



**NOTICE
OF THE PASSING OF ZONING BY-LAW AMENDMENT BY
THE MUNICIPALITY OF MIDDLESEX CENTRE**

TAKE NOTICE that the Council of the Municipality of Middlesex Centre passed By-Law Number 2026-064 on the 16th day of September 2026, under Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended. Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

AND TAKE NOTICE a notice of appeal must be submitted, electronically or by mail, to the Clerk of the Municipality of Middlesex Centre, no later than 4:30 p.m. on the 6th day of October, 2026. The notice of appeal must set out the objection to the By-law, the reasons in support of the objection, and must be accompanied by the fee required by the Ontario Land Tribunal to the “Minister of Finance”. The appeal must be also be submitted on an “Appellant Form” available on the Tribunal’s website (<http://olt.gov.on.ca>).

ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES may appeal a Zoning By-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the By-law, and a description of the lands to which the By-law applies, is attached. The complete By-law is available for inspection in the Clerk’s Office during regular office hours.

DATED at the Municipality of Middlesex Centre this 22nd day of September 2026.

Megan Kamermans

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

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2026-064

The subject property is located on the south-side of Caverhill Crescent, southwest of the major intersection of Komoka Road and Oxbow Drive in Komoka. The land is legally described as Plan 33M715 Lot 16 (geographic Township of Lobo), Municipality of Middlesex Centre and known municipally as 108 Caverhill Crescent.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the lands from 'Urban Residential First Density exception 9 (UR1-9)' to a new site-specific 'Urban Residential Second Density exception 3 with Hold (UR2-3)(h-2)(h-3)' zone. The effect of the rezoning permits medium density development with up to 8 dwelling units with a single driveway and access to Caverhill Crescent. The governing Zoning By-law for the subject property is the Middlesex Centre Comprehensive Zoning By-law 2005-005.

