

## MUNICIPALITY OF NORTH MIDDLESEX

### NOTICE OF APPLICATION & PUBLIC MEETING

Pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13

### APPLICATION FOR ZONING BY-LAW AMENDMENT MUNICIPAL HOUSEKEEPING AMENDMENT

<b>APPLICANT/AGENT:</b>	Municipality of North Middlesex
<b>LOCATION:</b>	All Lands Within the Municipality of North Middlesex
<b>FILE NUMBER:</b>	ZBA-9-2025

#### Purpose and Effect

From time to time, the Municipality of North Middlesex undertakes housekeeping amendments to its Comprehensive Zoning By-law No. 35 of 2004, as amended. These updates are a normal part of maintaining the by-law to ensure it remains clear, accurate, and aligned with current planning policies. The current amendment proposes updates to clarify, correct, and modernize certain provisions to support consistent interpretation and implementation. Changes as they are currently proposed are summarized in the table below. These changes would be applied on a municipal-wide basis.

Proposed Changes	
1	<p>Amend the following definitions for clarity:</p> <ul style="list-style-type: none"> <li>Accessory Building Remove the restriction that these structures are non-habitable, specifically for lands within the settlement area boundaries that are serviced with the municipal water and sanitary system.</li> <li>Lot Line, Front Clarify that the front lot line for corner lots is the shortest lot line abutting the street.</li> </ul>
2	<p>Permit for an increased maximum building height for residential accessory structures in rural areas:</p> <ul style="list-style-type: none"> <li>Maximum of 6.0 m (19.6 ft) as measured from grade to peak in the 'Hamlet Residential (RH) Zone'</li> <li>Maximum of 6.5 m (21.3 ft) as measured from grade to peak in the 'General Agricultural (A1) Zone', 'Restricted Agricultural (A2) Zone' and 'Agricultural Small Holding (AG1) Zone'.</li> </ul>
3	Update the General Provisions to remove existing fence-related regulations, as a new, standalone and comprehensive Fence By-law has been adopted by the Municipality.
4	Amend home industry regulations for clarity.

5	Deem lot frontage and/or lot area to comply when the lot is created or altered by a consent under the Planning Act for severances in the 'General Agricultural (A1) Zone', 'Restricted Agricultural (A2) Zone' and 'Agricultural Small Holding (AG1) Zone'.
6	Update verbiage for Holding Provision removals to reflect the delegated authority.
7	Remove the permission for storage containers/sea-cans to be located in the 'Central Commercial (C1) Zone' (predominantly lots abutting Ailsa Craig Main Street and Parkhill Main Street).
8	Additional minor housekeeping/administrative changes that are technical in nature including but not limited to section numbering and similar typographic changes.

In accordance with subsection 34(10.4) of the *Planning Act*, R.S.O. 1990, c. P.13 the Municipality of North Middlesex has deemed this rezoning application to be complete for the purposes of subsection 34(10.1) and (10.2) of the *Planning Act*, R.S.O. 1990, c. P.13.

### Description and Location of Subject Lands

This is a Municipal-wide initiative and will pertain to all lands within the Municipality of North Middlesex.

### PUBLIC MEETING

Municipal Council will hold a Public Meeting to consider the subject application. The Public Meeting is held in a hybrid format, being conducted electronically and in-person.

**Date:** **Wednesday, September 3, 2025**

**Time:** **6:00 p.m.**

*The Council meeting will begin at 6:00 p.m. although the exact time of the item is unknown.*

**Location:** **North Middlesex Municipal Office Council Chambers**  
229 Parkhill Main Street, Parkhill ON

**Broadcasted live on the Municipality's YouTube Channel**

[www.youtube.com/municipalityofnorthmiddles5140](http://www.youtube.com/municipalityofnorthmiddles5140)

### How to Participate in the Public Meeting

#### 1) Speak to Council.

To participate electronically via phone or by video using Zoom registration is **required** no later than **12:00 p.m (noon) on Wednesday, August 27<sup>th</sup>, 2025**. To participate in **person**, registration is politely requested. Please contact the Municipal Clerk to complete the registration process.

#### 2) Submit written comments.

Members of the public wishing to comment on the application are encouraged to provide written submissions to the Municipal Clerk via email to [clerk@northmiddlesex.on.ca](mailto:clerk@northmiddlesex.on.ca) or by mail to 229 Parkhill Main Street, Parkhill ON N0M 2K0 by **12:00 p.m (noon) on Friday, August 29, 2025** before the meeting. Written submissions must include your full name, address, and



an email and/or telephone number at which you can be reached. Please include in your written submission if you wish to also make oral submissions at the meeting.

Members of the public making submissions, whether oral or written, will be **required** to verify their name and address. By submitting your name and address, you are representing and warranting to Council that such is your true and accurate identity.

**Please note that pursuant to Section 1.0.1 of the Planning Act, and in accordance with Section 32(e) of the Municipal Freedom of Information and Protection of Privacy Act, it is the policy of the Municipality of North Middlesex to make all planning applications and supporting material, including written submissions regarding the application and received by the Clerk, available to the public. Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report, Council Agenda and Council Minutes.**

**Other Planning Act Applications:** None.

#### Zoning By-law Amendment Appeals

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of North Middlesex to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Municipality of North Middlesex before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Municipality of North Middlesex before the by-law is passed, the person or public body may not be added as a part to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

**If you wish to be notified of the decision of the Council of the Municipality of North Middlesex in respect of the proposed Zoning By-law Amendment, you must make a written request to the Clerk via email to [clerk@northmiddlesex.on.ca](mailto:clerk@northmiddlesex.on.ca) or via mail to 229 Parkhill Main St, Parkhill ON, N0M 2K0.**

#### **Additional Information**

For additional information and material regarding this application, please contact the following:

#### **County of Middlesex**

##### **Planner**

Ashley Sawyer

Email: [asawyer@middlesex.ca](mailto:asawyer@middlesex.ca)

Telephone: (519) 930-1009

**OR**



**Municipality of North Middlesex  
Clerk**

Ashley Cook

Email: [clerk@northmiddlesex.on.ca](mailto:clerk@northmiddlesex.on.ca)

Telephone: (519) 294-6244 ext.3224

This notice has been circulated in accordance with the requirements of the *Planning Act, R.S.O. 1990, c. P.13*. If you are aware of any person(s) 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 North Middlesex, this 6<sup>th</sup> day of August 2025.

Ashley Cook, Clerk

Municipality of North Middlesex

[clerk@northmiddlesex.on.ca](mailto:clerk@northmiddlesex.on.ca)

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