



SCHEDULE 1

CORPORATION OF THE MUNICIPALITY OF NORTH MIDDLESEX

BY-LAW NO. 20 of 2019

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 8 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 'Agricultural Small Holding (AG1) Zone' that land identified as Schedule 'A' attached hereto and described as Lot 14, Concession 16 (Geographic Township of McGillivray), Municipality of North Middlesex, and known municipally as 34828 Lieury Road.
2. That Schedule 'A', Map 8 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 72 (A1-72) Zone' that land identified as Schedule 'A' attached hereto and described as part of Lot 14, Concession 16 (Geographic Township of McGillivray), Municipality of North Middlesex.
3. That Section 7.4, being the Exceptions to the General Agricultural Zone, is hereby amended by adding subsection 7.4.72 as follows:

"7.4.72 Notwithstanding Section 7.1 s) on lands shown on Schedule "A" (Map 8), no residential dwelling is permitted.

READ A FIRST, SECOND AND THIRD TIME this 3rd day of April, 2019.

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MAYOR

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CLERK

## EXPLANATORY NOTE

The purpose and effect of this By-law is to amend the zoning of portions of the subject lands from 'General Agricultural (A1) Zone' to 'Agricultural Small Holding (AG1) Zone' and 'General Agricultural Exception 72 (A1-72) Zone'. The rezoning is necessary to permit the creation of a lot to dispose of a surplus farm dwelling (Consent B02/2019).

The lands zoned 'Agricultural Small Holding (AG1) Zone' on which the surplus dwelling is situated would comprise an area of 0.69 ha (1.7 ac). No change of use is proposed.

The lands zoned 'General Agricultural Exception 72 (A1-72) Zone' would prohibit new residential development on the agricultural portion of the remnant farm parcel and would recognize a minimum lot area of 39.81 ha (98.3 ac). No change of use is proposed.

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