



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE AGENDA**

WEDNESDAY, JULY 22, 2020 7:00 PM
Via. Electronic Participation

COMMITTEE MINUTES

SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT MINUTES

- **Meeting can be viewed live at:**
<https://www.youtube.com/channel/UC6oo98BZcAvuVMKLDx88l4A>

MEMBERS PRESENT:

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

STAFF PRESENT:

CAO/Clerk - Jill Bellchamber-Glazier, Facilities & Recreation Manager – Steve MacDonald, Public Works Manager – Greg Storms, Treasurer – Kristen McGill, Planner – Stephanie Poirier

1. CALL TO ORDER

Chairperson Mayhew calls the meeting to order at 8:05 p.m.

Mayor Mayhew noted that the meeting is being held as a virtual meeting due to the declared emergency, in order to help stop the spread of COVID-19.

Mayor Mayhew confirmed that the meeting will be recorded and streamed live and published in accordance with council's Electronic Recording of Meetings Policy.

2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None declared

3. ADDITIONS TO THE AGENDA

#2020-COA-013

Moved by I. Carruthers

Seconded by M. Sholdice

THAT the Regular Agenda of Committee of Adjustment dated July 22, 2020 be accepted as presented.

Carried

4. DELEGATIONS AND PRESENTATIONS

None.

5. MINUTES

5.1 SWM Committee of Adjustment Minutes – July 8, 2020

#2020- COA-014

Moved by M. Wilkins

Seconded by I. Carruthers

THAT the July 8, 2020 Committee of Adjustment meeting minutes be approved.

Carried

6. COMMITTEE OF ADJUSTMENT

6.1

Severance Application B06-2020

Chair Mayhew calls the Public Meeting for B06-2020 – 11A and 11B Anne Cres., Zavitz to order at 8:08 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 Megan and Timothy Zavitz**, and for Southwest Middlesex Committee of Adjustment to consider the proposal.

The purpose and effect is to sever an existing semi-detached dwelling into two separate residential lots with frontages of 24 m (79 ft) and 23 m (75 ft) on Anne Crescent and areas of 832 m² (0.205 acres) and 710 m² (0.175 acres).

The Planner presented the staff report and recommendation and comments received from circulated agencies and the public.

The Chair invited the applicant to speak to the application. The applicant was not present.

The Chair invited members of council to ask questions of the applicant and/or staff.

The Chair invited members of the public who registered to speak in support of or against the application. No members of the public registered to speak to the application.

The Chair asked the Clerk to read any Oral Submissions made prior to the meeting. There were no written submissions.

The Chair recessed the meeting at 8:20 p.m. to allow comments from the public related to the application to come forward.

The Chair resumed the meeting at 8:25 p.m. and there were no further comments.

Chair Mayhew declares the Public Meeting for B06-2020 (Megan & Timothy Zavitz) closed.

Severance Application B06-2020

#2020-COA-015

Moved by Sholdice

Seconded by Carruthers

THAT Application for Consent B6-2020, submitted under Section 53 of the Planning Act, which proposes to sever an existing semi-detached dwelling into two separate residential lots with frontages of 24 m (79 ft) and 23 m (75 ft) on Anne Crescent and areas of 832 m² (0.205 acres) and 710 m² (0.175 acres) 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 install separate water and sanitary service connections to the severed parcel prior to consent being granted to the satisfaction of the Municipality.
5. That the owner be required to dedicate lands up to 15 m from the centerline of construction of County Road 14 (Concession Drive) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.
6. That two copies of the reference plan are submitted to the satisfaction of the Municipality.
7. 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.

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 Zoning By-law and Official Plan would be maintained;

Carried

7. FUTURE MEETINGS

As required

8. ADJOURNMENT

The Chairperson adjourned the meeting at 8:28p.m.