



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE MINUTES**

WEDNESDAY, JULY 25, 2018 7:00 PM
Council Chambers

COMMITTEE MINUTES

SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT

The Municipality of South West Middlesex Committee of Adjustment met in Regular Session in the Council Chamber on Wednesday, July 25, 2018 at 7:00 p.m.

MEMBERS PRESENT:

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

REGRETS:

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Public Works Manager – Greg Storms, Treasurer – Kristen McGill, Planner – Stephanie Poirier, Planner - Jen Hoffman

ALSO PRESENT:

Members of the public and press

1. CALL TO ORDER

Chairperson Blackmore calls the meeting to order at 7:16 p.m.

2. APPROVAL OF AGENDA

#2018-COA-015

Moved by Councillor Aranha

Seconded by Councillor Kavelaars

THAT the Committee of Adjustment Agenda dated July 25, 2018 be accepted as presented.

Carried

3. DISCLOSURE OF PECUNIARY INTEREST

None declared

4. DEPUTATIONS AND PETITIONS

None scheduled

5. MINUTES OF PREVIOUS MEETINGS

1. Committee of Adjustment Meeting Minutes – June 27, 2018

#2018-COA-016

Moved by Councillor Kavelaars

Seconded by Councillor Bartlett

THAT the minutes of the meeting of the Committee of Adjustment dated June 27, 2018 be adopted as printed.

Carried

6. BUSINESS ARISING FROM THE MINUTES

None

7. PLANNING APPLICATION REPORTS

- a. Minor Variance Application A-5/2018

#2018-COA-017

Moved by Councillor Aranha

Seconded by Councillor Kavelaars

THAT Application for Minor Variance A-5/2018 filed by Randy and Hannah Horton for relief from Section 6.2.1 (4.a) of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit a reduced front yard depth of 6.8 m (22.5 ft) be **GRANTED**.

Carried

b. Consent Application B-3/2018

Chair Blackmore took questions and comments from the applicant's representation, the public and committee members regarding the report and the application. Mr. Tom Ward, neighbouring property owner, inquired about the requirement for a survey of the property. Mr. Jon Barnett, agent for the applicant, provided comments on the conditions recommended by the planner.

#2018-COA-018

Moved by Mayor Blackmore

Seconded by Councillor Kavelaars

THAT Application for Consent B03-2018, submitted under Section 53 of the Planning Act, which proposes to sever a 4.05 ha (10 ac) agricultural parcel of land from an existing farm parcel consisting of 44.5 ha (110 ac) of land be **APPROVED**, subject to the following conditions:

Conditions of Approval B03-2018

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 change of use permit be obtained to prohibit future livestock use for the buildings located on the retained parcel, to the satisfaction of the Chief Building Official.
7. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B03-2018 be in full force and effect.
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.

Recorded Vote

Chairperson Blackmore – Yes
Committee Member Cowell – Yes
Committee Member Kavelaars – Yes
Committee Member McCallum – Yes
Committee Member Vink = Yes
Committee Member Wilkins - Yes
Committee Member Arnha - Yes
Committee Member Bartlett – Yes
Carried

8. UNFINISHED BUSINESS

None

9. COMMENTS AND ENQUIRIES

- Comments/Conference & Seminar Reports

10. NOTICE OF FUTURE MEETINGS (subject to change)

- August 29, 2018 – Council – 7:00 p.m.

11. ADJOURNMENT

The Chairperson adjourned the meeting at 7:39 p.m.

Chair

Secretary