



MUNICIPALITY OF NORTH MIDDLESEX

NOTICE OF APPLICATIONS & PUBLIC MEETINGS

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

APPLICATIONS FOR CONSENT & ZONING BY-LAW AMENDMENT

| | |
|---------------------------|---|
| OWNER/APPLICANT: | Vlovalley Farms Ltd. (c/o Annette & Pete Vandervloet) |
| LOCATION: | 29641 Coldstream Road |
| LEGAL DESCRIPTION: | Part of Lot 17, Concession 14 East, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex |
| FILE NUMBERS: | B9-2025 – Consent ZBA-8-2025 – Zoning By-law Amendment |

Purpose and Effect of Consent Application

The purpose and effect of the application for Consent (File No. B5-2025) is to sever a parcel of land from an existing 21.16 ha (52.29 ac) farm parcel to facilitate the disposal of a residence surplus to a farming operation as a result of farm consolidation.

The **‘Severed Parcel’** is proposed to have a frontage of approximately 47.24 m (154.99 ft) on Coldstream Road and an area of approximately 0.41 ha (1.01 ac). The ‘Severed Parcel’ contains one (1) single detached residential dwelling, is serviced by the municipal water system and a privately owned septic system and has an existing access to Coldstream Road.

The **‘Retained Parcel’** is proposed to have a frontage of approximately 211.05 m (692.42 ft) along Coldstream Road, which is broken up by the ‘Severed Parcel’, a frontage of approximately 807.12 m (2,648.03 ft) along Pete Sebe Road and an area of approximately 20.76 ha (51.29 ac). The ‘Retained Parcel’ currently contains agricultural lands in crop production and woodlands. No change of use is proposed. There is currently no municipal water system connection, privately owned well or privately owned septic system on the ‘Retained Parcel’. There is an existing field access to Pete Sebe Road that will be confirmed as a condition of Consent. A portion of the ‘Retained Parcel’ is regulated by the Ausable Bayfield Conservation Authority and contains woodlands.

Purpose and Effect of Zoning By-law Amendment Application

The purpose and effect of the Zoning By-law Amendment application (File No. ZBA-8-2025) is to rezone the ‘Severed Parcel’ from ‘General Agricultural (A1) Zone’ to ‘Agricultural Small Holding Exception 44 (AG1-44) Zone’ to recognize the rural residential use of the lands and a minimum lot frontage of 47.24 m (154.99 ft). Additionally, the application will rezone the ‘Retained Parcel’ from ‘General Agricultural (A1) Zone’ to ‘General Agricultural Exception 117 (A1-117) Zone’ to prohibit the establishment of new residential dwellings, in accordance with the Provincial Planning Statement, the Middlesex County Official Plan and the North Middlesex Official Plan, and to recognize the lot area of 20.76 ha (51.29 ac).



In accordance with Section 34(10.4) of the Planning Act, the Municipality of North Middlesex has deemed this rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Description and Location of Subject Land

The subject lands have a municipal address of 29641 Coldstream Road and are located at the southwest intersection of Coldstream Road and Pete Sebe Road. Surrounding uses are predominantly agricultural in nature. Coldstream Road and Pete Sebe Road are both local roads under the jurisdiction of the Municipality of North Middlesex. The lands are legally described as Part of Lot 17, Concession 14 East, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex.

The subject lands are within the 'Agricultural Area' land use designation and contains 'Hazard Lands' per 'Schedule A' and 'Woodlands' per 'Schedule C' of the North Middlesex Official Plan. The subject lands are zoned 'General Agricultural (A1) 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, July 16th, 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 and/or Council.

To participate electronically via phone or by video using Zoom registration is required no later than **12:00 p.m (noon) on Tuesday, July 15th, 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 and/or the Municipal Clerk 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, July 11th, 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: None.

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.



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.

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.

Additional Information

For additional information and material regarding this application, please contact the County of Middlesex Planner or the Secretary-Treasurer of the Committee of Adjustment during office hours.

**County of Middlesex
Planner**

Ashley Sawyer
Email: asawyer@middlesex.ca
Telephone: (519) 930-1009

OR

**Municipality of North Middlesex
Secretary-Treasurer of the Committee of Adjustment/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, 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 24th day of June 2025.

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

APPLICATIONS FOR ZONING BY-LAW AMENDMENT & CONSENT:
ZBA 8-2025 & B9- 2025



Owner/Applicant: Vlovalley Farms Ltd. (c/o Annette & Pete Vandervloet)

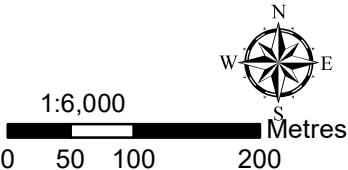
29641 Coldstream Road
Part of Lot 17, Concession 14 East
Geographic Town of West Williams, Municipality of North Middlesex

Municipality of NORTH MIDDLESEX



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- LANDS TO BE SEVERED AND REZONED AG1-44
- LANDS TO BE RETAINED AND REZONED A1-117
- CA REGULATED AREA
- SIGNIFICANT WOODLANDS



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.