



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE AGENDA**

WEDNESDAY, NOVEMBER 27, 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 November 27, 2019 at 7:00 p.m.

MEMBERS PRESENT:

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

REGRETS:

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Facilities & Recreation Manager – Steve MacDonald, 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 November 27, 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

1. Severance Application Public Meeting:

Severance Application B-4/2019

- Notice [04 01 B4 2019 Notice Pub Mtg 280 Main st](#)

Chair Mayhew calls the Public Meeting for B-4/2019 Harvey and Kathy Wernham 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 Harvey and Kathy Wernham** and for Southwest Middlesex Committee of Adjustment to consider the proposal.

The purpose and effect of this application for consent is to sever a a parcel of land for the creation of a residential lot with a frontage of approximately 19.20 m (63 ft) along Main Street and an area of approximately 0.786 ha (1.9 ac). The severed lands are currently vacant whereas municipal services are available along Main Street.

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 B4/2019 (Harvey and Kathy Wernham) closed.

The Chair will now consider motions regarding the application.

Severance Application B4 2019

[04 01 Planners Report 280 Main St](#)

#2019-

Moved by _____

Seconded by _____

THAT Application for Consent B04-2019, submitted under Section 53 of the Planning Act, which proposes to sever a 0.786 ha (1.9 ac) parcel of land from the property legally described as Concession 2, North Part Lot 1, RP 34R885 Part 2, Reg Comp Plan 413, Lot 5 (geographic Township of Glencoe), 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 lands to be severed be rezoned to prevent the premature development of the lands and to ensure an efficient use of land and infrastructure; through the application of a Future Development (FD) Zone, to the satisfaction of the Municipality.
5. That the owner will be required to dedicate lands up to 15 m from the centerline of construction of County Road 80 (Main Street) to the County of Middlesex across both the severed and retained parcels for the purposes of road widening if the right of way is not already to that width.
6. That verification of the septic location being wholly contained within the proposed severed lands be submitted to the satisfaction of the Municipality.
7. That the existing well on the severed lands be decommissioned and the existing dwelling on the retained lands obtain a municipal water connection, to the satisfaction of the Municipality.
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.

2. **Minor Variance Public Meeting:**

Minor Variance A-4/2019

- o Notice [04 02 NoticePubMtg 343AppinRd](#)

Chair Mayhew calls the Public Meeting for A-4/2019 (Mike and Eryn Cummings) 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 **Minor Variance Application by (Mike and Eryn Cummings)** and for Southwest Middlesex council to consider the proposal.

The purpose and effect of the application for Minor Variance is to seek relief from the Southwest Middlesex Comprehensive Zoning By-law No. 2011/065 Section 6.3.2f) and 6.3.2h) in order to construct an accessory building with an area of 227 m² (2,440 sq ft) and a height of 5.5 m (18 ft), whereas the maximum floor area for an accessory building cannot exceed 100 m² (1,076 sq ft) and the maximum height for an accessory building cannot exceed 4.5 m (15 ft). The applicants are also seeking relief from Section 9.1.2, to permit the accessory use of a swimming pool, whereas it is not a permitted use within the Future Development Zone.

The Order of Procedure for this meeting will be:

- f) The Planner will present the staff report and recommendation and will provide any comments received from circulated agencies and the public.
- g) The applicant will be allowed the opportunity to speak to the application.
- h) 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.
- i) Council may then ask questions of the applicant and/or staff.
- j) 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 A-4/2019 (Mike and Eryn Cummings) closed.

The Chair will now consider motions regarding the application.

Minor Variance Application A-4/2019

[04.02 Planners Report 343 Appin Rd](#)

#2019-

Moved by _____

Seconded by _____

THAT Application for Minor Variance A4-2019 filed by Mike & Eryn Cummings in order to construct an accessory building with an area of 227 m² (2,440 sq ft) and a height of 5.5 m (18 ft), whereas the maximum floor area for an accessory building cannot exceed 100 m² (1,076 sq ft) and the maximum height for an accessory building cannot exceed 4.5 m (15 ft), and to permit the accessory use of a swimming pool, whereas it is not a permitted use within the Future Development Zone be **DENIED**.

Reasons

The requested relief is not considered to be minor in nature.

The requested relief is not considered to be appropriate use of the land.

The requested relief does not meet the general intent and purposes of the Southwest Middlesex Official Plan.

The requested relief does not meet the general intent and purposes of the Southwest Middlesex Zoning By-law.

5. MINUTES OF PREVIOUS MEETINGS

1. Committee of Adjustment Meeting Minutes – August 28, 2019

[05.01 2019 August 28 CofA Minutes](#)

#2019-

Moved by _____

Seconded by _____

THAT the minutes of the meeting of the Committee of Adjustment dated August 28, 2019 be adopted as printed.

6. BUSINESS ARISING FROM THE MINUTES

None

7. NOTICE OF FUTURE MEETINGS (subject to change)

- January 22, 2020 – Council – 7:00 p.m.

8. ADJOURNMENT

The Chairperson adjourned the meeting at _____ p.m.