



NOTICE OF APPLICATION AND PUBLIC MEETING

pursuant to Section 53
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR AND CONSENT (B-14-2026)

Owner: Farhi Shmuel
Location: 13131 Nine Mile Road (13181 Nine Mile Road)
Roll No: 393903407009600

Public Meeting

The Municipality is seeking input on a development application within 60 metres of your property. Application for a Consent to Sever has been submitted by the applicant and will be heard before the Committee of Adjustment:

Date: September 16, 2026

Time: 3:30 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, 519-930-1008 or by email dfitzgerald@middlesex.ca

Purpose and Effect of the Consent Application

The purpose and effect of Consent Application B-14-2026 is to sever a lot for residential purposes within the agricultural area. The applicant is seeking to sever a 1 acre lot where a former dwelling existed, which was previously demolished. As proposed, the lot would have a frontage of approximately 56.4 metres (185 feet) on Nine Mile Road, and an area of approximately 0.4 hectares (1.0 acres). The remnant farm parcel would maintain a frontage of approximately 553.2 metres (1,815 feet) on Nine Mile Road, and an area of 42.8 hectares (106 acres). The effect of the variance would be to create a new residential lot for the purposes of building a new residence.

The applicant is proposing to remove all existing buildings on the proposed severed parcel. The remnant parcel would maintain an existing single detached dwelling, detached accessory structures, private services, and farm fields in crop production.

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, Marion-Frances Ramos Cabral, for the Municipality of Middlesex Centre at 519-930-1006 or by email mcabral@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.

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 27th day of August, 2026.

Location Map

