

1579158 Ontario Inc.
2701 Hyde Park Rd
London, ON N6H 5K4
February 20th, 2026

To:
Mayor and Council
Municipality of Middlesex Centre

Re: **Opposition to Proposed Rezoning – 10651 Gold Creek Drive**

Dear Members of Council,

I am writing in on behalf of 1579158 Ontario Inc., which owns property in the vicinity of 10651 Gold Creek Drive. We have reviewed the materials submitted in support of the proposed industrial manufacturing facility and related on-site power generation plant and wish to clearly state our opposition.

From a land use planning perspective, this proposal represents a fundamental shift in how agricultural lands in this part of the municipality are treated. It is not a modest rural enterprise — it is a large industrial installation being introduced into an established farming landscape.

Prime Agricultural Land – Permanent Conversion

The lands proposed for development are not marginal or idle acreage. They are actively farmed and have been improved through systematic tile drainage. Subsurface tiling is a significant agricultural investment that enhances productivity, soil health, and resilience. In practical terms, tiled farmland is among the most productive and valuable in the region.

Converting nearly 20 acres of such land to industrial use is irreversible. Once covered by buildings, asphalt, fueling infrastructure, and servicing works, it cannot realistically be restored to agriculture.

The agricultural designations in the Middlesex County Official Plan and the Middlesex Centre Official Plan exist to prevent precisely this type of incremental erosion of the farm land base. Industrial-scale fabrication and private energy generation do not require a location in prime agricultural territory. **Given that the current zoning provides that no Residence can be constructed, allowing a Industrial Factory of any size seems preposterous.**

Effect on Equestrian and Livestock Operations

This area is not solely crop-based. There are equestrian properties, boarding operations, and livestock facilities operating in proximity to the subject lands.

These enterprises rely on a stable and predictable rural environment.

Horses in particular are sensitive to sustained industrial noise, heavy trucking, and abrupt sound fluctuations. Continuous equipment operation or engine cycling from a power generation facility can create stress responses, increase safety risks for riders and handlers, and negatively affect breeding or boarding operations.

In addition:

- Increased truck traffic on gravel roads will generate dust that settles on pasture and hay crops.
- Elevated traffic volumes introduce safety concerns for horse trailers and farm vehicles.
- Lighting associated with a large industrial site may disrupt normal livestock routines.

These are real, practical impacts on legitimate agricultural businesses.

Groundwater Dependence and Servicing Risks

All surrounding properties rely on private wells. There is no municipal water system to provide redundancy.

The development proposes:

- A significant industrial water supply well
- A large on-site septic system
- Fuel storage and power generation equipment
- Expanded hard surfaces and stormwater infrastructure

Any malfunction — whether septic system failure, fuel leakage, or stormwater containment breakdown — has the potential to affect groundwater quality. Livestock operations are particularly vulnerable to water contamination, which can have immediate animal health consequences.

Moreover, the cumulative draw from a high-capacity industrial well raises legitimate questions about long-term aquifer sustainability and interference with neighbouring domestic wells.

In a fully serviced industrial park, these risks are managed differently. In a well-dependent rural area, the margin for error is far smaller.

Road Network and Safety Concerns

Gold Creek Drive is a gravel rural roadway designed primarily for agricultural and local residential use.

It was not engineered for ongoing industrial trucking activity. Increased heavy vehicle volumes will:

- Accelerate road wear
- Increase airborne dust
- Complicate movement of farm machinery

- Create additional risk for horse trailers and livestock transport

The suitability of the existing road network for this level of traffic is questionable.

Scale and Context

The proposed facility — exceeding 100,000 square feet and incorporating on-site energy generation — is industrial in both form and function.

It does not resemble a typical rural workshop or farm-related processing facility. It is a large manufacturing plant that would be more appropriately located within lands designated and serviced for industrial activity.

Introducing this scale of development into an agricultural setting changes the character of the area in a lasting way.

Broader Planning Implications

Planning policy is built on predictability. Landowners rely on agricultural designations to provide long-term stability.

If large industrial facilities can be introduced into prime agricultural areas through site-specific rezoning, the certainty intended by the Official Plan framework is weakened.

The gradual conversion of high-quality farmland — particularly tilled acreage — for non-agricultural purposes undermines the long-term agricultural viability of the municipality.

Closing

For these reasons, 1579158 Ontario Inc. respectfully urges Council to decline the requested rezoning.

The proposal entails:

- Permanent removal of productive tilled farmland
- Adverse implications for nearby horse and livestock operations
- Groundwater and servicing risks in a well-reliant area
- Industrial intensification incompatible with the surrounding land use pattern

We ask to be kept informed of all reports, deliberations, and decisions related to this matter and reserve our right to participate in any further proceedings.

Respectfully submitted,

1579158 Ontario Inc.

1000206576 Ontario Inc.

72 Ann St

London, Ontario N6A 1P9

February 20th, 2026

To:

Clerk and Members of Council

Municipality of Middlesex Centre

Re: Formal Objection – Zoning By-law Amendment – 10651 Gold Creek Drive (Dairy Lane Systems)

Dear Mayor and Members of Council,

I am the owner of lands in close proximity to 10651 Gold Creek Drive and submit this formal objection to the proposed Zoning By-law Amendment to permit a large-scale industrial manufacturing facility and associated on-site power generation facility.

After reviewing the application materials and applicable policy framework, it is my position that the proposal is inconsistent with provincial policy direction, does not conform to the Middlesex County Official Plan or the Middlesex Centre Official Plan, and represents inappropriate industrial encroachment into protected agricultural lands.

1. Loss of Prime Agricultural Land

The subject lands are designated Agricultural and consist of prime agricultural soils. Importantly, the farmland in question is **systematically tiled (subsurface drained)** — a significant capital investment that enhances productivity, improves soil structure, and maximizes long-term agricultural viability. Tiled land represents some of the most valuable and productive farmland in Ontario.

Removing nearly 8 hectares (approximately 20 acres) of tiled prime agricultural land for a heavy industrial use directly contradicts long-standing provincial and County policies aimed at protecting agricultural resources for the long term.

The proposal is not agricultural production, nor is it secondary to on-site farming. It is a primary industrial fabrication plant. Provincial policy only permits non-agricultural uses in prime agricultural areas where there is demonstrated need and no reasonable alternative location outside of agricultural areas. No such analysis has been convincingly demonstrated.

Approval would undermine the integrity of agricultural land protection policies and create precedent for further fragmentation of prime farmland.

2. Incompatibility with Rural Character and Official Plan Intent

Both the County and Municipal Official Plans emphasize:

- Preserving rural character
- Ensuring compatibility with surrounding uses
- Directing industrial development to appropriate industrial designations

A 125,000+ square foot industrial building, outdoor storage areas, heavy truck movements, and a private power generation facility represent an urban-industrial scale development that is fundamentally incompatible with the existing agricultural and rural residential landscape.

The proposal introduces an intensity of land use that exceeds what is contemplated in a rural agricultural designation.

3. Inadequate Road Infrastructure and Traffic Impacts

Gold Creek Drive is a gravel rural road intended to accommodate:

- Agricultural equipment
- Local residential access
- Limited rural traffic volumes

It was not designed for sustained heavy truck traffic associated with industrial supply chains.

Increased heavy vehicle traffic will:

- Accelerate road degradation
- Increase dust and airborne particulates
- Create safety concerns for residents and farm equipment
- Impose long-term infrastructure costs

The cumulative transportation impacts on the rural road network have not been adequately addressed.

4. Groundwater Protection – All Surrounding Properties Rely on Private Wells

All neighbouring properties rely exclusively on private groundwater wells for potable water.

This raises serious concern regarding both groundwater quantity and quality.

The proposal includes:

- A high-capacity industrial well
- A large on-site septic system
- Extensive stormwater management infrastructure
- Industrial fabrication activities

- A fuel-powered power generation facility

a) Groundwater Quantity

Industrial-scale water extraction has the potential to impact surrounding domestic wells through aquifer drawdown. There has been no clear demonstration of a comprehensive hydrogeological study confirming no adverse well interference.

In rural areas, groundwater is the sole source of drinking water. Any risk to supply is unacceptable.

b) Groundwater Quality

The development introduces multiple potential contamination pathways, including:

- Fuel storage and handling
- Industrial materials and lubricants
- Heavy truck traffic
- Large-scale septic effluent
- Stormwater runoff from industrial surfaces

Failure of septic systems, fuel containment, or stormwater controls could result in groundwater contamination. Remediation of rural aquifers is complex and often impossible.

Given that all surrounding residents rely on wells, a precautionary approach is required.

5. Stormwater and Drainage Impacts

Conversion of agricultural land to industrial use significantly alters runoff characteristics.

The removal of permeable tiled farmland and introduction of impervious surfaces will:

- Increase peak runoff
- Alter downstream drainage patterns
- Increase sediment and contaminant transport
- Potentially impact neighbouring lands and municipal drains

Stormwater ponds require long-term maintenance and introduce risk in the event of failure.

This represents a substantial and permanent change to the rural drainage regime.

6. Noise, Emissions, and Power Generation Impacts

The proposal includes an on-site power generation facility.

Combined with industrial operations and heavy truck traffic, this will introduce:

- Continuous mechanical noise
- Potential low-frequency vibration
- Air emissions (NOx, particulate matter, combustion by-products)
- Increased light pollution

Rural areas are valued for low ambient noise and clean air. Even if regulatory thresholds are technically met, the cumulative impact will fundamentally alter the character of the area.

Industrial power generation infrastructure is more appropriately located within designated industrial areas designed to accommodate such intensity.

7. Cumulative Impacts and Precedent

When considered collectively — loss of tilled prime farmland, industrial scale, groundwater risk, traffic, noise, emissions, and servicing intensity — this proposal represents industrialization of a rural agricultural landscape.

Approving this application risks:

- Weakening agricultural land protection policies
- Encouraging additional industrial proposals in agricultural areas
- Undermining public confidence in the Official Plan framework

Planning decisions must be consistent and defensible.

Conclusion

This proposal removes highly productive tilled prime farmland from agricultural use and introduces heavy industrial activity, private power generation, groundwater risk, and substantial traffic impacts into a rural area served entirely by private wells and gravel roads.

It is inconsistent with agricultural protection objectives and incompatible with the established rural character of the area.

For these reasons, I respectfully request that Council refuse the proposed Zoning By-law Amendment.

At minimum, approval should not be considered without comprehensive independent review of hydrogeological, traffic, noise, and environmental impacts.

I request written notice of all future meetings, reports, and decisions regarding this matter and reserve my right to participate in any appeal proceedings before the Ontario Land Tribunal.

Respectfully submitted,

1000206576 Ontario Inc.

From: [Dan Balch](#)
To: [Clerk; planning@middlesex.centre.ca](mailto:planning@middlesex.centre.ca)
Subject: Rezoning of 10651 Gold Creek Drive
Date: Friday, February 20, 2026 9:48:04 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 Hutson Municipal Clerk

Feb. 20, 2026

RE: Objection to proposed Zoning By-Law Amendment ZBA-2-2026 Property: 10651 Gold Creek Drive

Please accept this letter as my formal objection to the proposed Zoning By-Law amendment for the property at 10651 Gold Creek Drive.

As a concerned stakeholder in Middlesex Centre, I am requesting that Council deny this rezoning application.

I have lived here for over 40 years and though the Nairn can get quite noisy in the summer months we always had our backyard which was mostly sheltered by our home to give us some piece an quiet country living. Now we are being threatened with an industrial building do disrupt that. We can hear Dairy Lane in front of our home making noise all year round but as I stated, we always had the backyard to filter out most of that noise.

I request that the Planning Department recommend denial of this application as it represents and over intensification of industrial use of agricultural land. I request to be notified of any further meeting, 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 should the Council move to approve this amendment.

Dan Balch

23201 Nairn Rd.
Komoka, ON N0L1R0
Cell 519-854-7025
dan@danbalch.ca
danbalch.ca



From: [eileen sutherland](#)
To: [Clerk](#)
Subject: Fw: ZONING BY LAW AMENDMENT (ZBA-2-2026)
Date: Saturday, February 21, 2026 11:47:41 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.

From: eileen sutherland [REDACTED]
Sent: February 21, 2026 12:44 PM
To: planning@middlesex.centre.ca <planning@middlesex.centre.ca>
Subject: ZONING BY LAW AMENDMENT (ZBA-2-2026)

Dear Planning Department,

I am writing to formally express my objection to the proposed amendment ZBA-2-2026 for a couple of reasons. As a resident at [REDACTED] Gold Creek Drive, I believe it is important to share my concerns regarding this matter. We should not be taking away any more agriculture lands. We lost valuable farming land on Gideon for residential that has caused Middlesex Centre to spend millions of dollars to upgrade roadways, as I am sure this amendment will as well. Middlesex Centre does a poor job of maintaining and plowing Gold Creek Drive now. What will the extra traffic do to the condition of the road. I am also sure this will bring down the value of the homes on Gold Creek.

Thank you for your time and attention to this issue. I look forward to your response.

Sincerely,
Eileen Sutherland

From: [Mark Mccallum](#)
To: [Clerk](#)
Subject: Objection bylaw ZBA-2-2026
Date: Friday, February 20, 2026 11:00:23 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 Counsel Middlesex Centre Attention James Hutson

- o RE: Objection to Proposed Zoning By-law Amendment ZBA-2-2026 Property: 10651 Gold Creek Drive (Dairy Lane Systems Ltd.)
- o Please accept this letter as my formal objection to the proposed Zoning By-law Amendment (ZBA-2-2026) for the property at 10651 Gold Creek Drive.
- o As a concerned stakeholder in Middlesex Centre, I am requesting that Council deny this rezoning application.
[list your objections here]
I request that the Planning Department recommend denial of this application as it represents an over intensification of industrial use on agricultural land. 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 this amendment.
- o As a concerned stakeholder in Middlesex Centre, I am requesting that Council deny this rezoning
- o Ground surface water, the McKeller drain is already over burden during heavy rain or fast snow melt causing property flooding. It's running beyond its maximum capacity now.
- o Traffic flow on our section of Gold Creek has increased dramatically over last few years this building site would amplify the problem.
- o Traffic planning at GoldCreek and Egermount was never intended for increased volume, as well as Narain Rd and Gold Creek. Both intersections are unable to handle high volumes of traffic, currently large numbers of commercial vehicles use Gold Creek to access Medway Rd.

I request that the Planning Department recommend denial of this application as it represents an over intensification of industrial use on agricultural land. 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 amendments.

Please confirm reception of this email, also instructions as to how to view Feb25/26 council meeting.

Thank you

Mark McCallum
[REDACTED] Gold Creek Dr
Sent from my iPhone

From: [hokansson Shirley](#)
To: [Clerk](#); [Councillor Hugh Aerts](#); [Arnie Marsman](#); orsinio@thamesriver.ca
Date: Sunday, February 22, 2026 4:34:57 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: Arnie Marsman Municipal Risk Management Official (RMO) and Olivia Orsini Regional Risk Management Office RMO and James Hutson, Municipal Clerk and Hugh Aerts, Ward 3 Councillor

Subject: Formal Objection to Rezoning – Potential Significant Drinking Water Threats (SDWT)

Proposed Zoning By-law Amendment **ZBA-2-2026** for the property at **10651 Gold Creek Drive** in Lobo (Middlesex Centre)

Date February 20 2026

The application, filed by **Dairy Lane Systems Ltd.**, seeks to rezone (19.5 acres) of agricultural-No Residences(A3) land to a site-specific **Farm Industrial (M3-x)** zone to accommodate a **125,000 sq. ft.** agricultural equipment fabrication facility. This is a significant shift from agricultural use to a large-scale industrial facility.

Based on the **Thames-Sydenham and Region Source Protection Plan**, this site sits within a geographically sensitive area that serves as a primary source of drinking water for our community.

"Threat to Source Water and Aquifer Health: 10651 Gold Creek Drive is located within a **Highly Vulnerable Aquifer (HVA)** and a **Significant Groundwater Recharge Area (SGRA)** as identified in the Thames-Sydenham Source Protection Plan. A 125,000 sq. ft. industrial fabrication facility poses a significant risk of groundwater contamination from industrial fluids and assembly chemicals. Furthermore, the massive increase in impervious surfaces (roof and parking) will impede the natural recharge of the local aquifer upon which all neighbouring rural residents depend for their private drinking wells

Environmental vulnerability data for **10651 Gold Creek Drive:**

1. Highly Vulnerable Aquifer (HVA)

Based on the **Thames-Sydenham Source Protection Region** mapping, this specific area of Middlesex Centre is categorized as a **Highly Vulnerable Aquifer**.

- **What this means:** The soil layers above the groundwater are thin or permeable, meaning any industrial spill (oils, solvents, or chemicals used in metal fabrication) can reach the drinking water supply much faster than in other areas.

From: [hokansson Shirley](#)
To: [Clerk](#)
Cc: [Councillor Hugh Aerts](#)
Date: Sunday, February 22, 2026 4:27:35 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: Mayor and Council, Municipality of Middlesex Centre **Attention:** James Hutson, Municipal Clerk **Date:** February 20 2026]

RE: Objection to Proposed Zoning By-law Amendment ZBA-2-2026 Property: 10651 Gold Creek Drive (Dairy Lane Systems Ltd.)

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

Section 5.3.1 Official Plan

Schedule A-7 & A-8 Defines the "settlement boundaries" for Ilderton and Komoka

Middlesex Centre has already designated specific areas for industrial growth. According to the Official Plan (Schedule A) and the 2024 servicing Master Plan, the municipality has sufficient land within its serviced boundaries to accommodate growth.

The Ilderton Settlement boundary (Schedule A-7)

Location: approximately 7km east of the Gold Creek site. Why is 10651 Gold creek being rezoned when the municipality has already designated a **rural industrial** node south of Ilderton specifically for these types of 'dry' uses?'

The Hyde Park & 10 Mile Site (Ilderton SE)

The most direct alternative for Dairy Lane Systems (DLS) is the **20-88 acre Doman Land assembly** at the southeast corner of Ilderton. Why doesn't Dairy Lane Systems use this block, which is already inside the settlement boundary.

- **Proof of Availability:** This land is currently sitting vacant and is held by **Doman**

Developments Inc. It is within the Ilderton "Urban Settlement Boundary."

- **Zoning Advantage:** It is already designated for industrial/commercial use. Unlike the Gold Creek site, it does not require taking prime farmland out of production.
- **Status:** While it is "Holding," the municipality's 2026 budget and Strategic Plan updates show that servicing is being extended precisely to facilitate this kind of "employment use."
- **The "Purple" Status:** On Map A-7, this entire corner is shaded purple (**Settlement Employment**).

The Komoka-Kilworth settlement boundary (Schedule A-8)

Location: Approximately 8km south of the Gold creek site.

: this is the primary "employment Area" for the municipality. It has municipal water and waste water services.

Kilworth-Komoka Industrial Lands

There is a specific "Employment Area" designated in the **Middlesex Centre Official Plan** for the Kilworth-Komoka corridor:

- **Glendon Drive Corridor:** There is vacant land designated as "Industrial" near the **Jefferies Rd/Glendon Dr** intersection.
- The 2022 Growth Management Strategy for Middlesex Centre confirmed there are **13+ hectares (approx. 32 acres)** of vacant designated commercial/industrial land within the Komoka-Kilworth-Ilderton settlement areas.
- Large scale manufacturing (125,000 sq. ft.) is a high-intensity use that provincial policy directs toward fully serviced areas like Komoka to prevent groundwater contamination and sprawl.

Dairy land systems has not proven that their 125,000 sq ft factory cannot fit within the existing Ilderton or Komoka industrial lands.

- 2. Loss of Prime Agricultural Land:** The subject lands are currently designated Agricultural. 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 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 maintenance concerns for the municipality. **Hyde Park Road** and **10 Mile** have recently undergone reconstruction specifically to handle higher industrial/commercial volumes.
- 5. Precedent for Unserved 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.

Compliance with official plan policies

Middlesex Centre Official Plan

1. Section 2.0: The Prime Directive for Agriculture

This section explicitly defines the agricultural land base as one of the municipality's "most significant economic and community assets."

- rezoning 19.5 acres for a 125,000 sq. ft. building violates the intent of Section 2.0, which states that these areas are to be used **predominantly** for agriculture and that the land base must be protected for the long term.
- The scale of this industrial fabrication facility undermines the mandate to protect the agricultural land base for primary production.

2. Section 2.4: Criteria for Agriculture-Related Uses

- Under Section 2.4 (b), any new lot creation for an agriculture-related use must be limited to the "**minimum size necessary**" to accommodate the use.

Is 19.5 acres truly the "minimum" or if it is an excessive industrial grab.

- **The "Settlement First" Rule:** Section 2.4 generally encourages these uses to locate **within settlement areas** (like the Komoka or Ilderton industrial zones) unless they are "essential to the functioning of agriculture."
- A massive fabrication plant is a manufacturing hub that belongs in a serviced industrial park, not on a farm road.
- The applicant has not sufficiently demonstrated that this facility is "essential" to be located on prime agricultural land versus an established serviced settlement area.

3. Section 2.4b Excessive Land Use

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.

4. Section 2.6: Non-Agricultural Related Uses

- explicitly restricts non-farm development on prime agricultural land. If the fabrication of dairy equipment for a North American market is deemed "industrial" it technically violates Section 2.6.

Growth Strategy 2022 Technical Report

Identifies a 59 hectare (146acre) need for industrial land within or adjacent to settlement areas, not scattered in the rural countryside.

Provincial Planning Statement (2024)

Section 2.1

the site at 10651 Gold creek Drive is classified as Prime Agricultural Land.

Prime agricultural areas shall be protected for long-term use for agriculture.

Non agricultural uses are only permitted if there are no alternative locations in settlement

areas.

The proposal fails to meet several key "good land use planning" tests required by the

Provincial Planning Statement (PPS) 2024 and the Middlesex Centre Official Plan

Failure to meet "Limited Scale" Requirements

Under Section 2.5.1 of the Middlesex Centre Official Plan and the [OMAFRA Guidelines for Permitted Uses \(publication 851\)](#) industrial uses in agricultural zones must be secondary to the farm and limited to **2% of the property area or a maximum of 1 hectare.**

The scale of this M3-x proposal (7.9 hectares) exceeds these coverage limits and appears to be a primary industrial use rather than a secondary one.

Violation of Outdoor Storage Standards.

The Middlesex Centre Zoning By-law 2005-005, Section 4.14.2 establishes a threshold of 9 square metres for outdoor storage to protect rural character. This application seeks to bypass these protections. The proposed industrial storage will create a significant negative visual impact that cannot be adequately mitigated in an A3 landscape.

Incompatibility with the "Agricultural System"

The PPS 2024 mandates that planning authorities protect the "Agricultural System". Changing A3 land to M3-x introduces industrial traffic and noise that is incompatible with surrounding farm operations.

I request **denial** of this application as it represents an over intensification of industrial use on agricultural land. We 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,

Shirley and Dennis Hokansson

URGENT: Stop the Rezoning

Our quiet neighbourhood is under threat

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-2-2026)

Owner: 2797123 Ontario Inc.

Agent: SBM Limited (c/o Nick Dyjach)

Location: 10651 Gold Creek Drive

Roll No: 393900001004800

Public Meeting

An application for a Zoning By-law Amendment has been submitted by the applicant and will be heard before Council:

Date: February 25, 2026

Time: 5:30 p.m.

Place: Municipal Office – 10227 Ilderton Road, Ilderton ON N0M 2A0 (Coldstream). 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.ca/council-meetings

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

Purpose and Effect of the Application

The purpose of the Zoning By-law Amendment application is to rezone 7.9 hectares (19.5 ac) of land from 'Agricultural - No Residences (A3)' to a new site-specific 'Farm Industrial (M3-x)' Zone to permit only *Dry Industrial* and *General Industrial* uses, and a minimum parking requirement of 50 parking spaces (instead of 121 required spaces). The effect of the application would facilitate a second location for Dairy Lane Systems to manufacture and transport dairy equipment.

The remaining farmland (approximately 74.5 ha) would remain farmed and separate from the agricultural industrial use.

Why we are objecting:

- **X] Middlesex Centre** has already designated specific areas for industrial growth
 - Why is 10651 Gold creek agricultural being rezoned when the municipality has already designated a **rural industrial** node south of Ilderton specifically for these types of 'dry' uses?
 - Large scale manufacturing (125,000 sq. ft.) is a high-intensity use that provincial policy directs toward fully serviced areas like Komoka/Kilworth to prevent groundwater contamination and sprawl.
- **X . Loss of Prime Agricultural Land:** The subject lands are currently designated Agricultural. 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.
- **X Incompatibility** A 125,000 sq ft industrial building conflicts with the existing quiet, rural residential character of Lobo village
- **X Environmental** Concerns about a "dry use" facility actually needing more water or creating more runoff than a private well/septic system can safely handle..
- **X Traffic and Infrastructure Concerns:** Gold Creek Drive is a rural 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 maintenance concerns.

We need your help!

Even if you cannot attend the meeting, a written letter of objection is **crucial**.

ACTION REQUIRED BY February 25 2026. submit your objection to

- **Email:** Municipal Clerk at clerk@middlesexcentre.ca or planning@middlesexcentre.ca.

•
•

- **To:** Mayor and Council, Municipality of Middlesex Centre **Attention:** James Hutson,
Municipal Clerk **[Date:]**

- **RE: Objection to Proposed Zoning By-law Amendment ZBA-2-2026 Property: 10651 Gold Creek Drive (Dairy Lane Systems Ltd.)**
- Please accept this letter as my formal objection to the proposed Zoning By-law 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 rezoning application.

[list your objections here]

*

I request that the Planning Department recommend **denial** of this application as it represents an over intensification of industrial use on agricultural land. 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.

[Your Name]/
[Street Address]

- * the worry of increased traffic on Gold Creek from Egremont to Vanneck - it has become so heavy & scary. -
- * increased noise from semi-trucks cutting thru you can't even talk in your backyard
- * possibly you could not only lower the speed limit but limit traffic cut-thru to cars - NO TRUCKS
- * if zoning changes for Dairy Lane - change truck restrictions - they must exit their property & only use Egremont - no roads with homes or no cutting thru lots
- * we don't have sidewalks to avoid this traffic - only deep ditches!!

Jean McCallum - J McCallum

Gord McCallum - G/M Callu

██████████ Gold Creek Dr.

RR#4

Kumotaka NOLIRO

Feb. 23/26