



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE AGENDA**

WEDNESDAY, APRIL 24, 2019 7:00 PM
Council Chambers

AGENDA

COMMITTEE AGENDA

SOUTHWEST MIDDLESEX COMMITTEE AGENDA

The Municipality of Southwest Middlesex Committee of Adjustment will meet in Regular Session in the Council Chamber on April 24, 2019 at 7:00 p.m.

MEMBERS PRESENT:

Allan Mayhew (Chair presiding), Doug Bartlett, Ian Carruthers, Christa Cowell, Mark McGill, Mike Sholdice, Martin Vink, Marigay Wilkins

REGRETS:

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Facilities & Recreation Manager – Steve MacDonald, Fire Chief – Bob Hansen, Planner – Stephanie Poirier, Public Works Manager – Greg Storms, Treasurer – Kristen McGill

ALSO PRESENT:

Members of the public and press

1. CALL TO ORDER

Chairperson Mayhew calls the meeting to order at ____ p.m.

2. APPROVAL OF AGENDA

#2019-

Moved by _____

Seconded by _____

THAT the Committee of Adjustment Agenda dated April 24, 2019 be accepted as presented.

3. DISCLOSURE OF PECUNIARY INTEREST

The Municipal Conflict of Interest Act requires any member of the Committee declaring a pecuniary interest and the general nature thereof, where the interest of a member of the Committee has not been disclosed by reason of the member’s absence from the meeting, to disclose the interest at the first open meeting attended by the member of Committee and otherwise comply with the Act.

<u>Name</u>	<u>Item</u>	<u>Nature</u>
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Conflict of Interest Reporting Form

- **Councillor** [03 00 C CONFLICT OF INTEREST REPORTING FORM 2018 Councillor](#)
- **Deputy Mayor** [03 00 DM CONFLICT OF INTEREST REPORTING FORM 2018 Deputy Mayor](#)
- **Mayor** [03 00 M CONFLICT OF INTEREST REPORTING FORM 2018 Mayor](#)

4. DEPUTATIONS AND PETITIONS

- Consent Application – 5338 Longwoods Road – Applicant Minnema Farms
[04 01 NoticePubMtg 5338LongwoodsRd MinnemaFarms2](#)
- Minor Variance – 265 Main Street – Applicant 2646922 Ont. Inc.
[04 02 NoticePubMtg 265MainSt 2646922OntInc2](#)

5. MINUTES OF PREVIOUS MEETINGS

1. Committee of Adjustment Meeting Minutes – March 27, 2019
[05 01 CommOfAdjustment Minutes March27 2019](#)

#2019-

Moved by _____

Seconded by _____

THAT the minutes of the meeting of the Committee of Adjustment dated March 27, 2019 be adopted as printed.

6. BUSINESS ARISING FROM THE MINUTES

7. ACTION CORRESPONDENCE

None

8. SUB-COMMITTEE REPORTS

- a. Consent Application – 5338 Longwoods Road – Applicant Minnema Farms
[o8 a Planner Recommendation 5338LongwoodsRd](#)

#2019-

Moved by _____

Seconded by _____

THAT Application for Consent B02-2019, submitted under Section 53 of the Planning Act, which proposes to sever a 0.96 ha (2.4 ac) parcel of land from the property legally described as Range 1 North, South Part Lot (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 change of use permit be obtained for the outbuildings on the lands to be retained to prohibit future livestock use.
7. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B02-2019 be in full force and effect.
8. That the owner obtain the necessary permits from the County of Middlesex to install a new farm entrance in order to provide access to the retained lot of Consent B02-2019, to the satisfaction of the County Engineer.
9. That the owner be required to dedicate lands along the frontage of the severed and retained lot up to 18m from the centerline of construction of Longwoods Road (County Road 2) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.
10. 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.
11. 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.

b. Minor Variance – 265 Main Street – Applicant 2646922 Ont. Inc.
[o8 b Planner Recommendation 265MainSt](#)

#2019-

Moved by _____

Seconded by _____

THAT application for Minor Variance A2-2019 filed by Melchers Construction for relief from Section 4.18 of the Municipality of Southwest Middlesex Comprehensive Zoning By-law to permit 20 parking spaces, whereas the required amount of spaces is 29 be DENIED.

Reasons

The intent of the Municipality of Southwest Middlesex Official Plan is not maintained;

The intent of the Municipality of Southwest Middlesex Zoning By-law is not maintained;

The variances are not considered minor in nature;

The variance is not desirable for the appropriate use and development of the lands.

9. UNFINISHED BUSINESS

10. INFORMATION CORRESPONDENCE

None

11. COMMENTS AND ENQUIRIES

- Comments/Conference & Seminar Reports

12. NOTICE OF FUTURE MEETINGS (subject to change)

- May 29, 2019 – Planning/Council – 7:00 p.m.

13. ADJOURNMENT

The Chairperson adjourned the meeting at _____ p.m.