



NOTICE OF COUNCIL MEETING FOR APPLICATIONS FOR ZONING BY-LAW AMENDMENT (ZBA-07-2026) AND CONSENT (B-03-2026)

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

File Planner: Dan FitzGerald at 519-930-1008, dfitzgerald@middlesex.ca

Council Meeting Information: Wednesday, July 15, 2026, 5:30PM

Purpose of the Meeting

Municipal staff will be providing a recommendation to Council on the applications. The staff report will be available on Thursday, July 9th after 12:00 pm at middlesexcentre.ca/councilmeetings.

You have received this notice because you either provided comments on the applications or requested to be notified on the files.

The Municipality will accept written comments from members of the public and stakeholders before Monday July 13, 2026 prior to making a decision at the Middlesex Centre Council Meeting on Wednesday July 15, 2026. If you wish to view the meeting, this can be done in-person at the Council meeting or online streaming of the meeting (details below).

Please note that the statutory public meeting for the planning applications took place on June 17, 2026, at which time oral submissions were accepted. As no further public meeting is scheduled, written comments may be submitted to Middlesex Centre by e-mail (clerk@middlesexcentre.ca), or by mail or in-person at 10227 Ilderton Road, Ilderton, ON, N0M 2A0.

About the Applications

The purpose of the Consent Application 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 purpose the 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 Applications would be the creation of a vacant parcel on which the applicant intends to construct a 5-unit townhouse development.

The original applications came to Council for a public meeting on [June 17, 2026](#), where the applications were referred back to staff to work with the applicant to consider options to address parking. In discussion with the applicant, a revised plan was presented showing the ability for the units to maintain one vehicle parking space in the garage, and double wide driveways at the street, for a total of three parking stalls. The revised concept plan is attached to this Notice.

If you have questions about the applications, please reach out to the Planner, Dan FitzGerald at 519-930-1008 or by email: dfitzgerald@middlesex.ca.

Description and Location of Subject Land

The subject property is a 0.2 hectare (0.5 ac) residential lot situated on the north-east corner of the intersection at Komoka Road and Oxbow Drive in Komoka. The subject property is legally described as Plan 113 BLK BJ, Lots 1,109,110, PT Lot 2 , geographic Township of Lobo, Municipality of Middlesex Centre.

A Location Map is attached to this Notice.

Other Planning Act Applications

None.

How to Get Involved

If you have questions about the applications, we encourage you to contact the Planner listed at the top of the Notice in advance of the meeting as they may be able to answer your questions. You may also:

- **VIEW THE MEETING** in-person at the Middlesex Centre Municipal Office (10227 Ilderton Road) or live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required to watch the meeting.
- **SUBMIT WRITTEN COMMENTS** to the Municipal Clerk at clerk@middlesexcentre.ca or in-person/mail at the Municipal Office. Comments will form part of the public record and will be circulated to Council and staff. Please submit comments by Monday July 13, 2026 in order for them to be included on the Council Agenda. Please be aware that if you are submitting correspondence to the Municipality of Middlesex Centre regarding these applications, your name, contact information, and communications may become part 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*.

How to Stay Informed

If you wish to be notified of the decision of Council of Middlesex Centre regarding the proposed applications, 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 these applications, including information about appeal rights, please contact the Planner, Dan FitzGerald 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.

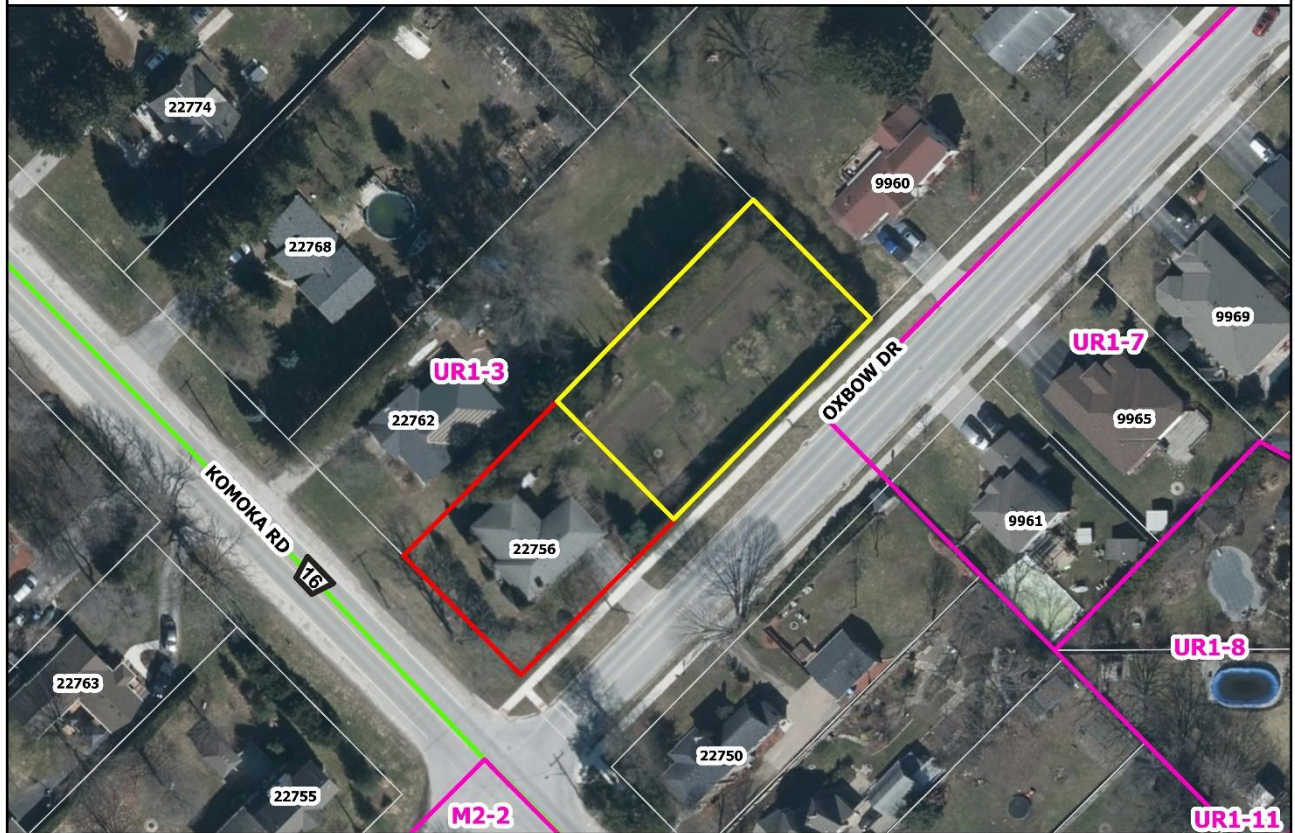
Notwithstanding the above, section 34(19) of the Planning Act identifies the eligible 'persons' that may appeal a decision to the Ontario Land Tribunal.

DATED at the Municipality of Middlesex Centre this 6th day of July, 2026.



**middlesex
centre**
in the centre of it all

Location Map - Full Extent
B3 & ZBA 7-2026: Dan Schinkelshoek
Owner: Derek Sloan
22756 Komoka Rd



Legend

-  Lands to be severed
-  Lands to be retained and rezoned from 'Urban Residential First Density (UR1-3) Zone' to 'Urban Residential Second Density (UR2) Zone'
-  Zone Boundary

Road Classification

-  Collector

