ZBA-18-2026
William Thirlwall and Bradley Thirlwall
11714 Greystead Drive

N O T I C E
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 2026-074 on the 4th day of November, 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 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 24th day of November, 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 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 6th day of November, 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 2026-074

The subject property is located on the north side of Greystead Drive and south side of McEwen Drive, west of New Ontario Road. The land is legally described as Concession 12 Part of Lot 19 E1/2 of E1/2 (geographic Township of Lobo) and known municipally as 11714 Greystead Drive, Municipality of Middlesex Centre.

The zoning by-law amendment adds a temporary use zone (t-1) which permits an existing single detached dwelling to remain on the property for a period of up to 3 years while the construction of a new single detached dwelling is undertaken. The existing dwelling shall be removed or converted into a non-residential building accessory to the agricultural operation upon the completion of the construction of the new single detached dwelling, or at the end of the 3-year period, whichever comes first.

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

