



July 10, 2025

Municipality of North Middlesex
229 Parkhill Main Street
Parkhill, ON

Adelaide Metcalfe

Blewater

Central Huron

Huron East

Lambton Shores

Lucan Biddulph

Middlesex Centre

North Middlesex

Perth South

South Huron

Warwick

West Perth

Atten: Ashley Cook, Clerk

Dear Ms. Cook

**Re: Consent Application B5-2024
30458 Sylvan Road
Part of Lot 21, Concession 7
Geographic Township of West Williams
Municipality of North Middlesex
County of Middlesex
File Reference: # 25482**

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.

From the information received, it is understood that the applicant was not able to meet the conditions of the previously requested severance, B5-2024, and requires an amendment to the conditions of Consent B-2024 in order to merge the 'severed lot' with 30458 Sylvan Road.

It is understood that current application for consent proposes to merge the 'Added Parcel', otherwise known as the 'Severed Lot' with the abutting parcel at 30458 Sylvan Road. This will result in 30458 Sylvan Road being approximately 4,594.3 m² in size with a frontage on Townsend Line of 98.22 m. The frontage on Sylvan Road will remain unchanged. No change of use is currently proposed.

It is also understood that the 'Retained Parcel' (30468 Sylvan Road) is proposed to have a frontage of approximately 88.75 m on Townsend Line and will maintain the existing frontage of 72.75 m on Sylvan Road. The 'Retained Parcel' will be approximately 17,592.8 m².



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 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 had previous preconsultation with the applicant regarding the previous consent applications B4 & B5-2024 in January of 2024.

Recommendations:

From the information submitted it appears that the regulated area will remain entirely on the land to be retained. As such, The Ausable Bayfield Conservation Authority (ABCA) does not have a natural hazard concern with the requested Severance.

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