



July 8, 2025

Municipality of North Middlesex  
229 Parkhill Main Street  
Parkhill, ON

*Adelaide Metcalfe*

*Bluelwater*

**Atten: Ashley Cook, Clerk**

Dear Ms. Cook

*Central Huron*

**Re: Consent Application B10-2024  
Minor Variance Application MV-6-2025  
191 Catherine Street  
Part of Lot 39 and Part of Lot 40, on Plan 276  
Geographic Township of West Williams  
Municipality of North Middlesex  
County of Middlesex  
File Reference: # 25487**

*Huron East*

*Lambton Shores*

*Lucan Biddulph*

*Middlesex Centre*

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.

*North Middlesex*

*Perth South*

*South Huron*

*Warwick*

From the information received, it is understood that the purpose and effect of the application for Consent (File No. B10-2025) is to sever one residential lot from the centre of an existing 1,341.3 m<sup>2</sup> (0.33 ac) property which will create of two residential infill lots (one lot to the north and one lot to the south).

*West Perth*

It is also understood that 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' for decreased lot area as well as decreased lot frontage and from 10.2 e) for the 'Retained Parcel' for a decreased interior side yard setback.



**Conservation Authorities Act:**

**Prohibited Activities, Exemptions and Permits - Ontario Regulation 41/24:**

From the information provided, it has been determined that small portions 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 have not been in pre-consultation with the applicant.

**Recommendations:**

From the information submitted the regulated area will remain on the lands described as "Severed Parcel No.1". As such, the ABCA does not have a natural hazard concern with the requested Severance and does not oppose the requested Minor Variance.

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