <li>- Agriculture related uses</li> <li>- Principal farm dwelling</li> <li>- Agricultural buildings and structures</li> <li>- Commercial/industrial uses directly related to agriculture</li> <li>- Value-added agriculturally related uses</li> <li>- Retail sale of farm produce</li> <li>- Forestry and woodlots</li> <li>- Bed and breakfast establishments</li> <li>- Home occupations</li> <li>- Natural areas and conservation uses</li> <li>- Residential surplus to a farming operation</li> <li>- Small scale public and private recreation areas, subject to site-specific zoning</li> <li>- Commercial Wind Energy Generation systems subject to site-specific zoning</li> </ul>	<p>The land identified as Special Policy Area #, as shown on Schedule "A" to this Official Plan, shall be subject to the following policy:</p> <p>Notwithstanding the 'Agricultural' designation of the subject land and the policies contained in Section 2.0 of this Official Plan and the plan in its entirety, the following uses are permitted on the property municipally known as 15117 Medway Road:</p> <ul style="list-style-type: none"> <li>- A Sports Facility, including the following uses: Place of Recreation.</li> <li>- In addition, the following uses will be permitted in association with a Sports Facility use: Place of Entertainment; Day Nursery; Hotel or Motel; Office, General; Restaurant; and Store, retail.</li> </ul>

**Table 2: Existing and Proposed Zoning, Permitted Uses and special regulations**

	<b>Existing Zoning 'Agriculture (A1)' Zone</b>	<b>Proposed Zoning 'Parks and Recreation exception (PR-#) (h-#)' Zone</b>
Permitted Uses	<ul style="list-style-type: none"> <li>- accessory use</li> <li>- additional residential unit</li> <li>- agricultural use</li> <li>- conservation use</li> <li>- converted dwelling</li> <li>- dog kennel</li> <li>- forestry use</li> <li>- grain handling facility, existing legally on the date of the passing of this By-law</li> <li>- home occupation</li> <li>- riding school</li> <li>- single detached dwelling</li> <li>- on-farm diversified use</li> <li>- portable asphalt plant</li> <li>- wayside pit</li> </ul>	<ul style="list-style-type: none"> <li>- accessory use</li> <li>- club, private</li> <li>- conservation use</li> <li>- forestry use</li> <li>- golf course</li> <li>- park, public or private</li> <li>- place of recreation*</li> <li>- tourist information centre</li> <li>- museum</li> </ul> <p>*Permitted Uses in association with a <i>place of recreation</i> include</p> <ul style="list-style-type: none"> <li>- place of entertainment</li> <li>- day nursery</li> <li>- hotel or motel</li> <li>- office, general</li> <li>- restaurant</li> <li>- store, retail</li> </ul>
Setback from Agricultural Land Use	n/a	No building shall be located closer than 20m to adjacent agricultural zones to mitigate any impacts from construction, shadows, lighting and operational impacts
Maximum Lot Coverage	20%	30%
Holding Symbol	n/a	The precondition for the removal of the "(h-#)" holding symbol shall be that the following technical studies be completed by a qualified professional in association with the site plan approval process for any proposed development on the lands to which the holding symbol applies and that any recommendations arising from the technical studies be incorporated into the Site Plan Agreement. The technical studies required to be completed at the site plan stage include: An updated detailed

	<b>Existing Zoning 'Agriculture (A1)' Zone</b>	<b>Proposed Zoning 'Parks and Recreation exception (PR-#) (h-#)' Zone</b>
		Development Assessment Report, an updated detailed Functional Servicing Report, and an updated detailed Traffic Impact Assessment, including parking assessment.