



**NOTICE OF REFUSAL OF AN OFFICIAL PLAN AMENDMENT
BY THE COUNCIL OF THE MUNICIPALITY OF MIDDLESEX CENTRE**

TAKE NOTICE that the Council of the Municipality of Middlesex Centre REFUSED an application for an Official Plan Amendment by Brock Development Group on behalf of Arjang Yazdani and Carol Yazdani on the 22nd day of May, 2024 under section 22 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended. Council refused to amend the Middlesex Centre Official Plan for the purposes of amended land use Schedule 'A' and Section 11 – Special Policy Areas by introducing a special policy for the property at 2312 Sunningdale Road W that would permit an additional residential unit in an accessory building (former principal dwelling) that exceeds the maximum floor area and is located in the front yard of the property. Council considered all written and oral submissions received regarding this application, the effect of which helped Council to make an informed decision.

AND TAKE NOTICE THAT a person or public body that requested an amendment to the Official Plan of the Municipality of Middlesex Centre may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment 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 above. 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.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the requested official plan amendment was refused, the person or public body made oral submissions at the public meeting, if any, or written submissions to the council, or in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at the Municipality of Middlesex Centre this 23rd day of May, 2024.

James Hutson, Clerk
Municipality of Middlesex Centre
10227 Ilderton Rd., Ilderton, ON N0M 2A0
Phone: 519-666-0190 ext.5225