



July 8, 2025

Municipality of North Middlesex  
229 Parkhill Main Street  
Parkhill, ON

*Adelaide Metcalfe*

*Bluewater*

**Atten: Ashley Cook, Clerk**

Dear Ms. Cook

*Central Huron*

**Re: Consent Application B9-2025  
Zoning By-law Amendment ZBA-8-2025  
29641 Coldstream Road  
Part of Lot 17, Concession 14 East  
Geographic Township of West Williams  
Municipality of North Middlesex  
County of Middlesex  
File Reference: # 25489**

*Huron East*

*Lambton Shores*

*Lucan Biddulph*

*Middlesex Centre*

*North Middlesex*

*Perth South*

*South Huron*

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS) and as a regulatory with respect to Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, the Ausable Bayfield Conservation Authority is providing advisory comments related to policy applicability and to assist with implementation of the Ausable Bayfield / Maitland Valley Source Protection Plans made under the Clean Water Act.

*Warwick*

*West Perth*

From the information received, it is understood that the purpose and effect of the application for Consent (File No. B9-2025) 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 proposed 'severed parcel' contains one single detached residential dwelling. The proposed "retained parcel" currently contains agricultural lands in crop production and woodlands and no change in used in proposed.

It is also understood that 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).

***Conservation Authorities Act:***

***Prohibited Activities, Exemptions and Permits - Ontario Regulation 41/24:***

From the information provided, it has been determined that portions of the property in question have been identified as regulated under the Prohibited Activities, Exemptions and Permits (Ontario Regulation 41/24) regulation. The policies of the Ausable Bayfield Conservation Authority regulate development, including construction, grading or filling, or the alteration of any watercourses on lands located within the regulated area. Written approval from the Conservation Authority may be required in order to undertake any of these activities within the regulated area.

Staff of the ABCA have not been in pre-consultation with the applicant.

***Recommendations:***

From the information submitted it appears that the proposed severed parcel is not regulated by the Conservation Authority and that the hazard area will remain with the lands to be retained. As such, The Ausable Bayfield Conservation Authority (ABCA) does not have a natural hazard concern with the requested Severance and does not oppose the approval of the requested Zoning By-law Amendment.

If you have any questions or require any additional information, please do not hesitate to contact me.

The Ausable Bayfield Conservation Authority would appreciate receiving a copy of the Municipality's decision.

Yours Sincerely,  
AUSABLE BAYFIELD CONSERVATION AUTHORITY

Ellen Westelaken  
Water and Planning Technician