



July 9, 2025

Municipality of North Middlesex
229 Parkhill Main Street
Parkhill, Ontario N0M 2K0

Adelaide Metcalfe

Atten: Ashley Cook, Clerk

Bluewater

Dear Ms. Cook

Central Huron

**Re: Minor Variance Application MV-7-2025
30468 Sylvan Road
Part of Lot 21, Concession 7
Parts 1 and 2 on 33R-22047
Geographic Township of West Williams
Municipality of North Middlesex
County of Middlesex
File Reference: # 25485**

Huron East

Lambton Shores

Lucan Biddulph

Middlesex Centre

North Middlesex

Perth South

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 authority 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.

South Huron

Warwick

West Perth

From the information received, it is understood that the applicant is seeking 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 m² (1,528.48 ft²) in size with a height of 6.5 m (21.33 ft). It is understood that relief is required to permit an increased accessory structure height of 1.0 m (3.29 ft).

Conservation Authorities Act:

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

From the information provided, it has been determined that a portion of the property in question has been identified as regulated under this 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.

Recommendations:

Based on the information provided, the proposed development appears to be located outside of the hazard area on the property, as such the Ausable Bayfield Conservation Authority (ABCA) does not oppose the approval of the requested minor variance.

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