



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE MINUTES**

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

COMMITTEE MINUTES

SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT MINUTES

The Municipality of South West Middlesex Committee of Adjustment met in Regular Session in the Council Chamber on June 26, 2019 at 7:02 p.m.

MEMBERS PRESENT:

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

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Facilities & Recreation Manager – Steve MacDonald, 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 7:02 p.m.

2. APPROVAL OF AGENDA

#2019- COA-011

Moved by Councillor Carruthers

Seconded by Councillor Sholdice

THAT the Committee of Adjustment Agenda dated June 26, 2019 be accepted as presented.

Carried

3. DISCLOSURE OF PECUNIARY INTEREST

None declared

4. DEPUTATIONS AND PETITIONS

Public Meeting

1. G. & M. Weber Farms

Chair Mayhew calls the Public Meeting for B3/2019 G. & M. Farms Ltd. to order at 7:03 p.m.

The Chair noted the purpose of the meeting:

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 Planner presented the staff report and recommendation. Comments were received from Bell Canada and the Lower Thames River Conservation Authority with no concerns related to the application. No comments were received the public.

The Chair invited the applicant or their agent to speak to the application. Matt Weber spoke to the application, noting preference for keeping an accessory building on the severed parcel.

The Chair invited members of the public to speak to the application. No members of the public spoke to the application.

The Chair invited the members of the committee to ask questions of the application and/or staff. Members of the committee had questions for the planner and the applicant.

Chair Mayhew declared the Public Meeting for B3/2019 (G. & M. Weber Farms Ltd.) closed.
The Chair considered motions regarding the application.

Severance Application B3 2019

#2019-COA-012

Moved by Deputy Mayor Wilkins

Seconded by Councillor Vink

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 rear lot line be located 0.5m from the largest accessory building existing at the time of the application and that the lot size area be reduced accordingly.
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.

Carried

5. MINUTES OF PREVIOUS MEETINGS

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

#2019-COA-013

Moved by Deputy Mayor Wilkins

Seconded by Councillor Vink

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

Carried

6. BUSINESS ARISING FROM THE MINUTES

None

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 7:22 p.m.

Chairperson

Secretary