



## NOTICE OF APPLICATION AND PUBLIC MEETING

pursuant to Section 34 and 53  
of the *Planning Act*, R.S.O. 1990, as amended

### APPLICATIONS FOR CONSENT (B-19-2026) AND ZONING BY-LAW AMENDMENT (ZBA-07-2025)

Owners: Ivan Stimac and Stoneridge Homes Inc.  
Applicant: Ironstone Building Company (c/o Alexander Brown)  
Location: 15 Elmhurst Street and vacant land on Elmhurst Street  
Roll No: 393900001034102 and 393900001034100

#### **Public Meeting**

The Municipality is seeking input on a development application within 120 metres of your property. Applications for a Consent to Sever and Zoning By-law Amendment has been submitted by the applicant and will be heard before Council:

Date: October 21, 2026

Time: 5:30 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. For details around how to view the meeting can be found on the Municipality's website at [middlesexcentre.on.ca/council-meetings](https://middlesexcentre.on.ca/council-meetings)

Planner: Marion-Frances Ramos Cabral, 519-930-1006 or by email [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca)

#### **Purpose and Effect of the Application**

The purpose and effect of Consent Application B-19-2026 is to sever a 1,613.7 m<sup>2</sup> (17,369.7ft<sup>2</sup>) parcel of land from 15 Elmhurst Street and add it to the abutting property to the south (Roll: 393900001034100). The retained parcel containing the existing home and accessory building would maintain an area of 1,628.2 m<sup>2</sup> (17,525.8 ft<sup>2</sup>), and a frontage of 31.06 m (101.9 ft) on Elmhurst Street.

Additionally, the applicant has applied to rezone the retained property from 'Urban Residential First Density exception 40 (UR1-40)' to a new site-specific zone to address a reduced side yard setback. The severed parcel and the abutting lands are also proposed to be rezoned from 'Urban Residential First Density exception 40 (UR1-40)' to a new site-specific zone to permit the

development of 10 single detached dwellings on a 4,855.2 m<sup>2</sup> (1.2 ac) parcel within a condominium.

A summary of the zoning requests is provided in the table below, and a concept plan of the severance and rezoning proposal are attached to this Notice.

Additional information about the proposal can be found on the municipal website at the following link:

[www.Middlesexcentre.ca/15elmhurst](http://www.Middlesexcentre.ca/15elmhurst)

Table 1:

|                                                | <b>Current UR1-40 Zoning</b>                                     | <b>Proposed UR1-‘A’ Zoning for 15 Elmhurst Street</b> | <b>Proposed UR1-‘B’ Zoning for new residential development on vacant land</b> |
|------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Minimum Lot Area (single unit dwelling)</b> | 400 m <sup>2</sup> (4,305.6 ft <sup>2</sup> )                    | -                                                     | 375 m <sup>2</sup> (4,036.5 ft <sup>2</sup> )                                 |
| <b>Minimum Ext. Side Yard Setback</b>          | 5.0 m (16 ft), or 6.0 m (20 ft) where vehicle access is provided | 3.15 m (10.3 ft)                                      | -                                                                             |
| <b>Minimum Rear Yard Setback</b>               | 7.0 m (23.0 ft)                                                  | -                                                     | 6.71 m <i>[for Proposed Lot 10]</i>                                           |
| <b>Maximum Lot Coverage</b>                    | 40% for the main building                                        | -                                                     | 41.9 % for the main building <i>[for Proposed Lots 2 – 6]</i>                 |

In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

### **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](mailto: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](mailto: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](mailto: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](mailto: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.

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

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 29<sup>th</sup> day of September, 2026.

### Location Map



