



## NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

pursuant to Sections 22 and 34  
of the *Planning Act*, R.S.O. 1990, as amended

### APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 76) and ZONING BY-LAW AMENDMENT (ZBA-17-2026)

Owner: Derek and Alanna Fitzpatrick  
Agent: Zelinka Priamo Ltd (c/o Devon Posthumus)  
Location: 10608 & 10610 Longwoods Road (County Road 2)  
Roll No: 393903404003300

#### **Public Meeting**

The Municipality is seeking input on a development application within 120 metres of your property. Applications for an Official Plan Amendment and a Zoning By-law Amendment have been submitted by the Applicants, and will be heard before Council:

Date: Wednesday 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, [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca)

#### **Purpose and Effect of the Applications**

The purpose of the Official Plan Amendment application is to redesignate the land from 'Agricultural' to 'Agricultural' with a new 'Special Policy Area' to permit a *clinic* in addition to the agricultural uses currently permitted on the land.

The purpose of the Zoning By-law Amendment application is to rezone the land from the 'Agriculture (A1)' Zone to a new site-specific 'Agriculture exception (A1-#)' Zone to permit a *Clinic* in addition to all uses within the 'Agriculture (A1)' Zone.

The effect of the applications would permit a *clinic* within an existing one-storey building on the southerly portion of the land, and associated parking and servicing to support the clinic use. The proposed clinic would employ up to 3 employees and would not result in new construction or an expansion of the existing building.

The designation and zone would only apply to the southerly portion of the property. The rest of the property will remain within the agricultural designation and zone, and maintain an existing residence (north of the proposed clinic) and the natural heritage system.

A concept plan is attached to this Notice. Additional information about the proposal can be found on the municipal website at the following link:

<https://www.middlesexcentre.ca/articles/proposed-development-10608-longwoods-rd>

Please take notice that the Municipality of Middlesex Centre has received a request for an amendment to the Official Plan related to the property noted above. The Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 22 (6.1) of the Planning Act.

### **Application Summary**

The details of the requested Official Plan Amendment and Zoning By-law Amendment are attached to this Notice.

### **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. 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 Council 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 Planning Department 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. 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 added to the notification list for this file, to be notified of the upcoming public meeting and/or the decision of Council of Middlesex Centre and of the County of Middlesex regarding the proposed applications, please make a written request to the Clerk of the Municipality of Middlesex Centre by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at [clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca) AND [clerk@middlesex.ca](mailto:clerk@middlesex.ca).

For more information about this application, please contact the 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).

## **Appeal Information**

If a person or public body would otherwise have an ability to appeal the decision of Middlesex Centre and/or the County of Middlesex 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/County before the by-law is passed and decision is made, the person or public body may not be entitled to appeal the decision of Middlesex Centre or the County of Middlesex.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Middlesex Centre and/or the County of Middlesex before the by-law is passed and decision is made, 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, Sections 22(7) and 34(19) of the Planning Act identifies the eligible 'persons' that may appeal a decision to the Ontario Land Tribunal.

## **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, including residents of a multi-unit complex, please make this notice available within a public location visible to all residents.

**DATED** at the Municipality of Middlesex Centre this 29<sup>th</sup> day of September, 2026.



Location Map - Full Extent  
ZBA 17 & OPA 76-2026: Derek and Alanna Fitzpatrick  
Agent: Zelinka Priamo c/o Devon Posthumus  
10608 Longwoods Rd  
CON 2 PT LOTS 5,6 RCP 428 PT LOTS 26 & 28 RP 34R1440 PARTS 1 TO 3



0 137.5 275 Meters



## Legend

-  Lands to be redesignated from 'Agricultural' to 'Agricultural - Special Policy Area # ' and rezoned from 'Agriculture (A1)' Zone to 'Agricultural exception (A1-#)' Zone
-  Zone Boundary
-  Parcels

## Road Classification

 Arterial

**Figure 1: Concept Plan – 10608 Longwoods Road**

