



**MUNICIPALITY OF SOUTH WEST MIDDLESEX  
COMMITTEE AGENDA**

WEDNESDAY, OCTOBER 28, 2020 7:00 PM

Via. Electronic Participation

**AGENDA**

**COMMITTEE AGENDA**

**SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT AGENDA**

**Meeting can be viewed live at:**

<https://www.youtube.com/channel/UC6oo98BZcAvuVMKLDx88l4A>

The Municipality of Southwest Middlesex Committee of Adjustment will meet in Regular Session on October 28, 2020.

**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, Director of Operations – Greg Storms, Treasurer – Kristen McGill, Planner – Stephanie Poirier

**ALSO PRESENT:**

Members of the public and press

## **1. CALL TO ORDER**

Chairperson Mayhew calls the meeting to order at \_\_\_\_\_ p.m.

Today's meeting is being held as a virtual meeting due to the declared emergency. In order to keep everyone safe, we are taking this measure to help stop the spread of COVID-19.

Although this is a virtual meeting, we will attempt to record, stream live and publish in accordance with council's Electronic Recording of Meetings Policy.

Due to the pandemic and the requirement for social distancing, to keep you safe, we are not able to allow public to attend this meeting. Normally by attending an open public meeting of the Municipality of Southwest Middlesex you are consenting to your image, voice and/or comments being recorded and published.

Anyone who is invited to speak may be recorded and their voice, image and/or comments will form part of the live stream and recording.

The chair and/or the clerk have the discretion and authority at any time to direct the termination or interruption of live streaming. Such direction will only be given in exceptional circumstances where deemed relevant. Circumstances may include instances where the content of debate is considered misleading, defamatory or potentially inappropriate to be published.

Attendees are advised that they may be subject to legal action if their actions result in inappropriate and/or unacceptable behaviour and/or comments.

Today's meeting will be streamed live as well as recorded and published on the Southwest Middlesex Youtube channel.

Thank you.

## **2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

The Municipal Conflict of Interest Act requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council 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 Council 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](#)

### **3. ADDITIONS TO THE AGENDA**

#2020-

Moved by\_\_\_\_\_

Seconded by\_\_\_\_\_

THAT the Committee of Adjustment Agenda dated October 28, 2020 be accepted as presented.

### **4. DELEGATIONS AND PRESENTATIONS**

None.

### **5. MINUTES**

- 5.1 Southwest Middlesex Committee of Adjustment Minutes – August 26, 2020 and September 2, 2020.

[2020 08 August 26 CommitteeAdjustmentMinutesDRAFT](#)

[2020 09 September 02 Special Meeting CommitteeAdjustmentMinutes DRAFT](#)

#2020-

Moved by\_\_\_\_\_

Seconded by\_\_\_\_\_

THAT the August 26, 2020 and the September 2, 2020 Committee of Adjustment meeting minutes be approved.

### **6. COMMITTEE OF ADJUSTMENT**

- 6.1 **Severance Application B08/2020**

Members of the public wishing to comment on the application are encouraged to provide written submissions to the Clerk by e-mail [jbellchamber-glazier@southwestmiddlesex.ca](mailto:jbellchamber-glazier@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by noon on Tuesday October 27, 2020 before the meeting in order to provide comment/oral submissions as a Delegate during the Oral Submissions of Delegates (Part D) part of the meeting.

Written submissions must include your full name, address, and an email or telephone number at which you can be reached. Written submissions must also indicate if you wish to make oral submissions at the meeting.

The Clerk will contact all persons who indicate in their written submissions that they intend make oral submissions at the meeting to provide electronic access instructions. Members of the public who do not provide written submissions to the Clerk in advance of the meeting and decide to provide comment/oral submissions while the meeting is ongoing will need to confirm their interest in doing so during the Comments Recess (Part F) of the Meeting and make their comment/oral submission during the Oral Submission of Other Participants (Part G) part of the meeting.

Notice [B8 Glover Notice 2020Oct06](#)

[B8 20 Key Map](#)

[B8Sketch](#)

Chair Mayhew calls the Public Meeting for B08-2020 –Falconbridge Drive, Glover 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 Jean Glover, Edward & Michelle Vandergroot** for Southwest Middlesex Committee of Adjustment to consider the proposal.

The purpose and effect is to sever a 0.88 ha (2.18 ac) parcel of land having frontage of approximately 67.9 m (222.7 ft) on Falconbridge Drive from an agricultural parcel of land with an area of approximately 8.5 ha (21 ac) (6430 Falconbridge Drive) to be merged with Concession 3, South Part Lot 2 and to sever a 0.88 ha (2.18 ac) parcel of land having frontage of approximately 55.9 m (183.4 ft) on Falconbridge Drive from an agricultural parcel of land with an area of approximately 28 ha (70 ac) and known legally as Concession 3, South Part Lot 2 to be merged with the abutting property known municipally as 6430 Falconbridge Drive, to facilitate a 'land swap'.

#### Meeting Order

- 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) Member Remarks.
- d) Oral Submission of Delegates.
- e) Written Submissions.
- f) Comments Recess.
- g) Oral Submissions of Other Participants.
- h) Applicant Final Remarks.
- i) Council Decision.

Chair Mayhew declares the Public Meeting for B8/2020 (Glover) closed.

The Chair will now consider motions regarding the application.

### **Severance Application B08/2020**

#### [B8-2020 Glover Report](#)

#2020-COA-

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**THAT** Application for Consent B8-2020, submitted under Section 53 of the Planning Act, which proposes to sever a 0.88 ha (2.18 ac) parcel of land having frontage of approximately 67.9 m (222.7 ft) on Falconbridge Drive from an agricultural parcel of land with an area of approximately 8.5 ha (21 ac) and known municipally as 6430 Falconbridge Drive to be merged with Concession 3, South Part Lot 2 **AND** to sever a 0.88 ha (2.18 ac) parcel of land having frontage of approximately 55.9 m (183.4 ft) on Falconbridge Drive from an agricultural parcel of land with an area of approximately 28 ha (70 ac) and known legally as Concession 3, South Part Lot 2 to be merged with the abutting property known municipally as 6430 Falconbridge Drive, to facilitate a 'land swap' 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 lots to be severed be merged in the same name and title as the lands receiving the lot additions; and that subsection 50(3) or (5) of the Planning Act apply to any subsequent conveyances involving the enlarged parcel, and that any mortgages that may be required take into the account the parcel as enlarged.
5. That minor variance applications be obtained for the retained and severed lands to recognize lot area and frontage deficiencies.
6. 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.
7. That a preliminary survey showing the lands being severed, including the location of the dwelling with setbacks to the new proposed lot lines and the location of the septic system be submitted to the satisfaction of the Municipality prior to being deposited at the Land Registry Office and that a minor variance be obtained for any deficiencies if necessary.
8. 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.

### **6.2 Severance Application B09/2020**

Members of the public wishing to comment on the application are encouraged to provide written submissions to the Clerk by e-mail [jbellchamber-glazier@southwestmiddlesex.ca](mailto:jbellchamber-glazier@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by noon on Tuesday October 27, 2020 before the meeting in order to provide comment/oral submissions as a Delegate during the Oral Submissions of Delegates (Part D) part of the meeting.

Written submissions must include your full name, address, and an email or telephone number at which you can be reached. Written submissions must also indicate if you wish to make oral submissions at the meeting.

The Clerk will contact all persons who indicate in their written submissions that they intend make oral submissions at the meeting to provide electronic access instructions. Members of the public who do not provide written submissions to the Clerk in advance of the meeting and decide to provide comment/oral submissions while the meeting is ongoing will need to confirm their interest in doing so during the Comments Recess (Part F) of the Meeting and make their comment/oral submission during the Oral Submission of Other Participants (Part G) part of the meeting.

Notice [B9 Carruthers Notice 06Oct2020](#)

[B9 20 Key Map](#)

Chair Mayhew calls the Public Meeting for B09/2020 – 23683 McArthur Road, Christine Carruthers to order at \_\_\_\_\_ p.m.

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

The purpose and effect is to which proposes to sever a 19 ha (47 ac) agricultural parcel of land from an existing farm parcel consisting of 39 ha (97 ac) of land.

#### Meeting Order

- 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) Member Remarks.
- d) Oral Submission of Delegates.
- e) Written Submissions.
- f) Comments Recess.
- g) Oral Submissions of Other Participants.
- h) Applicant Final Remarks.
- i) Council Decision.

Chair Mayhew declares the Public Meeting for B9/2020, Carruthers closed.

The chair will now consider motions regarding this application.

#### **Severance Application B09/2020**

[B9-2020 Carruthers Report](#)

#2020-COA-

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**THAT** Application for Consent B9-2020, submitted under Section 53 of the Planning Act, which proposes to sever a 19 ha (47 ac) agricultural parcel of land from an existing farm parcel consisting of 39 ha (97 ac) of land be **DENIED**.

**Reasons**

Application is not consistent with the Provincial Policy Statement;

Application is not in conformity with the County of Middlesex Official Plan;

Application is not in conformity with the Municipality of Southwest Middlesex Official Plan;

The requirements of the Municipality of Southwest Middlesex Zoning By-law would not be maintained.

**7. FUTURE MEETINGS (subject to change)**

- November 25, 2020, Council & Planning 7:00 p.m.

**8. ADJOURNMENT**

The Chairperson adjourned the meeting at \_\_\_\_\_p.m.