



**MUNICIPALITY OF NORTH MIDDLESEX**

**NOTICE OF PUBLIC HEARING**

Pursuant to Section 45 of the *Planning Act*

**APPLICATION FOR MINOR VARIANCE**

<b>OWNER/APPLICANT:</b>	Robert (Rob) Creighton
<b>LOCATION:</b>	30468 Sylvan Road
<b>LEGAL DESCRIPTION:</b>	Part of Lot 21, Concession 7, being Parts 1 and 2 on 33R-22047, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex
<b>FILE NUMBER:</b>	MV-7-2025

**Purpose and Effect of Application**

The purpose and effect of the Minor Variance application (MV-7-2025) is to seek relief from the North Middlesex Zoning By-law No.35/2004, as amended, to facilitate the construction of one (1) accessory structure (detached garage/shed) on the subject lands that is approximately 142.0 m<sup>2</sup> (1,528.48 ft<sup>2</sup>) in size with a height of 6.5 m (21.33 ft). Relief is required from Section 13.2 i) of the North Middlesex Zoning By-law No. 35 of 2004, as amended, to permit an increased accessory structure height, as outlined in the table below.

Section	Description	Permitted	Proposed	Difference
13.2 i)	Accessory Structure Height <i>Maximum</i>	5.5 m (18.04 ft)	6.5 m (21.33 ft)	1.0 m (3.29 ft)

**Description and Location of Subject Land**

The subject lands have municipal addresses of 30468 Sylvan Road and are located north of Townsend Line (County Road No. 12), on the east side of Sylvan Road. The lands are located in the 'Hamlet Settlement Area' of Hungry Hollow. Surrounding uses are predominantly rural residential in nature. The lands are legally described as Part of Lot 21, Concession 7, being Parts 1 and 2 on 33R-22047, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex.

The subject lands are within the 'Hamlet Settlement Area' land use designation and contains 'Hazard Lands' per 'Schedule A' of the North Middlesex Official Plan. The subject lands are identified as containing a 'Mineral and Aggregate Resource' feature per 'Schedule C' of the North Middlesex Official Plan. The subject lands are zoned 'Hamlet Residential (RH) Zone' within the North Middlesex Zoning By-law No. 35 of 2004, as amended.

A key map illustrating the location of the subject lands and the location of the proposed detached garage is attached.

## **PUBLIC MEETING**

The Municipality's Committee of Adjustment 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, July 16<sup>th</sup>, 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 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, July 15<sup>th</sup>, 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](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, July 11<sup>th</sup>, 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, Committee Agenda and Committee Minutes.**



**Other Planning Act Applications:** None as it pertains to the detached garage.

The applicant, the Minister or a specified person or public body, as defined by the Planning Act, that has an interest in the matter may, within 20 days of the making of the decision, appeal to the Ontario Land Tribunal.

To appeal this decision, a notice of appeal must be submitted to the Secretary-Treasurer of the Committee of Adjustment of the Municipality of North Middlesex, outlining the reasons for the appeal, accompanied by the fee charged by the Tribunal.

Notwithstanding the above, subsection 45(12) 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 North Middlesex Committee of Adjustment on the proposed Minor Variance, you must make a written request to the Secretary-Treasurer of the North Middlesex Committee of Adjustment 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 more information about this matter, including information about appeal rights, contact the Secretary-Treasurer of the Committee of Adjustment.

#### **Municipality of North Middlesex**

##### **Secretary-Treasurer of the Committee of Adjustment**

Ashley Cook

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

Telephone: (519) 294-6244 ext.3224

Additional information and material regarding this application may also be obtained by contacting the County of Middlesex Planner.

#### **County of Middlesex**

##### **Planner**

Ashley Sawyer

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

Telephone: (519) 930-1009



This notice has been circulated to the required agencies, and all landowners within 60 metres of the subject property, and has been posted on the subject lands, in accordance with the requirements of the *Planning Act*. 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 25<sup>th</sup> June 2025.

Ashley Cook  
Secretary-Treasurer of the Committee of Adjustment  
[clerk@northmiddlesex.on.ca](mailto:clerk@northmiddlesex.on.ca)  
229 Parkhill Main Street, Parkhill ON N0M 2K0  
(519) 294-6244 ext.3224



# APPLICATION FOR MINOR VARIANCE: MV 7-2025

Owner/Applicant: Robert Creighton

30468 Sylvan Road  
Part of Lot 21, Concession 7, being Parts 1 and 2 on 33R-22047  
Geographic Town of West Williams



Municipality of NORTH MIDDLESEX

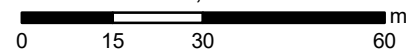


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Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
June, 2025

- Lands subject to minor variance
- Zone Boundary
- CA Regulated Area
- Significant Woodlands



1:1,250



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.

