

From: [Roger Dyer](#)
To: [Clerk](#)
Subject: ZONING BYLAW AMENDMENT (ZBA-2-2026)
Date: Friday, February 13, 2026 5:20:30 PM

CAUTION: This email originated from outside of the Middlesex Centre email system. DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Please accept this email as my objection to the proposed Zoning By-law Amendment (ZBA-2-2026) for the property at 10651 Gold Creek Drive.

As a concerned adjacent Property owner In Middlesex Centre ,I am requesting that Council do not approve this application based on the following planning and policy criteria:

1. It does not meet the requirements of the Provincial Planning Statement nor the Intent of the Middlesex Centre Official Plan which directs industrial growth toward the established Settlement Areas (Komoka and Ilderton) where Municipal Services Exist for this type of operation.
- 2.Loss of Prime Agricultural land: The subject Site is currently zoned Agricultural A3. To allow this development would permanently remove it from the prime farmland of the Municipality.
- 3.Incompatibility: The size of this operation seems like a Major industrial Operation which doesn't fit the quiet rural character of Lobo Village.
- 4.Drainage : There are two branches of the McKellar Drain system which services this Site and all the Adjacent farmland to the East over to Melrose Drive .The existing drain across 10651 Gold Creek is in poor condition(very old and undersized). To allow this development over the existing Drains would have a detrimental effect to all the land in this Drainage Area.
- 5.Precedent for Unserviced Industrial Sprawl: Approving this rezoning sets a dangerous precedent for allowing industrial land use throughout the Rural area of the municipality ,undermining the municipality's efforts to keep development within Serviced Areas.

I request to be notified of further meetings or the Notice of Decision for this application.

I also wish to reserve my right to appeal to the Ontario Land Tribunal should it become necessary.

Sincerely,

Roger Dyer, [REDACTED] Gold Creek Drive, Middlesex Centre ON.

Email: [REDACTED] Phone [REDACTED]

Sent from my iPad

From: [Don Rows](#)
To: [Clerk](#)
Cc: [Middlesex Centre Planning](#)
Subject: ZBA-2-2026
Date: Wednesday, February 18, 2026 9:15:34 AM

CAUTION: This email originated from outside of the Middlesex Centre email system. DO NOT click links or open attachments unless you are 100% sure that the email is safe.

To: Mayor and Council, Municipality of Middlesex Centre
Attention: James Hotson, Municipal Clerk and Marion-Frances Cabral Ramos, Planner

Re: Objection to proposed zoning bylaw amendment ZBA-2-2026
Property: 10651 Gold Creek Drive (Dairy Lane Systems Ltd.)

Date: February 16 2026

Please accept this letter as my formal objection to the proposed Zoning Bylaw Amendment (ZBA-2-2026) for the property at 10651 Gold Creek Drive.
as a concerned stakeholder in Middlesex Centre, I am requesting that Council deny this application based on the following planning and policy grounds:

1. Inconsistency with Provincial and Municipal Policies:

Both the Provincial Policy Statement and the Middlesex Centre Official Plan direct industrial growth toward established Settlement Areas (such as Komoka or Ilderton) where municipal services already exist. Permitting a 125,000 sq. ft. industrial facility on prime agricultural land in a rural area contradicts these core growth-management principles.

2. Loss of Prime Agricultural Land:

The subject lands are currently designated Agricultural (A3). This proposal would permanently remove a significant parcel of prime agricultural soil from the municipality's farming inventory to accommodate a heavy manufacturing use that does not require a rural location.

3. Incompatibility of Scale:

A 125,000 sq. ft. fabrication facility with 50 parking spaces is a major industrial operation. Such a large scale "Employment Area" use is not compatible with the quiet, rural character of the Lobo area and should be located in a dedicated industrial business park.

4. Traffic and Infrastructure Concerns:

Gold Creek Drive is a rural gravel road not designed for the heavy industrial transport and daily employee traffic associated with an operation of this magnitude. This raises significant safety and road modification and maintenance concerns for municipality. An extensive water management study and

detailed plan would be imperative. Current utility services such as gas and electrical power would have to be upgraded.

5. Precedent for Unserviced Industrial Sprawl:

Approving this rezoning sets a dangerous precedent for "spot-zoning" industrial uses throughout the rural countryside, undermining the municipality's own efforts to centralize development within serviced urban boundaries.

In addition: Compliance with Official Plan Policies:

-Violation of Section 2.0: The scale of this industrial fabrication facility undermines the mandate to protect the agricultural land base for primary production.

-Failure to meet Section 2.4: The applicant has not sufficiently demonstrated that this facility is "essential" to be located on prime agricultural land versus an established, serviced settlement area.

-Excessive Land Use (Section 2.4b): A 125,000 sq. ft. facility on this acreage exceeds the "minimum size necessary" for a rural agricultural service, transitioning instead into a major regional industrial hub.

I request to be notified of any further meetings, staff reports, or the final Notice of Decision regarding this application. I also wish to reserve my right to appeal this matter to the Ontario Land Tribunal (OLT) should Council move to approve the amendment.

Sincerely,
Donald Rows
[REDACTED] Gold Creek Drive
Komoka, On.
N0L1R0

Phone [REDACTED]
email [REDACTED]

From: [Roy Phillips](#)
To: planning@middlesexcentre.ca; [Marion Cabral](#); [Clerk](#)
Subject: Objection to Proposed Zoning By-law Amendment ZBA-2-2026
Date: Wednesday, February 18, 2026 5:33:48 PM

CAUTION: This email originated from outside of the Middlesex Centre email system. DO NOT click links or open attachments unless you are 100% sure that the email is safe.

To the Planning Department and Members of Council:

We are writing to formally register our objection to:
Proposed zoning by-law amendment (ZBA-2-2026)
Roll No: 393900001004800
Location: 10651 Gold Creek Drive

There are several reasons this property should not be re-zoned. It conflicts with Middlesex Centre Bylaw 2022-037 (2.5.1) regarding the 2% rule and the requirement that on-farm diversified uses remain secondary to the main agricultural operation. It also violates outdoor storage standards under Bylaw 2005-005 (4.14.2).

Gold Creek Drive cannot support this level of traffic. It is an unpaved A3 road, not designed for heavy M3 industrial haulage, and lacks shoulders, creating unsafe conditions for farm machinery. PPS 2024 and the Middlesex County Official Plan require that rural industrial uses not hinder agricultural operations; this proposal would significantly impair our ability—and our neighbours' ability—to farm.

The intersection at Gold Creek and Egremont Drive is already dangerous. Increased traffic and additional left-turn movements would worsen existing problems, including vehicles passing on the shoulder or into oncoming traffic. The skewed intersection angle and the introduction of frequent tractor-trailer traffic would further heighten safety risks.

Stormwater is another concern. After heavy rainfall, water already flows overland across 10806 Gold Creek Drive. Additional runoff from rooftops and paved areas would overwhelm existing tile drainage, harm our vegetable crops, and increase the risk of watershed contamination.

The proposed 19-acre conversion, along with references to a potential power-generation facility, raises further questions. The building footprint requires only ~3 acres and parking ~0.1 acre, leaving roughly 16 acres unaccounted for. What is planned for this remaining land—outdoor storage or future industrial expansion? PPS 2024 also requires proof that no suitable alternative sites exist within the municipality; none has been provided.

For these reasons, we request that the Planning Department deny the application, as it

represents an inappropriate shift away from agricultural land and conflicts with municipal plans and bylaws. Please notify us of all future meetings or decisions regarding this file so we may preserve our right to appeal to the Ontario Land Tribunal.

Sincerely,

Roy & Pauline Phillips
[REDACTED] Gold Creek Drive

[REDACTED]