



MUNICIPALITY OF NORTH MIDDLESEX

NOTICE OF INTENT TO AMEND CONSENT CONDITIONS

Pursuant to 53 of the *Planning Act*

APPLICATION FOR CONSENT – LOT ADDITION

OWNERS:	Anita Spence & Robert Creighton
AGENT:	Skylar Oldreive
LOCATION:	30458 Sylvan Road Abutting Parcel to East – No Address
LEGAL DESCRIPTION:	Part of Lot 21, Concession 7, being Parts 1 to 4 on 33R-22047, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex
FILE NUMBER:	B5-2024

Purpose and Effect of Consent Application

Consent B5-2024 was conditionally approved by the Municipality's Committee of Adjustment (the 'Committee') on April 3rd, 2024 to sever approximately 1,615.0 m² (0.40 ac) from an existing 22,187.1 m² (5.48 ac) parcel of land (the 'Severed Lot') to facilitate the creation of one (1) new residential infill lot within the Hungry Hollow Settlement Area. The application was filed concurrently with Consent B4-2025 which also proposed to create one (1) new residential infill lot within the Hungry Hollow Settlement Area, in which the conditions of this Consent have been completed and the Certificate of Consent has been issued by the Municipality.

At the time of application for Consent B5-2024, staff noted the existing topography of the 'Severed Lot' may be challenging to provide a safe access from Townsend Line (County Road No. 12) that meets the sightline requirements of the County of Middlesex (the 'County'). As such, a condition of approval was included that required an Entrance Permit be issued by the County. The owner has since confirmed that they are not able to obtain the necessary Entrance Permit due to sightline issues. As a result, the owner wishes to merge the 'Severed Lot' with the lot created in B4-2024 (30458 Sylvan Road) and requires an amendment to the conditions of Consent B5-2024 to achieve this.

The '**Added Parcel**', otherwise known as the 'Severed Lot', is proposed to be merged with the abutting parcel at 30458 Sylvan Road. The 'Added Parcel' has a frontage of approximately 37.235 m (122.16 ft) on Townsend Line (County Road No. 12) and an area of approximately 1,615.0 m² (0.40 ac). It will merge with 30458 Sylvan Road which has a frontage of approximately 25.99 m (85.27 ft) on Sylvan Road and 60.99 m (200.11 ft) on Townsend Line (County Road No. 12) and has an area of approximately 2,979.3 m² (0.74 ac). This will result in 30458 Sylvan Road being approximately 4,594.3 m² (1.14 ac) in size with a frontage on Townsend Line (County Road No. 12) of 98.22 m (322.37 ft). The frontage on Sylvan Road will remain unchanged. No change of use is currently proposed. There is currently no municipal water connection or privately owned septic system on the 'Added Parcel', but there is an existing municipal water connection, septic system and driveway access to Sylvan Road on



30458 Sylvan Road. No new access is proposed. The 'Added Parcel' is not regulated by the Ausable Bayfield Conservation Authority.

The '**Retained Parcel**' (30468 Sylvan Road) is proposed to have a frontage of approximately 88.75 m (291.15 ft) on Townsend Line (County Road No. 12) and will maintain the existing frontage of 72.75 m (231.68 ft) on Sylvan Road. The 'Retained Parcel' will be approximately 17,592.8 m² (4.35 ac) in size and is currently vacant of any buildings or structures but is proposed to have one (1) single-detached dwelling and (1) accessory structure (detached garage) constructed on it (not the subject of this application). The 'Retained Parcel' is currently serviced by the municipal water service and will be serviced by a privately owned septic system. There is an existing access to Sylvan Road and no new access is proposed. A portion of the 'Retained Parcel' is regulated by the Ausable Bayfield Conservation Authority. The 'Retained Parcel' is also encumbered by a hydro easement in favour of Hydro One that runs parallel to the front lot line abutting Sylvan Road, with an area of approximately 412.4 m² (0.10 ac).

Description and Location of Subject Land

The subject lands have municipal addresses of 30458 Sylvan Road and 30468 Sylvan Road and are located at the northeast intersection of Townsend Line (County Road No. 12) and Sylvan Road. The lands are located in the 'Hamlet Settlement Area' of Hungry Hollow. Surrounding uses are predominantly rural residential in nature, with lands to the south being agricultural in nature. The lands are legally described as Part of Lot 21, Concession 7, being Parts 1 to 4 on 33R-22047, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex.

The subject lands are within the 'Hamlet Settlement Area' land use designation and contains 'Hazard Lands' per 'Schedule A' of the North Middlesex Official Plan. The subject lands are identified as containing a 'Mineral and Aggregate Resource' feature per 'Schedule C' of the North Middlesex Official Plan. The subject lands are zoned 'Hamlet Residential (RH) Zone' within the North Middlesex Zoning By-law No. 35 of 2004, as amended. In the 'Hamlet Residential (RH) Zone' where a public water supply is available, the minimum lot frontage is 25.0 m and the minimum lot area is 1,000 m². The 'Retained Parcel' (30468 Sylvan Road) and the parcel to the west that the 'Added Parcel' will merge with (30458 Sylvan Road) both exceed these minimum requirements, therefore zoning relief is not required based on the proposal at this point in time.

A key map illustrating the location of the subject lands and the proposed Consent 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 but not required. 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 via email to clerk@northmiddlesex.on.ca or by mail or by delivering in person to the Municipal office at 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 Secretary-Treasurer of the Committee of Adjustment 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, Committee Agenda and 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.

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

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 60 metres of the subject property. 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@northmiddlesex.on.ca

229 Parkhill Main Street, Parkhill ON N0M 2K0

(519) 294-6244 ext.3224

APPLICATION FOR CONSENT: B5-2024

Owner: Robert Creighton & Anita Spence

Agent: Skylar Oldreive

30458 and 30468 Sylvan Rd

Part of Lot 21, Concession 7, being Parts 1 to 4 on 33R-22047



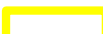



Geographic Township of West Williams

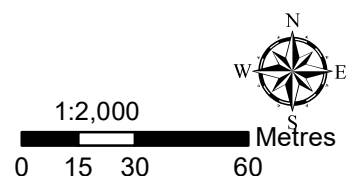


Municipality of NORTH MIDDLESEX



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
June, 2025

-  SEVERED WITH CONSENT B4-2025
-  ADDED PARCEL
(ORIGINALLY PROPOSED TO BE SEVERED (B5-2024))
-  RETAINED PARCEL
-  SUBJECT TO A HYDRO EASEMENT
-  CA REGULATED AREAS
-  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.