



**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 2026-065 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 make an informed decision.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to this Zoning By-law Amendment 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 below. 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. The last date of appeal for this amendment will be on the 6th day of September 2026.

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

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 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 2026-065

The subject property is located on the southside of Railway Avenue, east of Komoka Road in Komoka. The property is legally described as Plan 76 Pt Lots 1 to 3, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 102 Railway Avenue.

The Zoning By-law Amendment rezones the property from “Institutional (I)” to “Urban Residential First Density (UR1)” to recognize an existing residential use and permit the expansion of the existing dwelling.

The governing Zoning By-law for the subject property is the Middlesex Centre Comprehensive Zoning By-law 2005-005.

