



MUNICIPALITY OF NORTH MIDDLESEX

NOTICE OF APPLICATION & PUBLIC MEETING

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

HOUSEKEEPING AMENDMENT TO THE MUNICIPALITY'S ZONING BY-LAW

The Municipality of North Middlesex's Council (the “**Council**”) will hold a Public Meeting to consider a housekeeping amendment (the “**amendment**”) to the Municipality’s Comprehensive Zoning By-law No. 35 of 2004, as amended. The purpose of the Public Meeting is to provide the public with an opportunity to make formal submission to Council on the proposed amendment. Any person may attend the Public Meeting and/or make written or verbal representation(s) either in support of or in opposition to the amendment and submit ideas and feedback for consideration.

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 on January 7th, 2026.

Purpose and Effect

The purpose and effect of the amendment is to implement key initiatives under the Housing Accelerator Fund (HAF), reflecting the Municipality’s commitment to supporting a range and mix of housing options that respond to community needs and align with growth objectives. This amendment introduces updated housing regulations to provide more direction on the provision of diverse housing types, including additional residential units (ARUs), and to guide the form and character of new residential development. More specifically, the amendment advances specific HAF initiatives including, ending exclusionary zoning that limit the range of housing forms in certain areas, removing unnecessary restrictions on residential development to enable timely and efficient housing delivery; and establishing design and implementation guidelines to support the integration of ARUs in a manner that respects neighbourhood character while increasing housing supply. Changes as currently proposed are summarized in a chart that identifies applicable existing provisions, proposed amendments and the rationale for each, and is available upon request. These changes would be applied on a municipal-wide basis and would apply to all lands within the Municipality.

PUBLIC MEETING

The Municipality’s Council will hold a Public Meeting to consider the proposed amendment. The Public Meeting is held in a hybrid format, being conducted electronically and in-person.

Date: **Wednesday, February 4th, 2026**
Time: **5:45 p.m.**

The Council meeting will begin at 5:45 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 Council.

To participate electronically via phone or by video using Zoom registration is required no later than **12:00 p.m (noon) on Tuesday, February 3rd, 2026**. 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, by mail to or by dropping off at 229 Parkhill Main Street, Parkhill ON N0M 2K0 by **12:00 p.m (noon) on Friday, January 30th, 2026** 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.

Personal information collected as a result of this Public Meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including, but not limited to, names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting and through requests. Questions regarding the collection, use, and disclosure of this personal information may be directed to the Municipality's Secretary-Treasurer / Municipal Clerk.

Other Planning Act Applications: Official Plan Amendment – OPA 17

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. Despite subsection 34(19), there is no appeal in respect of the parts of a by-law that are passed to permit the use of, a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit; a third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

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 II

Ashley Sawyer, RPP MCIP

Email: asawyer@middlesex.ca

Telephone: (519) 930-1009

AND/OR

Municipality of North Middlesex

Clerk

Ashley Cook

Email: clerk@northmiddlesex.on.ca

Telephone: (519) 294-6244 ext.3224

This notice has been circulated in accordance with the requirements of the Planning Act. If you are aware of any person affected by this application who has not received a copy of this notice, it would be appreciated if you would advise them.

Dated at the Municipality of North Middlesex, this 14 day of January 2026.

Ashley Cook, Clerk

Municipality of North Middlesex

clerk@northmiddlesex.on.ca

229 Parkhill Main Street, Parkhill ON N0M 2K0

(519) 294-6244 ext.3224