



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE AGENDA**

WEDNESDAY, JUNE 26, 2019 7:00 PM
Council Chambers

AGENDA

COMMITTEE AGENDA

SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT AGENDA

The Municipality of South West Middlesex Committee of Adjustment will meet in Regular Session in the Council Chamber on June 26, 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 June 26, 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

Public Meeting

1. G. & M. Weber Farms

- Notice
[04 01 NoticePubMtg 22427PrattSidingRd Weber2](#)

Chair Mayhew calls the Public Meeting for B3/2019 G. & M. Farms Ltd. to order at ____p.m.

Announcement of Chair:

The purpose of this meeting is to give the public an opportunity to hear all interested persons with respect to a **Severance Application by G. & M. Weber Farms Ltd.** and for Southwest Middlesex Committee of Adjustment to consider the proposal.

The purpose and effect of this application for consent is to sever a surplus farm dwelling on a separate lot with a frontage of approximately 68 m (223 ft) along Pratt Siding Road and with an area of approximately 1.1 ha (2.5 ac) from an agricultural parcel of land with an area of approximately 40 ha (100 ac). The subject lands contain agricultural land in crop production, an existing dwelling, two accessory buildings, and significant woodlands.

The Order of Procedure for this meeting will be:

- a) The Planner will present the staff report and recommendation and will provide any comments received from circulated agencies and the public.
- b) The applicant will be allowed the opportunity to speak to the application.
- c) The public will be asked for their comments and questions noting if they are for or against the application being considered; please ensure that you state your name and address.
- d) Council may then ask questions of the applicant and/or staff.
- e) The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

Chair Mayhew declares the Public Meeting for B3/2019 (G. & M. Weber Farms Ltd.) closed.

The Chair will now consider motions regarding the application.

Severance Application B3 2019

[08 01 WeberReport](#)

#2019-

Moved by _____

Seconded by _____

THAT Application for Consent B03-2019, submitted under Section 53 of the Planning Act, which proposes to sever a 1.1 ha (2.5 ac) parcel of land from the property legally described as Range 2 North, North Part Lot 9 (geographic Township of Mosa), 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 depth of the severed lands be reduced to 100 m (328 ft) and the lot size area be reduced to approximately 0.68 ha (1.7 ac) in order to preserve agricultural lands while maintaining the lot size requirements of the Rural Residential Zone.
5. 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.
6. 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.
7. That an entrance permit be obtained and a new access be established on the retained lands, if required, to the satisfaction of the Municipality.
8. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B03-2019 be in full force and effect.
9. That the hydro service be wholly contained within the severed lands.
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.

5. MINUTES OF PREVIOUS MEETINGS

1. Committee of Adjustment Meeting Minutes – April 24, 2019

[05_01 COA Minutes April 24 2019](#)

#2019-

Moved by _____

Seconded by _____

THAT the minutes of the meeting of the Committee of Adjustment dated April 24, 2019 be adopted as printed.

6. BUSINESS ARISING FROM THE MINUTES

7. ACTION CORRESPONDENCE

None

8. STAFF REPORTS

None

9. UNFINISHED BUSINESS

None

10. INFORMATION CORRESPONDENCE

None

11. NOTICE OF FUTURE MEETINGS (subject to change)

- July 31, 2019 – Council – 7:00 p.m.

12. ADJOURNMENT

The Chairperson adjourned the meeting at _____ p.m.