



THE MUNICIPALITY OF MIDDLESEX CENTRE

NOTICE OF DECISION CONSENT APPLICATION

FILE NO.: B-14-2026

APPLICANT: Brown Beattie O'Donovan LLP (c/o Stephen Fernandes), on behalf of Shmuel Farhi

ADDRESS: 13131 (13181) Nine Mile Road

DATE OF DECISION: September 16, 2026

DATE OF NOTICE: September 22, 2026

LAST DATE OF APPEAL: October 6, 2026

Take notice that the Committee of Adjustment for the Municipality of Middlesex Centre **DENIED** the Consent Application for File No. B-14-2026 under Section 53 of the Planning Act.

Enclosed is a copy of the Committee of Adjustment's decision regarding the above-noted consent application. The Committee of Adjustment considered all written and oral submissions received regarding this application, the effect of which helped Council to make an informed decision.

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

The last day for filing an appeal will be twenty days from the date of the Committee of Adjustment's decision, as noted above. If not appealed, the decision will become final and binding upon the expiration of the said twenty-day period.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Middlesex Centre as the Approval Authority or by mail 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, no later than 4:30 p.m. on the last date of appeal noted above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerk@middlesexcentre.ca.

Sincerely,

Megan Kamermans

Megan Kamermans, Municipal Deputy Clerk
Municipality of Middlesex Centre
10227 Ilderton Rd.
Ilderton, ON N0M 2A0
Phone: 519-666-0190 ext.5257



CONSENT DECISION

APPLICATION B-14-2026

We, the undersigned members of the Committee of Adjustment for the Municipality of Middlesex Centre, do hereby certify that the following is a decision reached by us at a meeting at the Municipality of Middlesex Centre – Municipal Office in Ilderton, Ontario, on September 16th, 2026. The said decision was reached on Consent Application B-14-2026 filed by Brown Beattie O'Donovan LLP (c/o Stephen Fernandes), on behalf of Shmuel Farhi, in order to sever a 1 acre (0.4 hectare) residential lot from an approximately 105 acre (42.8 hectare) prime agricultural parcel, from a lot legally described as Part of Lot 26 Concession 8 North, in the Municipality of Middlesex Centre, County of Middlesex.

DECISION:

DENIED

DATE:

September 16, 2026

Members concurring in the decision:

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Coles

Signature

AND FURTHER THAT the reasons for denying Consent application B-14-2026 include:

- The proposal is not consistent with the Provincial Planning Statement;
- The proposal does not conform to the County of Middlesex Official Plan and the Middlesex Centre Official Plan; and
- The proposal does not comply with the Middlesex Centre Comprehensive Zoning By-law.