



MUNICIPALITY OF NORTH MIDDLESEX

NOTICE OF APPLICATION & PUBLIC MEETING

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

APPLICATION FOR ZONING BY-LAW AMENDMENT

OWNER:	Lucan Feeders Inc (c/o Darryl Robinson)
APPLICANT/AGENT:	Baker Planning Group (c/o Caroline Baker)
LOCATION:	34210 Neil Road
LEGAL DESCRIPTION:	Lot 22 and Part of Lot 23, Concession 2, in the Geographic Township of McGillivray, Municipality of North Middlesex, County of Middlesex
FILE NUMBER:	ZBA-6-2025

Purpose and Effect

The purpose and effect of the Zoning By-law Amendment application (File No. ZBA-6-2025) is to permit the establishment of a second dwelling on the subject lands to be used for farm worker housing to support the existing agricultural operation on the lands. The dwelling is proposed to accommodate four (4) farm workers and will be one-storey in height and approximately 190.0 m² (2,045.14 ft²) in size. Additionally, Minimum Distance Separation ("MDS") setback relief is required to the neighbouring property at 34219 Neil Road which contains horses. The MDS setback required is 164 m (538.06 ft) whereas 150 m (492.13 ft) is proposed. The Zoning By-law Amendment application proposes to rezone the subject lands from 'General Agricultural (A1) Zone' to 'General Agricultural Exception 118 (A1-118) Zone'.

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.

Description and Location of Subject Land

The subject lands have a municipal address of 34210 Neil Road, and are located south of Clandeboye Drive, on the east side of Neil Road. Surrounding uses are predominantly agricultural in nature and there is one (1) rural residential parcel located southwest of the lands at 34151 Neil Road. The lands are legally described as Lot 22 and Part of Lot 23, Concession 2, in the Geographic Township of McGillivray, Municipality of North Middlesex, County of Middlesex.

The subject lands contain one (1) single-detached residential dwelling that currently accommodates a maximum of three (3) farm workers, and various agricultural structures such as one (1) livestock facility that contains cattle, one (1) grain elevator and the associated grain elevator operation with five (5) bins and an indoor and outdoor storage area, three (3) accessory storage facilities for equipment and three (3) open manure facilities. The lands are currently serviced by privately owned wells and a privately owned septic system, and there are two (2) existing accesses to Neil Road. No new access is proposed.



The subject lands are within the 'Agricultural Areas' land use designation per 'Schedule A' of the Middlesex County Official Plan and within the 'Agricultural Area' land use designation per 'Schedule A' of the North Middlesex Official Plan. Additionally, the lands contain 'Hazard Lands' per 'Schedule A' and 'Woodlands' per 'Schedule C' of the North Middlesex Official Plan. The subject lands are currently zoned 'General Agricultural (A1) Zone' within the North Middlesex Zoning By-law No. 35 of 2004, as amended. A portion of the lands are regulated by the Ausable Bayfield Conservation Authority (the "ABCA"), however, all proposed development is located outside of the regulated area.

Key maps illustrating the location of the subject lands, the proposed dwelling and the MDS setbacks are attached.

PUBLIC MEETING

Municipal Council 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 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 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 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 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 Council 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 Agenda and Council Minutes.

Other Planning Act Applications: None.

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.

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

Ashley Sawyer

Email: asawyer@middlesex.ca

Telephone: (519) 930-1009

OR

Municipality of North Middlesex

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 lands in accordance with the requirements of the *Planning Act, R.S.O. 1990, c. P.13*. 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, Clerk
Municipality of North Middlesex
clerk@northmiddlesex.on.ca
229 Parkhill Main Street, Parkhill ON N0M 2K0
(519) 294-6244 ext.3224

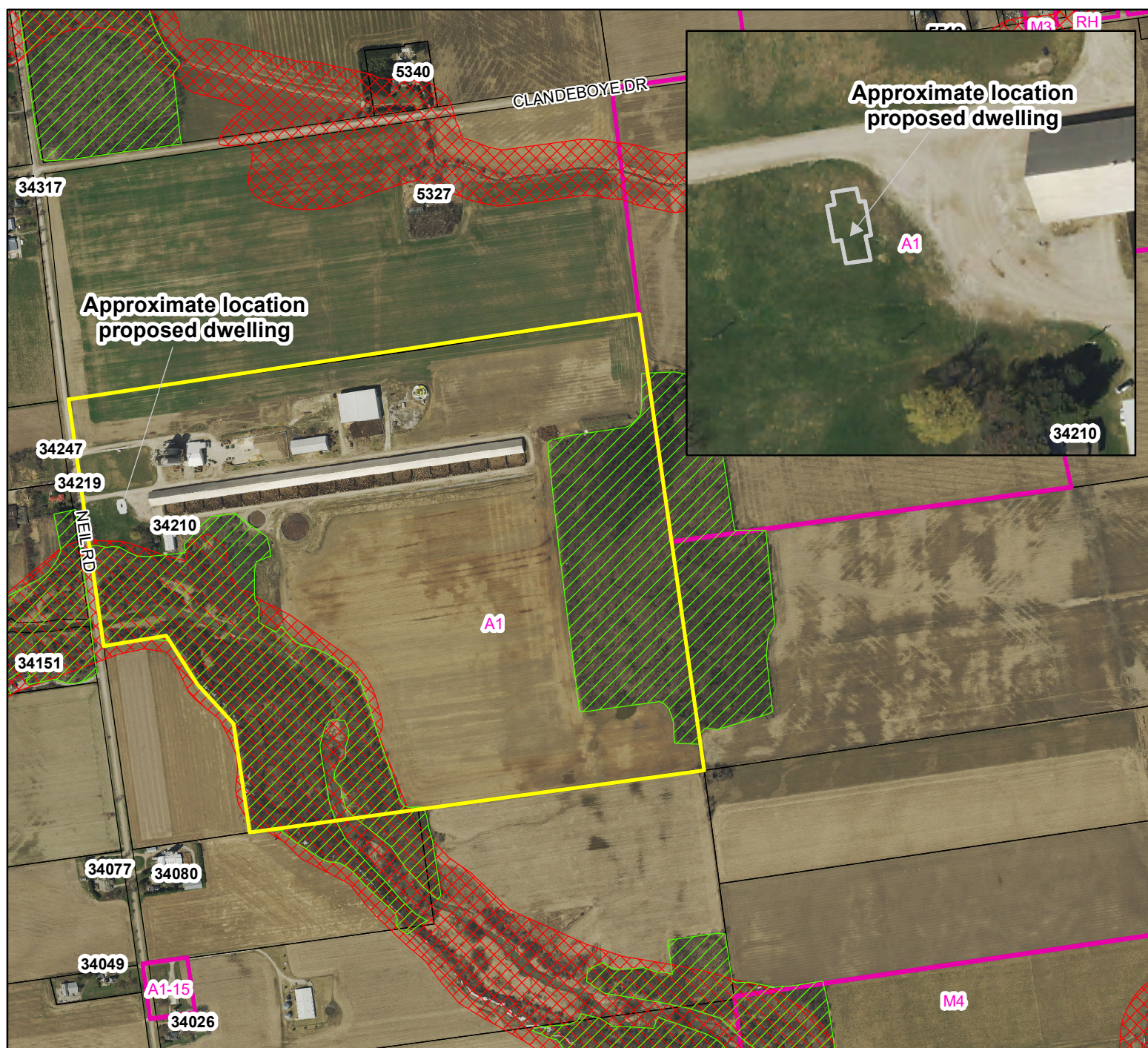
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 6-2025

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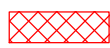

34210 Neil Road
Lot 22 and Part of Lot 23, Concession 2
Geographic Township of McGillivray

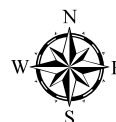


Municipality of NORTH MIDDLESEX



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(519) 434-7321
March 2025

-  LANDS SUBJECT TO ZONING BY-LAW AMENDMENT
-  ZONE BOUNDARY
-  CA REGULATED AREAS
-  SIGNIFICANT WOODLANDS



1:10,000

0 105 210 420 Metres

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.

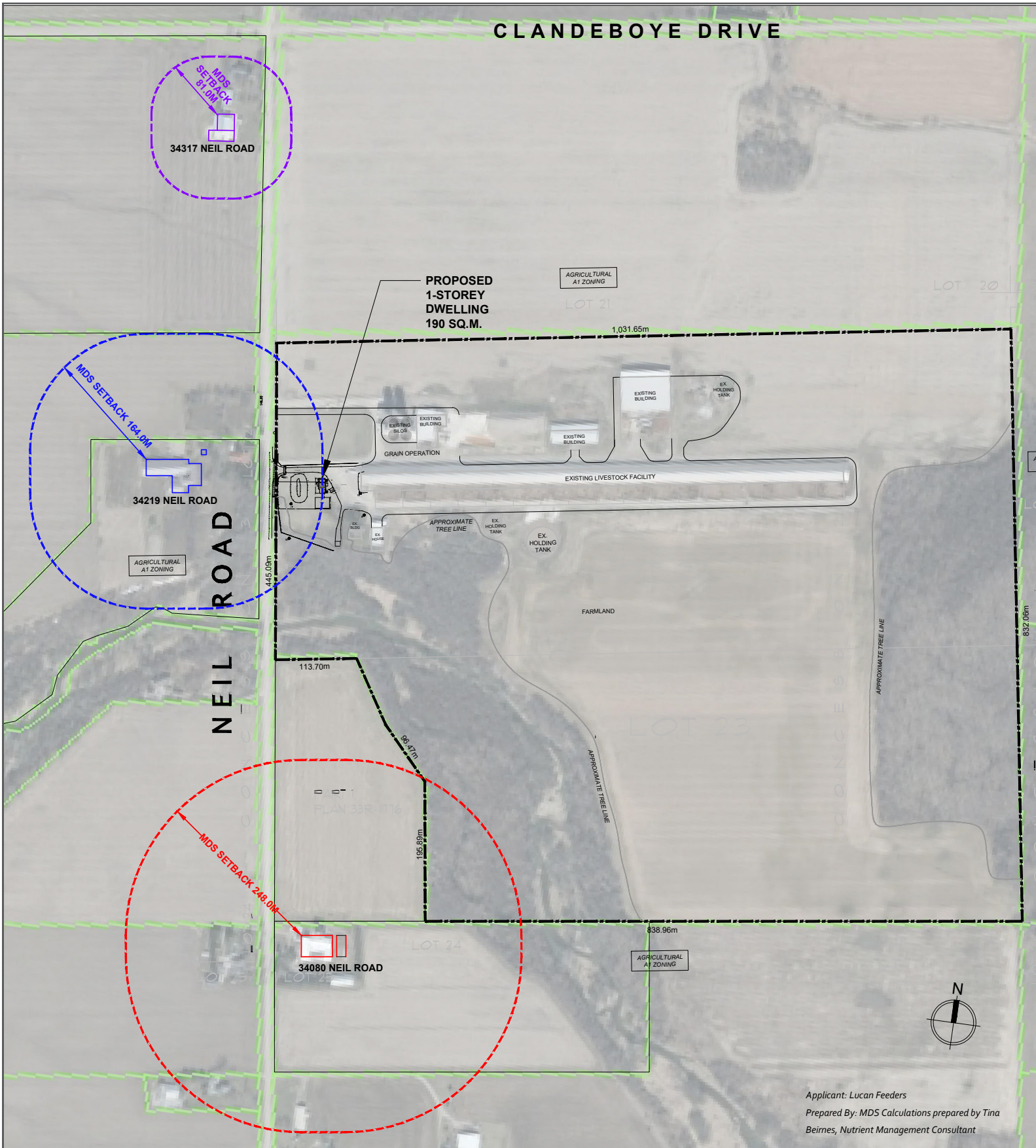


Figure:

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MINIMUM DISTANCE SEPARATION

Site Location: 34210 Neil Road, Municipality of North Middlesex, ON



BAKER
Planning Group