



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE MINUTES**

WEDNESDAY, JUNE 27, 2018 7:00 PM
Council Chambers

MINUTES

COMMITTEE MINUTES

SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT

The Municipality of South West Middlesex Committee of Adjustment will meet in Regular Session in the Council Chamber on June 27, 2018 at 7:36 p.m.

MEMBERS PRESENT:

Vance Blackmore (Chair presiding), Karen Aranha, Doug Bartlett, Rick Cowell, John Kavelaars, Don McCallum, Martin Vink

REGRETS:

Marigay Wilkins

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Planner Stephanie Poirier

ALSO PRESENT:

Members of the public and press

1. CALL TO ORDER

Chairperson Blackmore calls the meeting to order at 7:36 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

None declared

3. DEPUTATIONS AND PETITIONS

7:15 p.m. – Consent Application B-02/2018 – 6052 Parkhouse Drive – see agenda item 8.a.

4. PLANNING APPLICATION REPORTS

a. Consent Application B-02/2018 – 6052 Parkhouse Drive – McLeod

The Chair explained the purpose of the meeting which is to give the Committee and the public an opportunity to hear all interested persons with respect to a Consent Application by Brent and Andrea McLeod and for the Committee to consider the proposal.

The Planner identified the purpose and effect of the consent application is to sever a surplus farm dwelling on a separate lot with a frontage of approximately 80 metres (262 ft) along Parkhouse Drive and with an area of approximately 0.4 hectares (0.98 ac) from an agricultural parcel of land with an area of approximately 25.3 hectares (62.5 ac).

The Chair explained the Order of Procedure for the public meeting.

Comments were received from Hydro One and the Conservation Authority with no concerns.

Comments were received from Vibrent Farms confirming support of the proposal.

The Chair asked if the applicant wished to speak to the application. The applicant did not wish to speak.

The Chair asked if there were any members of the public, either for or against the application. No members of the public spoke.

The Chair asked if the Committee had any question regarding the application.

#2018-COA-012

Moved by Councillor Kavelaars

Seconded by Councillor McCallum

THAT Application for Consent B02-2018, submitted under Section 53 of the Planning Act, which proposes to sever and convey a 25.3 ha (62.5 ac) parcel of land from the property legally described as Range 1N, S, Part Lot 24 (geographic Township of Ekfrid), be **GRANTED** subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within one year of the date of notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of consent has been fulfilled.
2. That the owners' Solicitor submits an undertaking in a form satisfactory to the Secretary-Treasurer of the Committee of Adjustment to register an electronic transfer of title exactly consistent with the Acknowledgement and Direction executed by the applicants and the decision of the Committee of Adjustment.
3. That the taxes on the subject property are paid in full.
4. That the owner initiate and assume, if required, all costs associated with the preparation of a revised assessment schedule for all drainage works affected in accordance with the Drainage Act, as amended, such costs to be paid in full to the Municipality prior to submitting a registered copy of the transfer.
5. That unless replaced, the existing septic system is to be inspected by a qualified septic installer and the inspection report be provided to the Municipality for determination as to any replacement or remedial works that may be required. Confirmation of the location of the existing septic system shall also be provided.
6. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B-02/2018 be in full force and effect.
7. That the severed lands and easement be conveyed and transferred to Vibrent Farms to ensure the consolidation with their farming operation.

8. That a preliminary survey showing the lands being severed, be submitted to the satisfaction of the Municipality prior to being deposited at the Land Registry Office.
9. That two copies of the reference plan are submitted to the satisfaction of the Municipality.

Reasons

- Consistency with the Provincial Policy Statement would be maintained;
- Conformity with the County of Middlesex Official Plan would be maintained;
- Conformity with the Municipality of Southwest Middlesex Official Plan would be maintained;
- The requirements of the Municipality of Southwest Middlesex Zoning By-law would be maintained.

Carried

5. MINUTES OF PREVIOUS MEETINGS

1. Committee of Adjustment Meeting Minutes – March 28, 2018

#2018-COA-013

Moved by R. Cowell

Seconded by D. Bartlett

THAT the minutes of the meeting of the Committee of Adjustment dated March 28, 2018 be adopted as printed.

Carried

2. Committee of Adjustment Meeting Minutes – April 25, 2018

#2018-COA-014

Moved by D. Bartlett

Seconded by M. Vink

THAT the minutes of the meeting of the Committee of Adjustment dated April 25, 2018 be adopted as printed.

Carried

6. BUSINESS ARISING FROM THE MINUTES

None

7. ACTION CORRESPONDENCE

None

8. UNFINISHED BUSINESS

9. COMMENTS AND ENQUIRIES

- Comments/Conference & Seminar Reports

10. NOTICE OF FUTURE MEETINGS (subject to change)

- July 25, 2018 – Council – 7:00 p.m.

11. ADJOURNMENT

The Chairperson adjourned the meeting at 7:45 p.m.