NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

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

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-29-2026)

Owner: Kevin Van Bommel
Agent: Findlater & Associates Inc. (c/o Dan Smith)
Location: 13285 Ilderton Road
Roll No: 393903408025900

Public Meeting

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

Date: December 16, 2026

Time: 5:30 p.m.

Place: Council Chambers - 10227 Ilderton Road. 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**

Planner: Marion-Frances Ramos Cabral, 519-930-1006, mcabral@middlesex.ca

Purpose and Effect of the Application

The purpose and effect of the Zoning By-law Amendment application is to rezone the lands from 'Urban Residential First Density (UR1)' to a new site-specific 'Urban Residential First Density exception (UR1-x)' Zone to permit a *Day Nursery* that would operate from the existing single detached dwelling.

The application would permit a licensed daycare with a maximum capacity of 30 children and 3 staff. The building will only be used for the day nursery and all residential uses will be removed. The applicant proposes to use the existing on-site parking which includes 2 parking spaces in the driveway and 1 space in the garage. Expansion of the building or alteration of the surrounding yards is not proposed by the applicant.

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.

Application Summary

Existing Zone – Permitted Uses Urban Residential First Density (UR1) Zone	**Proposed Zone – Permitted Uses** Urban Residential First Density (UR1-x) Zone
Accessory use Additional residential units Home occupation Semi-detached dwelling Single detached dwelling Townhouse dwelling, street Townhouse dwelling Multiple unit dwelling	All uses within the UR1 Zone Day Nursery

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. Comments will form part of the public record and will be circulated to the 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 THE COUNCIL** remotely by pre-registering with the Planning Department 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. 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 of the Municipality of Middlesex Centre by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at clerk@middlesexcentre.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.

Appeal Information

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.

Other Planning Act Applications:

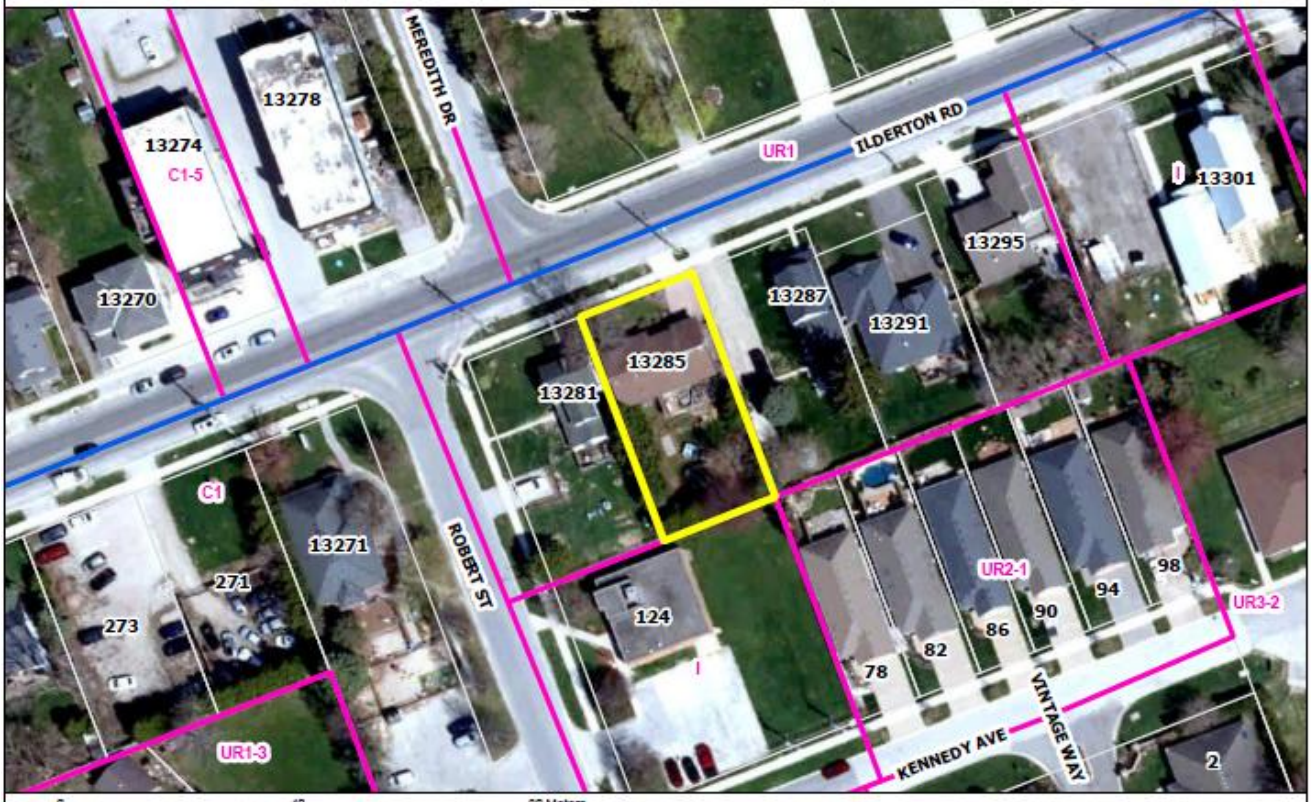
None.

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 24th day of November, 2026.

middlesex centre
in the centre of it all

Location Map
ZBA 19-2026: Findlater & Associates Inc. on behalf of
Kevin Van Bommel
13285 Ilderton Road
Lot 10, Registered Plan 361



Legend

Lands to be rezoned from 'Urban Residential First Density (UR1)' to 'Urban Residential First Density exception (UR1-X)'

Zone Boundary

Parcels

Road Classification

Arterial