



NOTICE OF REVISED APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-12-2024)

Owner: Perpetually Innovative Developments (P.I. Homes)
Agent: SBM Ltd.
Location: 108 Caverhill Crescent
Roll No: 393900002026546
Planner: Marion-Frances Ramos Cabral 519-930-1006, mcabral@middlesex.ca
Comment Deadline: Wednesday September 9, 2026

Please note that the Public Meeting for this application occurred on January 29, 2025. Based on feedback from the Municipality and the public, the applicant has since made changes to the application, including reducing the number of proposed units from ten (10) to eight (8).

The Municipality will accept written comments from members of the public before Wednesday September 9, 2026 prior to making a decision on September 16, 2026, at the Middlesex Centre Council Meeting. If you wish to view the meeting this can be done in-person at the municipal office or online via the meeting livestream (details below).

Please send written comments to Middlesex Centre by email to clerk@middlesexcentre.ca, or by mail or in-person to the municipal office at 10227 Ilderton Rd., Ilderton, ON, N0M 2A0.

Purpose and Effect of the Application

The applicant has made changes to the Application at 108 Caverhill Crescent. The primary change includes reducing the density from ten (10) to eight (8) two-storey townhouse units. The application would rezone the lands from the current "Urban Residential First Density Exception 9 (UR1-9)" Zone to a new site-specific "Urban Residential Second Density Exception (UR2-X)" Zone.

The new site-specific zone would address the Minimum Lot Frontage, Minimum Rear Yard Setback and add a clause to address the definition of a 'Lot'. Details of the request are provided in the table below. All other regulations of the UR2 zone would be met.

The proposed development plan is attached to this Notice and additional information is available online at middlesexcentre.ca/108caverhill. You can also reach out to the Planner, Marion-Frances Ramos Cabral at 519-930-1006 or by email: mcabral@middlesex.ca.

Table 1: Comparison of current Zoning (UR1-9) and proposed Zoning (UR2-x)

	Current UR1-9 Zone	General UR2 Zone	Proposed UR2-x Zone
Minimum Lot Frontage	Townhouse Dwelling: 6.0 m for an interior unit; 7.5 m for end units Multiple-Unit Dwelling: 15.0 m	Townhouse Dwelling: 5.5 m for an interior unit; 6.0 m (25 ft) for end units Multiple-Unit Dwelling: 15.0 m	Townhouse Dwelling: 6.1 m per unit 24.8 m for the entire site
Minimum Rear Yard Setback	38.0 m (125 ft)	7.0 m	6.0 m
Definition of a 'Lot'	LOT means a parcel or tract of land which... (e) is a vacant land condominium unit on a registered vacant land condominium plan		Notwithstanding the definition of "LOT" in Middlesex Centre Zoning By-law 2005-005, as amended, the entire area zoned UR2-X is considered a "LOT", and despite any future severance, partition, or division of the Lot within a condominium plan, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.

Description and Location of Subject Land

The subject land is approximately 0.28 ha (0.7 ac) in area and located on the south side of Caverhill Crescent, northwest of the intersection of Duke Street and Komoka Road in Komoka. The subject property is legally described as Plan 33M715 Lot 16, geographic Township of Lobo, Municipality of Middlesex Centre.

A Location Map is attached to this Notice.

Other Planning Act Applications

None.

Council Meeting Information

If you have questions about the application, we encourage you to contact the Planner directly in advance of the meeting. As the Public Meeting has already taken place, no further delegations will be registered with respect to this planning application.

- You can attend the meeting in person:
 - Wednesday, September 16, 2026, at 5:30 PM
 - 10227 Ilderton Rd., Ilderton, ON, N0M 2A0 (Municipality of Middlesex Centre Municipal Office)
- You can view a livestream from the Municipality's YouTube Channel:
 - <https://www.youtube.com/municipalityofmiddlesexcentre>
- You can submit written comments to the Municipal Clerk at clerk@middlesexcentre.ca or in person/mail to the Municipal Office. Comments received by Wednesday September 9, 2026, will be published on the public agenda, but all comments received on the file will be shared with Council for their consideration, and all comments will form part of the public record. 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*.

How to Stay Informed

If you wish to be notified of the decision of Council 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. If you have previously requested notification on this application, you do not need to request again.

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 12th day of August, 2026.

Location Map

