



## **NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING**

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

### **APPLICATIONS FOR CONSENT (B-01-2025) AND ZONING BY-LAW AMENDMENT (ZBA-01-2025)**

**Owner:** Maria Buren  
**Agent:** Perry Buren  
**Location:** 92 Harris Road, Delaware  
**Roll No:** 393901902101302

#### **Public Meeting**

The Municipality is seeking input on a development application within 60 metres of your property. An application for a consent and zoning by-law amendment has been submitted by the applicant and will be heard before Middlesex Centre Council:

**Date:** February 26, 2025

**Time:** 5:30 p.m.

**Place:** This will be a hybrid in-person/virtual meeting broadcasted on the Municipality's YouTube Channel. Details around how to view the meeting can be found below, and on the Municipality's website at [middlesexcentre.on.ca/council-meetings](https://middlesexcentre.on.ca/council-meetings)

**Planner:** Marion Ramos Cabral, 519-930-1006 or by email [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca)

#### **Purpose and Effect of the Application**

The Municipality is seeking input on development applications within 120 metres of your property. The purpose and effect of the consent application is to sever 1 parcel of land from 92 Harris Road in order to facilitate the construction of a future residential development on the severed parcel.

The severed parcel is proposed to have 12 m of frontage on Harris Road and 0.63 ha in area. The retained parcel has an existing dwelling and will have 42 m of frontage on Harris Road and an area of 0.25 ha.

The purpose and effect of the rezoning application is to rezone the retained lot, with an existing dwelling, from the 'Existing Use (EU)' Zone to the 'Community Residential First Density (CR1)' Zone to reflect the existing residential use, and rezone the severed lot from the 'Existing Use (EU)' Zone to a new site-specific 'Community Residential First Density exception (CR1-x)' Zone to permit new residential development and recognize the reduced lot frontage of 12 m.

### **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, 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 Clerk 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 Ilderton Community Centre (13168 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 applications, 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](mailto:clerk@middlesexcentre.ca). For more information about this application, including information about appeal rights, please contact the County Planner, Marion Ramos Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca).

### **Information on Appeals**

Section 53(19) of the *Planning Act* defines the parties that are eligible to appeal the decision of the Consent application 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.

If a person or public body does not make oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre before the Zoning By-law Amendment

application is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre to the Ontario Land Tribunal.

If a person or public body does not make an oral submission(s) at a public meeting, or make written submissions to the Municipality of Middlesex Centre before the Zoning By-law Amendment application is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**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 4<sup>th</sup> day of February, 2025.

A handwritten signature in black ink, appearing to read "James Hutson". The signature is fluid and cursive, with the first name "James" and the last name "Hutson" clearly distinguishable.

James Hutson  
Municipal Clerk  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON, N0M 2A0

## Location Map

