

SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF NORTH MIDDLESEX

BY-LAW NO. 055 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 26 of the North Middlesex Zoning By-law 35 of 2004, as amended, is hereby amended by changing the lands from 'General Agricultural (A1) Zone' to the 'Agricultural Small Holding Exception 44 (AG1-44) Zone' those lands identified as Schedule 'A' attached hereto, on lands legally described as **Part X on Reference Plan 33R-XXXXX (Part # and Reference Plan # are considered clerical in nature and will be input by the Clerk prior to final reading)**, Part of Lot 17, Concession 14 East, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex, known municipally as 29641 Coldstream Road.
2. That Schedule 'A', Map 26 of 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 117 (A1-117) Zone' those lands identified as Schedule 'A' attached hereto, on lands legally described as Part of Lot 17, Concession 14 East, in the geographic Township of West Williams, Municipality of North Middlesex, County of Middlesex, known municipally as **XXXXXX Pete Sebe Road (Municipal 911 address is considered clerical in nature and will be input by the Clerk prior to final reading)**.
3. That Section 7A.3, being the Exceptions to the 'Agricultural Small Holding (AG-1) Zone' is hereby amended by adding subsection 7A.3.44 as follows:

"7A.3.44 Agricultural Small Holding Exception 44 (AG1-44) Zone

Notwithstanding Section 7A.2 b) on lands shown on Schedule 'A' (Map 26), the following provisions shall apply:

- a) Minimum lot frontage is 47.24 m (154.99 ft)."

4. That Section 7.4, being the Exceptions to the 'General Agricultural (A1) Zone' is hereby

amended by adding subsection 7.4.117 as follows:

“7.4.117 General Agricultural Exception 117 (A1-117) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule ‘A’ (Map 26), the following provisions shall apply:

- a) No single detached residential dwelling is permitted.
- b) Minimum lot area is 20.76 ha (51.29 ac).”

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

READ A THIRD TIME AND FINALLY PASSED this .

MAYOR

CLERK

DRAFT

EXPLANATORY NOTE

The Zoning By-law Amendment application seeks to rezone the ‘Severed Parcel’ of Consent B9-2025 from ‘General Agricultural (A1) Zone’ to ‘Agricultural Small Holding Exception 44 (AG1-44) Zone’ to recognize the residential use of the property and a reduced minimum lot area. The proposed Zoning By-law Amendment also seeks to rezone the ‘Retained Parcel’ of Consent B9-2025 from ‘General Agricultural (A1) Zone’ to ‘General Agricultural Exception 117 (A1-117) Zone’ to recognize a reduced agricultural lot size and to prohibit the establishment of residential dwellings as required by the Provincial Planning Statement, the Middlesex County Official Plan and the North Middlesex Official Plan.

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

DRAFT