



**Meeting Date:** April 8, 2026

**Submitted by:** Ashley Sawyer, Planner

**Subject:** North Middlesex 2025 Planning Summary Report

**BACKGROUND:**

The Planning Department provides the Municipality of North Middlesex with planning advisory services in accordance with the Planning Services Agreement and has done so since January 2017. The Planning Department prepares an annual summary which outlines the Planning Services provided to the Municipality working with local staff.

The following activity was undertaken in 2025 compared to previous years:

<b>Planning Applications</b>										
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Official Plan Amendments	0	2	0	1	1	1	0	1	2	2
Zoning By-law Amendments	9	8	7	14	12	20	12	12	23	19
Minor Variances	6	8	7	12	7	6	8	5	14	11
Consents to Sever	14	9	9	16	7	15	14	15	22	17
Site Plan Approval	4	2	1	0	7	2	1	5	1	5
Part Lot Control Approval	0	0	0	0	0	0	0	0	0	2
<b>Total</b>	<b>33</b>	<b>29</b>	<b>24</b>	<b>43</b>	<b>34</b>	<b>44</b>	<b>39</b>	<b>38</b>	<b>62</b>	<b>56</b>

Plans of Subdivision / Condominium										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Applications	0	1	2	0	0	1	1	4	2	1
Draft Plan Approvals	0	0	2	1	0	0	1	1	1	0
Extension of Draft Plan Approvals	0	0	0	0	0	2	1	2	1	3
Change to Draft Plan Approvals	0	0	0	0	1	0	0	0	0	0
Final Plan Approvals	0	0	0	0	1	1	0	1	0	0
Open Files	2	3	5	5	5	4	6	9	9	12
Active Files	0	2	3	3	3	4	5	8	8	11

**ANALYSIS:**

In 2025, the County advanced several county-wide policy initiatives and special projects in support of municipal interests. This work included the completion of County Official Plan Amendment No. 4, which was adopted by County Council and submitted to the Province for approval. Amendment No. 4 completes the County Official Plan Update and responds to changes in provincial policy, clarifies and refines existing County policies, and aligns the Official Plan with the 2025 County Council Strategic Plan.

Amendment No. 4 also updates the County planning framework to reflect provincial objectives related to growth management and population, housing, and employment forecasts, while supporting consistency and coordination between the County and local municipal official plans. The update process included the Middlesex 2056 engagement program and addressed applicable legislative requirements. Staff analysis informed policy directions across five topic areas: Agriculture, Economy, Growth and Development, Housing, and Additional Considerations.

In parallel, staff supported participating local municipalities with Housing Accelerator Fund Phase 2 initiatives. This support focused on reviewing existing zoning permissions, identifying barriers to housing delivery, and assisting with zoning by-law amendments intended to enable additional housing opportunities. This work has applicability for all local municipalities.

Throughout 2025, the Province continued to introduce planning-related legislative and regulatory changes. Ontario Regulation 257/25 reduced requirements for minor variances by permitting up to a ten percent reduction in setbacks from property lines. The Province also announced its intention to consolidate Ontario’s conservation authorities, proposing a reduction from 36 authorities to nine regional conservation authorities. These and other changes have altered planning processes and increased municipal implementation

responsibilities. Monitoring and responding to ongoing provincial reforms will remain an important focus in 2026.

Operational improvements were also achieved through expanded use of the Cloud Permit e-permitting system. In 2025, the system was expanded to accept both local planning applications and County planning applications. The platform allows applicants to submit pre-consultation requests, file applications, and communicate directly with staff. Expanded use of Cloud Permit is improving efficiency, transparency, accountability, and planning data management across the County.

If a proposed use or structure does not conform to the requirements in the Zoning By-law an amendment may be necessary. In 2025, there were 19 applications to amend North Middlesex's Zoning By-law. The type of rezoning applications varied, including rezoning applications accompanied by consent applications related to the severance of a residence surplus to a farming operation, a general housekeeping amendment, temporary uses for a detached ARU and for a 'granny flat', a rezoning application accompanied by an Official Plan Amendment for a privately initiated urban boundary expansion in Ailsa Craig, for a home industry in a detached accessory structure, to implement a holding symbol and to remove a holding symbol.

A Plan of Subdivision allows land to be divided into smaller building lots in a comprehensive manner. Most subdivision applications take a number of months if not years to reach draft approval and subsequently final approval and registration. In 2025, one new plan of subdivision application was received for a combined total of approximately 121 dwelling units in the form of single detached dwellings and townhomes. This application was deemed incomplete as a portion of the lands are currently outside of the Ailsa Craig urban settlement area boundary, and it was determined that an Official Plan Amendment to bring the entirety of the subdivision lands into the urban settlement area boundary is necessary before the subdivision can proceed.

In 2025, there were nine active plans of subdivision within North Middlesex. With the increased interest in attainable housing, staff have been working with applicants to explore a broader range of housing types, and as a result there has been an increase in medium density housing in the form of townhomes within plans of subdivision. Staff note that many of the ongoing plans of subdivision in Parkhill were waiting to proceed until sanitary capacity was made available through the de-sludging of the municipal lagoons.

Developments that are anticipated to enter into a Subdivision Agreement in 2025 includes Westwood Estates – Phase 2 (39 single-detached dwellings), Lieury (7 single-detached dwellings), Westwood Meadows (98 single-detached dwellings and 66 street-facing townhome units – Phasing Plan to be approved by Municipality). The Forest Trails Subdivision (178 single-detached dwelling and approximately 77 townhome units), Nairn Trails South Subdivision (140 to 210 single-detached and townhome units – Lotting Plan

and Phasing Plan to be determined) and Maser Subdivision (13 single-detached dwellings) are currently anticipated to proceed to Draft Plan approval in 2026.

A Plan of Condominium allows land to be divided into smaller units with shared or common areas in a comprehensive manner. Most condominium applications take several months if not years to reach draft approval and subsequently final approval and registration. In 2025, two condominium files were active. The Maser Condominium (14 townhome units) is anticipated to enter into a Condominium Agreement in 2026. The McIver Condominium (6 single-detached dwellings) is anticipated to seek final approval in 2026 as well.

Plans of Subdivision / Condominium End of 2025 Status					
Development	Location	Status	Density*		
			Low	Medium	High
39T-NM-CDM1701 (McIver)	Nairn	Draft Plan Approved	6	0	0
39T-NM1802 (VanderMolen)	Ailsa Craig	Final Approved	8	0	0
39T-NM1801 (Westwood Estates)	Parkhill	Draft Plan Approved	85	0	0
		Final Approved	33	0	0
39T-NM2101 (Ausable Bluffs)	Ailsa Craig	Draft Plan Approved	88	55	0
		Final Approved	162	22	0
39T-NM2201 (Westwood Meadows)	Parkhill	Draft Plan Approved	98	66**	0
39T-NM2303 (Lieury)	Lieury	Draft Plan Approved	7	0	0
39T-90010 (Brand/Jarvis)	Hungry Hollow	Draft Plan Approved	8	0	0
39T-NM2301 (Forest Trails)	Parkhill	Pending Draft Plan Approval	178**	77**	0
39T-NM2401 (Nairn Trails South)	Nairn	Pending Draft Plan Approval	170**	28**	0
39T-NM2302 (Masar)	Parkhill	Pending Draft Plan Approval	13	0	0
39T-NM-CDM2301 (Masar)	Parkhill	Pending Draft Plan Approval	14	0	0
39T-NM-2501 (Northwoods)	Ailsa Craig	Pending Draft Plan Approval	69	52	0
<b>Total</b>			<b>939</b>	<b>300</b>	<b>0</b>

\*Note: Low = Singles / Semis, Medium = Townhouses, High = Greater Than Townhouses

*\*\*Estimated development yield*

Consent applications can take a number of forms, severance, easements, lot additions, mortgage charge among others. In 2025, there were 17 consent applications. Of those 17 applications, 7 were for residential lot creation, 4 were for residences surplus to a farm dwelling, 5 were for lot additions, and 1 was for a hydro easement.

If a proposed use or structure meets the general intent and purpose of the Zoning By-law but there are some proposed deviations from the standards, a minor variance application may be appropriate. There were 11 applications for a minor variance in 2025. The application types included lot standard variances, accessory structure location and height relief, setback relief, and Minimum Distance Separation II relief.

Site Plan Control is a technical development review process to ensure site development matters are built and maintained and is generally required for higher density residential, commercial and industrial development. The site plan process is largely a local Municipal process with assistance from Planning. In 2025, there were five site plan control applications for a kennel, an on-farm diversified use, a mixed-use residential commercial development, a daycare and a medium density townhome development. In addition to the 2025 applications, there are currently five site plan control files ongoing that were approved in previous calendar years.

North Middlesex encourages pre-application consultation meetings prior to the submission of most development applications. The pre-consultation meetings are intended to speed up the application process by ensuring that the applicant is aware of the required steps, supporting documents, and application fees. In 2025, the number of projects which staff pre-consulted on was 17 with topics ranging from settlement area boundary expansions, to residential subdivisions, to on-farm diversified uses. Recent changes to the Planning Act no longer require pre-consultation meetings for most application types. However, staff and most applicants continue to find value in these meetings as a way to clearly identify submission requirements at the outset of the process.

There was one Ontario Land Tribunal matter in 2025 that resulted in a settlement, and there are no outstanding appeals currently before the Tribunal. In addition to providing core planning services, planning staff also assist Municipal staff by providing inquiry support for planning, development and building-related matters. Looking at 2025, planning enquiries are robust, and it is anticipated that applications will continue at similar levels to the past few years, which is higher than historic levels.