



July 8, 2025

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

Adelaide Metcalfe

Blewater

Atten: Ashley Cook, Clerk

Dear Ms. Cook

Central Huron

**Re: Zoning By-law Amendment Application ZBA-6-2025
 34210 Neil Road
 Lot 22 and Part of Lot 23, Concession 2
 Geographic Township of McGillivray
 Municipality of North Middlesex
 County of Middlesex
 File Reference: # 25481**

Huron East

Lambton Shores

Lucan Biddulph

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 the Authority's, Exemptions and Permits (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.

Middlesex Centre

North Middlesex

Perth South

South Huron

From the information received, it is understood that the purpose and effect of the Zoning By-law Amendment application is to rezone the subject lands from 'General Agricultural (A1) Zone' to 'General Agricultural Exception 118 (A1-118) Zone'. It is understood that this rezoning 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. It is also understood that Minimum Distance Separation ("MDS") setback relief is required to the neighboring property at 34219 Neil Road, which contains horses, as the proposed 150 m (492.13 ft) setback is less than the required 164 m (538.06 ft).

Warwick

West Perth



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 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 to undertake any of these activities within the regulated area.

Staff of the ABCA have been in pre-consultation with the applicant.

Recommendations:

From the information provided, the proposed second dwelling and associated works appear to be located outside of the regulated areas on the property. As such, the Ausable Bayfield Conservation Authority (ABCA) 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