



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE OF ADJUSTMENT MEETING MINUTES**

WEDNESDAY, MARCH 27, 2019 7:00 PM
Council Chambers

COMMITTEE OF ADJUSTMENTS MINUTES

SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT

The Municipality of Southwest Middlesex Committee of Adjustment met in Regular Session in the Council Chamber on March 27, 2019 at 7:00 p.m.

MEMBERS PRESENT:

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

REGRETS:

Marigay Wilkins

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:

DarLin Farms representative, members of the public and press

1. CALL TO ORDER

Chairperson Mayhew calls the meeting to order at 7:44 p.m.

2. APPROVAL OF AGENDA

#2019-COA-004

Moved by Committee Member Vink

Seconded by Committee Member McGill

THAT the Committee of Adjustment agenda dated March 27, 2019 be accepted as presented.

Carried

3. DISCLOSURE OF PECUNIARY INTEREST

None declared

4. DEPUTATIONS AND PETITIONS

- Public Meeting – Consent Application B01-2019 – 4672 Longwoods Road – DarLin Farms

The Chair called the Public Meeting to order.

The Chair explained the purpose of the meeting being to give the Committee and the public an opportunity to hear all interested persons with respect to a Consent Application by DarLin Farms and for the Committee to consider the proposal.

The purpose and effect of the application for consent is to sever a surplus farm dwelling on a separate lot with the frontage of approximately 107 m (345 ft) along Longwoods Road and with an area of approximately 0.9 ha (2.33 ac) from an agricultural parcel of land with an area of approximately 22 ha (55 ac).

The Planner presented their report and recommendation.

It was noted by the Planner that correspondence was received regarding the application from the Conservation Authority with no concerns and no written comments had been received from the public.

The applicant or their agent was invited to speak.

The public was asked for comments and questions. No comments or questions were raised.

5. MINUTES OF PREVIOUS MEETINGS

1. Committee of Adjustment Meeting Minutes – January 30, 2019

#2019-COA-005

Moved by Committee Member Bartlett

Seconded by Committee Member McGill

THAT the minutes of the meeting of the Committee of Adjustment dated January 30, 2019 be adopted as printed.

Carried

6. BUSINESS ARISING FROM THE MINUTES

7. REPORTS

- a. Consent Application B01-2019 and Zoning By-law Amendment P2-2019 for the property known as 4672 Longwoods Road - Applicant: DarLin Farms

#2019-COA-006

Moved by Committee Member

Seconded by Committee Member

THAT Application for Consent B01-2019, submitted under Section 53 of the Planning Act, which proposes to sever a 0.9 ha (2.3 ac) parcel of land from the property legally described as Range 1N, South Part Lot 16, (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 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.
7. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B01-2019 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.

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 satisfied through an approved rezoning.

8. NOTICE OF FUTURE MEETINGS (subject to change)

- April 24, 2019 – Council – 7:00 p.m.

9. ADJOURNMENT

The Chairperson adjourned the meeting at 7: 44p.m.

Chairperson

Secretary