

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF NORTH MIDDLESEX

BY-LAW NO. 053 of 2025

BEING A BY-LAW TO AMEND BY-LAW NO. 35 of 2004, AS AMENDED,

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Municipality of North Middlesex deems it advisable to amend By-law 35 of 2004, being the Comprehensive Zoning By-law of the Municipality,

NOW THEREFORE the Council of the Corporation of the Municipality of North Middlesex enacts as follows:

1. That Schedule 'A', Map 17 to the North Middlesex Zoning By-law 35 of 2004, as amended, is hereby amended by changing the lands from 'General Agricultural (A1) Zone' to 'General Agricultural Exception 118 (A1-118) Zone' those lands identified as Schedule 'A' attached hereto, on lands legally described as Lot 22 and Part of Lot 23, Concession 2, in the Geographic Township of McGillivray, Municipality of North Middlesex, County of Middlesex, known municipally as 34210 Neil Road.
2. That Section 7.4, being the Exceptions to the 'General Agricultural (A1) Zone' is hereby amended by adding subsection 7.4.118 as follows:

"7.4.118 General Agricultural Exception 118 (A1-118) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule 'A' (Map 17), the following provisions shall apply:

a) Definitions:

The following definitions shall apply to the lands zoned as A1-118:

- i. **"Farm Labour Residence"** shall mean one (1) dwelling that is accessory to the principal agricultural use on the lands, solely occupied by full-time farm labourers who predominantly work on the lands to which the dwelling is located, where the size and nature of the farm operation requires additional employment."
- ii. **"Farm Building Cluster"** shall mean the grouping of farm related buildings or a farm dwelling, in an arrangement which maximizes the agricultural area and potential of the farm lot.

b) Permitted Uses:

In addition to the uses permitted in Section 7.1, the following use will also be permitted:

- i. Farm Labour Residence

c) Special Provisions

- i. A maximum of one (1) Farm Labour Residence with a maximum size of 190.0 m² (2,045.14 ft²) shall be permitted subject to the following regulations:
 - 1. Shall be self-contained and clearly subordinate in scale, size and function to the primary agricultural use on the subject lands;
 - 2. Shall be grouped within 50.0 m (164.04 ft) of the Farm Building Cluster;
 - 3. Shall not take any land out of agricultural crop production;
 - 4. Shall be prohibited from being severed from the property;
 - 5. Shall not be located within lands as defined and regulated by the Ausable Bayfield Conservation Authority;
 - 6. Shall have a minimum setback of 156.0 m (511.81 ft) from the nearest neighbouring livestock facility in existence at the time of passing of this By-law;
 - 7. Shall be serviced to the satisfaction of the Municipality.”

READ A FIRST AND SECOND TIME this 16th day of July 2025.

READ A THIRD TIME AND FINALLY PASSED this 16th day of July 2025.

MAYOR

CLERK

EXPLANATORY NOTE

The Zoning By-law Amendment application seeks to rezone the subject lands from 'General Agricultural (A1) Zone' to 'General Agricultural Exception 118 (A1-118) Zone' to permit for the construction of one (1) 'Farm Labour Residence' subject to regulations with a reduced Minimum Distance Setback to the nearest neighbouring livestock facility in existence at the date of passing of this By-law. Additionally, a definition for a 'Farm Labour Residence' and 'Farm Building Cluster' are included.

In addition to the application submissions and the planning recommendation report, Council considered all written and oral submissions, the effect of which helped Council to make an informed decision.

The by-law conforms to the relevant policies of the Official Plan for the County of Middlesex and the Municipality of North Middlesex.

SEE MAP 45
(CLANDEBOYE

SEE MAP 10

CLANDEBOYE DR

SEE
MAP 9

MAGUIRE RD

A1-118

PRINCE WILLIAM ST

DENFIELD RD

SEE
MAP 16

NEIL RD

20

MAPLE LODGE DR

SEE MAP 18

THIS IS SCHEDULE "A" TO BY-LAW No. _____ PASSED THE _____ DAY OF _____, 2025.

MAYOR

CLERK

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SCALE 1:15,000

