

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF NORTH MIDDLESEX

BY-LAW NO 078 of 2025

BEING A BY-LAW TO AMEND BY-LAW NO. 35 of 2004, AS AMENDED

WHEREAS the Council of the Corporation of the Municipality of North Middlesex deems it advisable to amend By-law No. 35 of 2004, as amended, of the Municipality of North Middlesex,

NOW THEREFORE the Council of the Corporation of the Municipality of North Middlesex enacts as follows:

1. That Section 4.3, being the Holding Zones section to Zoning By-law No. 35 of 2004, as amended, is hereby further amended by adding the following after “the Council of the Municipality of North Middlesex”:

“or by the Chief Administrative Officer in accordance with the Municipality’s Hold Removal Delegation By-law, as may be amended from time to time.”

2. That Section 5.2, being the “ACCESSORY BUILDING” definition to Zoning By-law No. 35 of 2004, as amended, is hereby further amended by adding the following after the word “warehouse”:

“except where located within an urban or community settlement area (Ailsa Craig, Parkhill, or Nairn) and connected to municipal water and wastewater services, a detached accessory building may be used for human habitation.”

3. That Section 5.127 to Zoning By-law No. 35 of 2004, as amended, is hereby further amended by deleting the “LOT LINE, FRONT” definition in its entirety and replacing with the following:

5.127 **LOT LINE, FRONT** shall mean the lot line that divides the lot from the street, but:

- a) in the case of a corner lot or through lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed the side lot line or the rear lot line, as the case may be.
- b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a County Road or Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the Municipality may designate either street line as the front lot line.
- c) in the case of a corner lot abutting a 0.3 metre reserve the lot so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line.

- d) in the case of a through lot the longer boundary dividing the lot from the street shall be deemed to be the front lot line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the Municipality may designate either street line as the front lot line.
 - e) in the case of a lot with water frontage on a navigable stream, river or lake, the front lot line shall be either the line of the established high water mark of such stream, river or lake, or the line of the inner limit of the original road allowance along the shore of such stream, river or lake, whichever provides for the greater lot frontage as defined in this By-law.
 - f) in the case of a lot that abuts a street and has water frontage on a navigable stream, river or lake, the street shall be deemed to be the front lot line.
4. That Section 6.3.6, being the provisions for storage containers, be amended by deleting 'Central Commercial (C1)'.
5. That Section 6.15, being the fence regulations, be amended by deleting the section in its entirety and replacing it with the following:
- "Notwithstanding any other provision of this By-law, fences shall be regulated by the Fence By-law of the Municipality, as amended from time to time."
6. That Section 6.20, being the home industry regulations, shall be amended by deleting the section in its entirety and replacing it with the following:

“

6.20 HOME INDUSTRIES

Home industries do not include on-farm secondary businesses. Home industries shall only be permitted in a Residential Zone by way of a site-specific Zoning By-law Amendment. Home industries shall be permitted in the 'General Agricultural (A1) Zone' and the 'Restricted Agricultural (A2) Zone' provided that:

- a) There is no external advertising other than an unlit sign having a total display area of 1.5 square metres;
- b) There is no outside storage of goods, materials or equipment;
- c) Such home industry is not an obnoxious trade, business or manufacturer;
- d) Such home industry is clearly secondary to the main use and does not change the character of the lot or create or become a public nuisance, including but not limited to noise, noxious odours, emissions, traffic or parking, or any other impacts that the Municipality may deem unreasonable.
- e) Not more than two (2) persons, other than the owner, are employed therein on a full-time basis;

- f) The lot shall have not less than 20.0 metres of lot frontage and 40.0 metres of lot depth;
 - g) The accessory building used for the home industry shall only be located in the rear yard of the lot and shall not be located within 30.0 m (100.0 ft) of a lot line; and
 - h) There shall be a minimum of three (3) off-street parking spaces solely for the home industry use. All the parking for the home industry must be accommodated on the same lot as the dwelling wherein the home industry occurs. The parking shall not be located in the required front yard.”
- 7. That Section 7.3.1, being the requirements applicable to uses permitted in the ‘General Agricultural (A1) Zone’ except for single detached dwellings on an existing lot of record be amended by adding the following after clause g):

“Any lot created through a surplus farm dwelling consent or a lot adjustment under the Planning Act, where a resulting parcel (severed and/or retained) does not meet the minimum frontage or area requirements, shall be considered to comply with Sections 7.3.1 a) and 7.3.1 b) of this By-law.”
- 8. That Section 7.3.2 h), being the maximum permitted height for an accessory building in the ‘General Agricultural (A1) Zone’ to Zoning By-law No. 35 of 2004, as amended, is hereby further amended by deleting “5.5 m” and replacing with “6.5 m”.
- 9. That Section 7A.2 being the zone restrictions applicable to uses permitted in the ‘Agricultural Small Holding (AG1) Zone’ be amended by adding the following after clause k):

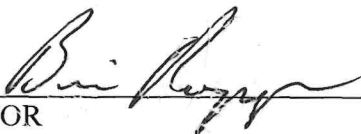
“Any lot created through a surplus farm dwelling consent or a lot adjustment under the Planning Act, where a resulting parcel (severed and/or retained) does not meet the minimum frontage or area requirements, shall be considered to comply with Sections 7A.2 a) and 7A.2 b) of this By-law.”
- 10. That Section 7A.2 j), being the maximum permitted height for an accessory building in the ‘Agricultural Small Holding (AG1) Zone’ to Zoning By-law No. 35 of 2004, as amended, is hereby further amended by deleting “5.5 m” and replacing with “6.5 m”.
- 11. That Section 8.3.1, being the requirements applicable to uses permitted in the ‘Restricted Agricultural (A2) Zone’ except for single detached dwellings on an existing lot of record be amended by adding the following after clause g):

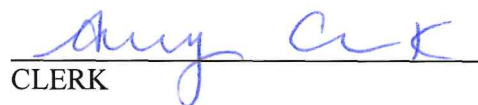
“Any lot created through a surplus farm dwelling consent or a lot adjustment under the Planning Act, where a resulting parcel (severed and/or retained) does not meet the minimum frontage or area requirements, shall be considered to comply with Sections 8.3.1 a) and 8.3.1 b) of this By-law.”
- 12. That Section 8.3.2 h) being the maximum permitted height for an accessory building in the ‘Restricted Agricultural (A2) Zone’ to Zoning By-law No. 35 of 2004, as amended, is hereby further amended by deleting “5.5 m” and replacing with “6.5 m”.

13. That Section 9.3.2 j) being the maximum permitted height for an accessory buliding in the 'Urban Reserve (A3) Zone' to Zoning By-law No. 35 of 2004, as amended, is hereby further amended by deleting "5.5 m" and replacing with "6.5 m".
14. That Section 13.2 i) being the maximum permitted height for a residential accessory structure in the 'Hamlet Residential (RH) Zone' to Zoning By-law No. 35 of 2004, as amended, is hereby further amended by deleting "5.5 m" and replacing with "6.0 m".
15. This By-law comes in force:
 - a) Where no notice of objection has been filed with the Municipality's Clerk within the time prescribed by the Planning Act, R.S.O. 1990, c.P.13, and regulations pursuant thereto;
or
 - b) Where notice of objection has been filed with the Municipality's Clerk within the time prescribed by the Planning Act, R.S.O. 1990 c.P.13, and regulations pursuant thereto, upon approval of the Local Planning Appeal Tribunal

READ A FIRST AND SECOND TIME this 1st day of October 2025.

READ A THIRD time and FINALLY PASSED this 1st day of October 2025.


MAYOR


CLERK

EXPLANATORY NOTE

The purpose of this housekeeping Zoning By-law Amendment as initiated by the Municipality of North Middlesex is to update the following:

- Amend accessory building definition to clarify that these structures may be habitable if located within an urban or community settlement area boundary, which includes Ailsa Craig, Parkhill and Nairn, where the parcel they are located on has full municipal services (water and sanitary).
- Add front lot line definition for corner lots that have unequal lot lines abutting streets.
- Increase residential accessory structure height permissions for agricultural zones from 5.5 m to 6.5 m, and for the hamlet residential zone from 5.5 m to 6.0 m.
- To remove fencing provisions and refer to the Municipality's Fence By-law.
- To amend the home industry regulations to clarify what parameters apply.
- To deem lot frontages and lot areas in agricultural areas to comply for parcels created by surplus farm dwelling severance and for lot adjustments.
- To update the hold removal verbiage to recognize the Municipality's Hold Removal Delegated Authority By-law.
- To remove the permission for storage containers/sea-cans to be located in the 'Central Commercial (C1) Zone' (predominantly lands abutting Parkhill Main Street and Ailsa Craig Main Street).
- Administrative changes for section number as required by the changes above.