

File No.: 39-NM-OPA17
Municipality: North Middlesex
Subject Lands: Municipality of North Middlesex
Applicant: Municipality of North Middlesex

Date of Decision: February 4, 2026
Date of Notice: February 9, 2026
Last Date of Appeal: March 2, 2026

NOTICE OF DECISION
With respect to an Official Plan Amendment
Section 17(35) and 21 of the Planning Act

Purpose and Effect of the Official Plan Amendment

The purpose of this Official Plan Amendment is to implement key initiatives under the Housing Accelerator Fund including to provide direction on the provision of diverse housing types, including additional residential units (ARUs), and to guide the form and character of new residential development.

Decision

On February 4, 2026, the County of Middlesex approved Amendment No. 17 to the Official Plan for the Municipality of North Middlesex. It is noted that all written submissions were considered; the effect of which helped to make an informed recommendation and decision.

When and How to File an Appeal

Notice to appeal the decision to the Ontario Land Tribunal must be filed with the County of Middlesex no later than 4:30 p.m. 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent via the Ontario Land Tribunal's (OLT) online e-file service, at the address shown below and it must,

1. Must be filed with the approval authority.
2. Must set out the reasons for the appeal; and,
3. Must be accompanied by the fees required by the Tribunal and the County.

How to file an appeal:

1. Appeals must be submitted to the County of Middlesex via the Ontario Land Tribunal's (OLT) online e-file service. Go to <https://olt.gov.on.ca/e-file-service/>.
2. Sign in to your My Ontario Account on the e-file service (first-time users will need to register for a My Ontario Account).
3. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "Middlesex (County)".
4. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at <https://olt.gov.on.ca/fee-chart/>.
5. Pay the fee required by the County of Middlesex, as outlined in the County's Tariff of Fees By-law. Please note that payment must be made by cheque made payable to the "County of Middlesex".
6. If the OLT online e-file portal is unavailable, submit all required materials directly to the Director Planning & development by mail or email at planning@middlesex.ca. Additional administrative fees may apply.

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7. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the County Clerk at the address listed below. Please note that an additional administrative fee may apply.

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting 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.

Notwithstanding the above, subsection 17(36) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Other Related Applications: None

Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Middlesex at the address noted below. The Middlesex County Administration Building is open to the public by appointment. Alternative forms of accessing additional information about the application are also available. Please contact the Director of Planning and Development dvanderwerff@middlesex.ca or 519-434-7321 extension 2262 to make arrangements.

Mailing Address for Filing a Notice of Appeal

County of Middlesex - Planning Department | 399 Ridout Street North | London ON N6A 2P1

T: 519.434.7321 F: 519.434.0638 Email: dvanderwerff@middlesex.ca