



MUNICIPALITY OF NORTH MIDDLESEX

NOTICE OF APPLICATIONS & PUBLIC MEETING/PUBLIC HEARING

Pursuant to Sections 45 and 53 of the *Planning Act*

APPLICATIONS FOR CONSENT & MINOR VARIANCE

OWNER/APPLICANT:	Kevin Vanderveen
LOCATION:	191 Catherine Street
LEGAL DESCRIPTION:	Part of Lot 39 and Part of Lot 40, on Plan 276, North of Ellen Street, West of Catherine Street, in the geographic Town of Parkhill, Municipality of North Middlesex, County of Middlesex
FILE NUMBERS:	B10-2025 – Consent MV-6-2025 – Minor Variance

Purpose and Effect of Consent Application

The purpose and effect of the application for Consent (File No. B10-2025) is to sever one (1) residential lot from the centre of an existing 1,341.3 m² (0.33 ac) property which will create of two (2) residential infill lots (one (1) lot to the north and one (1) lot to the south).

‘Severed Parcel No. 1’ is proposed to have a frontage of approximately 18.00 m (59.06 ft) on Catherine Street and an area of approximately 487.08 m² (0.12 ac). ‘Severed Parcel No. 1’ is currently vacant of any buildings or structures, will be required to be serviced by the municipal water and sanitary systems and will be required to install a new access. Approximately 1.36 m² (10.76 ft²) of the northeast corner of the parcel is regulated by the Ausable Bayfield Conservation Authority.

‘Severed Parcel No. 2’ is proposed to have a frontage of approximately 14.50 m (47.57 ft) on Catherine Street and an area of approximately 392.38 m² (0.10 ac). ‘Severed Parcel No. 2’ currently contains two (2) accessory structures (garden sheds) and an existing fence that will be relocated as a condition of the Consent, will be required to be serviced by the municipal water and sanitary systems and will be required to install a new access. The two (2) accessory structures (garden sheds) are proposed to be removed as a condition of Consent.

The **‘Retained Parcel’** is proposed to have a frontage of approximately 17.18 m (56.36 ft) on Catherine Street and an area of approximately 461.84 m² (0.11 ac). The ‘Retained Parcel’ currently contains one (1) single detached residential dwelling and a portion of one (1) of the accessory structures (garden shed) predominantly located on ‘Severed Lot No. 2’ that, as noted above, will be removed as a condition of Consent. The parcel is serviced by the municipal water and sanitary systems and has an existing driveway access to Catherine Street. The driveway may be required to be altered as a condition of Consent should it encroach onto ‘Severed Lot No. 1’.

Purpose and Effect of the Minor Variance Application

The purpose and effect of the Minor Variance (File No. MV-6-2025) is to facilitate the Consent (File No. B10-2025). Relief is required from Section 10.2 a) and 10.2 b) for 'Severed Parcel No. 2' and from 10.2 e) for the 'Retained Parcel' of the North Middlesex Zoning By-law No. 35 of 2004, as amended, as outlined in the table below.

'Severed Parcel No. 2'				
Section	Description	Permitted	Proposed	Difference
10.2 a)	Lot Area <i>Minimum for single detached dwelling unit</i>	460.0 m ² (0.11 ac)	392.38 m ² (0.10 ac)	67.62 m ² (0.01 ac)
10.2 b)	Lot Frontage <i>Minimum for single detached dwelling unit</i>	15.0 m (49.21 ft)	14.50 m (47.57 ft)	0.5 m (1.64 ft)

'Retained Parcel'				
Section	Description	Permitted	Proposed	Difference
10.2 e)	Interior Side Yard Setback <i>Minimum</i>	1.2 m (3.93 ft)	0.95 m (3.12 ft)	0.25 m (0.81 ft)

Description and Location of Subject Land

The subject lands have a municipal address of 191 Catherine Street in the Urban Settlement Area of Parkhill, and are located north of Ellen Street, on the west side of Catherine Street just before the road changes direction and turns into Allness Street. Surrounding uses are predominantly residential in nature, with the North Middlesex Parkhill Fire Station property, in which the Parkhill branch of the Middlesex-London Paramedic Services also operates out of, abutting the rear lot line. The lands are legally described as Part of Lot 39 and Part of Lot 40, on Plan 276, North of Ellen Street, West of Catherine Street, in the geographic Town of Parkhill, Municipality of North Middlesex, County of Middlesex. Ellen Street, Catherine Street and Allness Street are all local municipal roads under the jurisdiction of the Municipality of North Middlesex.

The subject lands are within the 'Parkhill Urban Settlement Area' and are designated as a 'Residential Area' per 'Schedule A1' of the North Middlesex Official Plan. The subject lands are zoned 'Residential Density One (R1) Zone' within the North Middlesex Zoning By-law No. 35 of 2004, as amended.

A key map illustrating the location of the subject lands 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. 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 and/or 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 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 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/Committee Agenda and Council/Committee Minutes.



Other Planning Act Applications: None.

Residents may recall that the subject lands were previously granted conditional approval for Consent B10-2022 on July 13, 2022 to sever one (1) residential lot with a frontage of approximately 21.43 m (70.0 ft) on Catherine Street, with an area of approximately 559.11 m² (0.14 ac). Section 53(41) of the Planning Act requires all conditions be fulfilled within two (2) years of the date the Notice of Decision was issued (July 15, 2024) otherwise the Consent lapses and the lot is not severed. The conditions of B10-2022 were not fulfilled and therefore the Consent lapsed. The subject application is a new application by a new owner.

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.

Minor Variance Appeals

The applicant, the Minister or a specified person or public body, as defined by the Planning Act, that has an interest in the matter may, within 20 days of the making of the decision, appeal to the Ontario Land Tribunal against the decision of the Committee.

To appeal this decision, a notice of appeal must be submitted to the Secretary-Treasurer of the Committee of Adjustment of the Municipality of North Middlesex, outlining the reasons for the appeal, accompanied by the fee charged by the Tribunal.

Notwithstanding the above, subsection 45(12) 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 North Middlesex Committee of Adjustment on the proposed Minor Variance, you must make a written request to the Secretary-Treasurer of the North Middlesex Committee of Adjustment 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 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 all required agencies and all landowners within 120 metres of the subject lands, and has been posted on the subject lands, in accordance with the requirements of the Planning Act. 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.

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

APPLICATIONS FOR MINOR VARIANCE & CONSENT: MV-6-2025 & B10- 2025

Owner/Applicant: Kevin Vanderveen

191 Catherine Street

Part of Lot 39 and Part of Lot 40, on Plan 276, North of Ellen Street, West of Catherine Street

Geographic Town of Parkhill, Municipality of North Middlesex

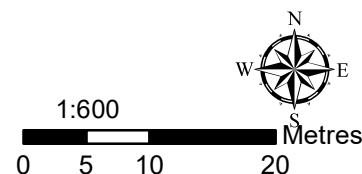


Municipality of NORTH MIDDLESEX



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(519) 434-7321
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-  SEVERED PARCEL NO. 1
-  RETAINED PARCEL
-  SEVERED PARCEL NO. 2
-  CA REGULATED AREA



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.