NOTICE OF APPLICATION AND PUBLIC MEETING

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

APPLICATIONS FOR ZONING BY-LAW AMENDMENT (ZBA-22-2026) AND CONSENT (B-23-2026)

Owner: Mary Hayes / Blair Hayes
Location: 15839 Ilderton Road
Roll No: 393903402019800

Public Meeting

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

Date: December 16tht, 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. Details on how to view the meeting can be found on the Municipality's website at middlesexcentre.ca/councilmeetings

Planner: Dan FitzGerald, 519-930-1008 or by email dfitzgerald@middlesex.ca

Purpose and Effect of the Applications

The purpose and effect of Consent Application B-23-2026 is to sever a surplus farm residence on a lot with a frontage of approximately 68.5 metres (225 feet) on Ilderton Road, and an area of approximately 0.47 hectares (1.16 acres). The remnant farm parcel would maintain a frontage of approximately 322.7 metres (1,058.7 feet) on Ilderton Road, and have an area of 29.6 hectares (73.15 acres). The effect of the consent would be to dispose of a residence deemed surplus to a farm operation due to a consolidation.

The purpose and effect of the Zoning By-law Amendment Application ZBA-22-2026 is to rezone the proposed severed lot from 'Agricultural (A1)' to 'Surplus Residence (SR)' to recognize the

existing residential use, and rezone the retained farm parcel from 'Agricultural (A1)' to 'Agricultural – No Residences (A3)' to prevent new dwellings from being constructed on the farmland.

The applicant is proposing to maintain a dwelling and private servicing on the severed lot. The remnant parcel would be maintained as farmland in crop production.

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, 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. 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. 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. 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 519-930-1008 or by email dfitzgerald@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.

Sections 34(19) and 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.

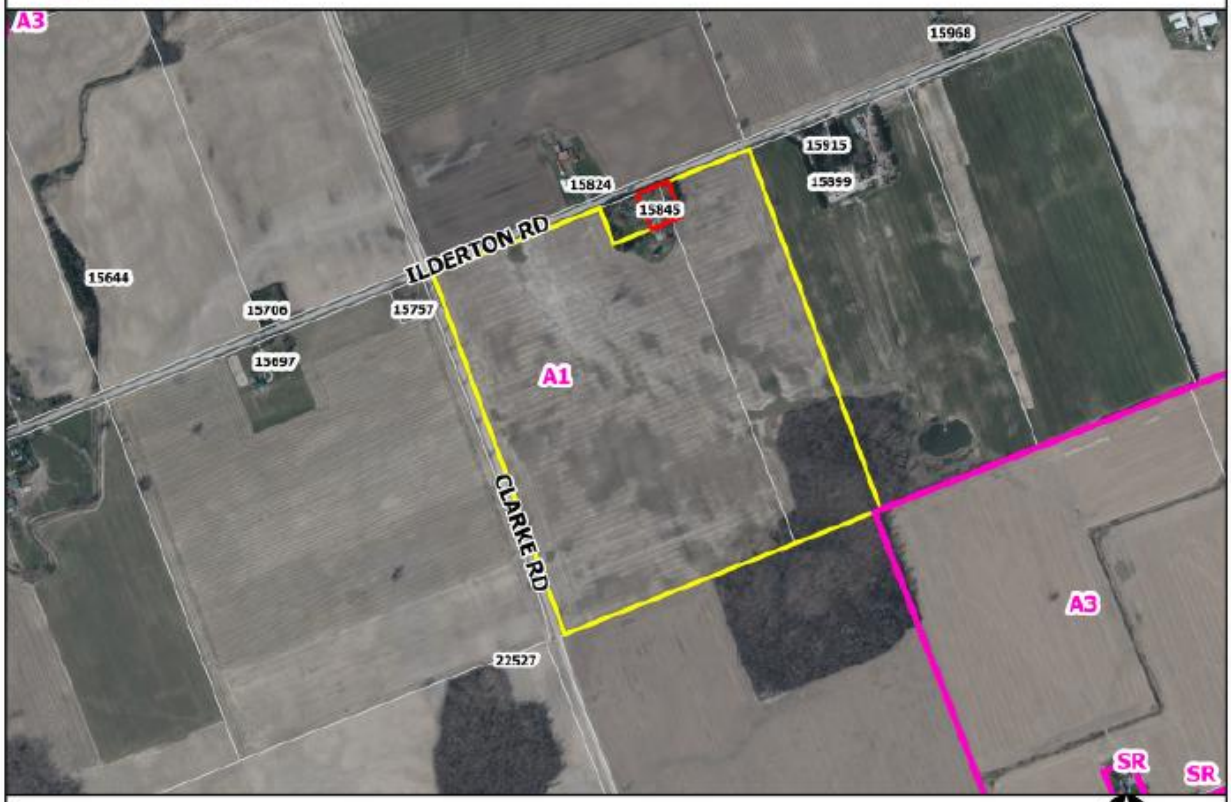
If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

DATED at the Municipality of Middlesex Centre this 26th day of November, 2026.

Location Map

middlesex centre
in the centre of it all

Location Map - Full Extent
B23 & ZBA 22-2026: Estate of Mary Agnes Hayes (c/o Blair Hayes)
15839 Ilderton Road



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Legend

- Lands to be severed and rezoned from 'Agriculture (A1) Zone' to 'Surplus Residence (SR) Zone'
- Lands to be retained and rezoned from 'Agriculture (A1) Zone' to 'Agriculture - No Residences (A3) Zone'
- Zone Boundary