



MUNICIPALITY OF NORTH MIDDLESEX

NOTICE OF APPLICATIONS & PUBLIC MEETINGS

Pursuant to Section 34 and Section 53 of the *Planning Act*

**APPLICATIONS FOR CONSENT (LOT ADDITION) & ZONING BY-LAW
AMENDMENT**

OWNERS:	Deborah Ruth Wiseman and James Douglas Wiseman
APPLICANT:	Pattyn Landscaping Services Ltd. (c/o Rob Pattyn)
AGENT:	Strik, Baldinelli, Moniz Ltd. (c/o Jamie Robertson)
LOCATION:	261 Millcraig Street
LEGAL DESCRIPTION:	Lot 11 on Plan 276, and Lots 32 to 38 on Plan 562, in the geographic Town of Parkhill, Municipality of North Middlesex, County of Middlesex
FILE NUMBERS:	B16-2025 – Consent ZBA-15-2025 – Zoning By-law Amendment

Purpose and Effect of Consent Application

The purpose and effect of the application for Consent (File No. B16-2025) is to facilitate a lot addition for future development purposes. Residents and agencies may recall that the subject lands were previously granted conditional approval for Consent B6-2023 on April 5th, 2023. The Planning Act requires all conditions be fulfilled within two (2) years of the date the Notice of Decision was issued (April 6th, 2025) otherwise the Consent lapses and the lot addition does not occur. The conditions of B6-2023 were not fulfilled within the required two (2) year timeframe, and therefore the Consent lapsed. The subject application is a new application by the same owners, applicant and agent to achieve the same lot addition as was proposed with Consent B6-2023.

The lot addition proposes to merge lands that are legally described as Lots 32 to 38 on Plan 562, in the geographic Town of Parkhill, Municipality of North Middlesex, County of Middlesex (the **'Added Parcel'**) with the adjoining parcel to the south which are legally described as North Part of Lot 6, Concession 19, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex. The Consent will not result in the creation of a new lot (the **'Adjoining Parcel'**).

The **'Added Parcel'** to be merged with the **'Adjoining Parcel'** to the south has no legal frontage on an open and maintained public road allowance. The **'Added Parcel'** has a length of approximately 403.8 m (1,324.80 ft) and a depth of approximately 20.1 m (65.94 ft) and is approximately 7,866.2 m² (1.94 ac) in size. The **'Added Parcel'** currently contains vacant lands with a mix of mature trees and vegetation. There is currently no water or sanitary system connections on the **'Added Parcel'** and the parcel will be accessed by the parcel it is to be merged with.

As a result of the lot addition, the **'Adjoining Parcel'** would increase in area from approximately 20.23 ha (50.0 ac) to 20.99 ha (51.9 ac) in size. The **'Adjoining Parcel'** is currently vacant and contains areas



with a mix of mature trees and vegetation and agricultural lands used for cash cropping purposes. These lands are the subject of Plan of Subdivision application 39T-NM2301.

The **‘Retained Parcel’** is proposed to maintain the existing frontage of approximately 69.7 m (228.67 ft) on Millcraig Street and will have an area of approximately 2,621.9 m² (0.65 ac). The ‘Retained Parcel’ currently contains one (1) single detached residential dwelling and two (2) accessory structures (detached garage and garden shed). No change of use is proposed. The ‘Retained Parcel’ is currently serviced by the municipal water and sanitary systems. There is an existing access to Millcraig Street and no new access is proposed.

Description and Location of Subject Land

The subject lands are located northeast of Millcraig Street and south of Parkhill George Street, Eagle Street and Merritt Court. The lands are currently landlocked and do not have legal frontage on an open public road allowance. There is currently no municipal address assigned to these lands, although they abut and are currently owned by the owners of 261 Millcraig Street. The lands are predominantly surrounded by agricultural lands to the south and a municipal trail to the north. Low density residential lands are also common in the area. The lands are legally described as Lot 11 on Plan 276, and Lots 32 to 38 on Plan 562, in the geographic Town of Parkhill, Municipality of North Middlesex, County of Middlesex .

The subject lands are within the ‘Residential Area’ land use designation per ‘Schedule A1’ of the of the North Middlesex Official Plan. The subject lands are zoned ‘Residential Density One (R1) Zone’ and ‘Parks and Recreation (PR) Zone’ within the North Middlesex Zoning By-law No. 35 of 2004, as amended.

A key map illustrating the location of the subject lands is attached.

PUBLIC MEETING

The Municipality’s Committee of Adjustment and Council will hold a Public Meeting to consider the subject applications. The Public Meeting is held in a hybrid format, being conducted electronically and in-person.

Date: **Wednesday, November 5th, 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

How to Participate in the Public Meeting

1) Speak to the Committee.

To participate electronically via phone or by video using Zoom registration is required no later than 12:00 p.m (noon) on Tuesday, November 4th, 2025. To participate in person,



registration is politely requested. Please contact the Secretary-Treasurer of the Committee of Adjustment 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 Secretary-Treasurer of the Committee of Adjustment via email to clerk@northmiddlesex.on.ca or by mail to 229 Parkhill Main Street, Parkhill ON N0M 2K0 by **12:00 p.m (noon) on Friday, October 31st, 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 the Committee of Adjustment 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/Committee Agenda and Council/Committee Minutes.

Other Planning Act Applications: The subject lands are not the subject of any other planning applications, however the abutting lands the 'Added Parcel' is proposed to merge with is the subject of Plan of Subdivision 39T-NM2301 and a future corresponding Zoning By-law Amendment.

Consent Appeals

If a person or public body has the ability to appeal the decision of the Committee of Adjustment of the Municipality of North Middlesex in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment of the Municipality of North Middlesex before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment of the Municipality of North Middlesex in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment via email to clerk@northmiddlesex.on.ca or via mail to 229 Parkhill Main St, Parkhill ON, N0M 2K0.

Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.



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 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

Telephone: (519) 930-1009

OR

For more information about this matter, including information about appeal rights, please contact the following:

Municipality of North Middlesex

Secretary-Treasurer of the Committee of Adjustment

Director of Corporate Services/Clerk

Ashley Cook

Email: clerk@northmiddlesex.on.ca

Telephone: (519) 294-6244 ext.3224



This notice has been circulated to the required agencies and all landowners within 120 metres of the subject lands, as well as any condominium corporations within 120 metres of the subject lands, and has been posted on the lands, in accordance with the requirements of the *Planning Act, R.S.O. 1990, c. P.13* (the "Act"). In accordance with the Act, this notice shall be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

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 XX day of October 2025.

Ashley Cook
Secretary-Treasurer of the Committee of Adjustment
Director of Corporate Services/Clerk
clerk@northmiddlesex.on.ca
229 Parkhill Main Street, Parkhill ON N0M 2K0
(519) 294-6244 ext.3224

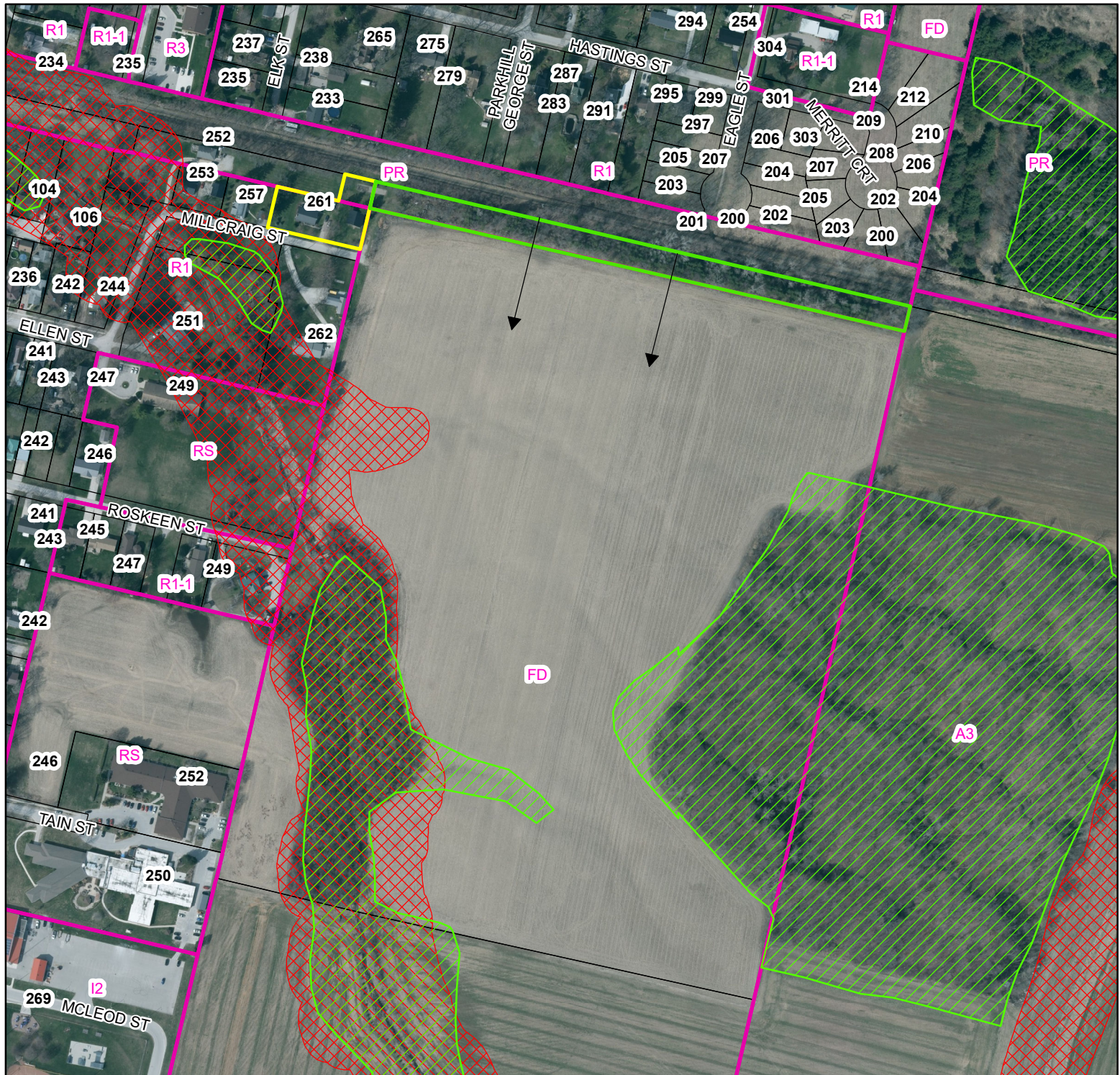
APPLICATIONS FOR BY-LAW AMENDMENT AND CONSENT: ZBA15-2025 & B16- 2025

Owner: Deborah Ruth Wiseman and James Douglas Wiseman
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261 Millcraig Street
Lot 11 on Plan 276, and Lots 32 to 38 on Plan 562
Township of West Williams



Municipality of NORTH MIDDLESEX



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LANDS SUBJECT TO ZONING BY-LAW
AMENDMENT AND TO BE MERGED
WITH CONCESSION 19, NORTH PART LOT 4



LANDS SUBJECT TO ZONING BY-LAW
AMENDMENT AND TO BE RETAINED



ZONE BOUNDARY



1:4,000

0 40 80 160 Metres

Disclaimer: This map is for illustrative purposes only.
Do not rely on it as being a precise indicator of routes,
locations of features, nor as a guide to navigation.