



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE AGENDA**

WEDNESDAY, JANUARY 27, 2021 7:00 PM
Via. Electronic Participation

COMMITTEE OF ADJUSTMENT AGENDA

Meeting can be viewed live at:

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

SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT AGENDA

The Municipality of Southwest Middlesex Committee of Adjustment will meet in Regular Session in the Council Chamber on January 27, 2021 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, 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.

All previously explained guidelines and rules are to be followed in the same manner as that of all Southwest Middlesex public meetings.

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

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** [02 C CONFLICT OF INTEREST REPORTING FORM Councillor](#)
- **Deputy Mayor** [02 DM CONFLICT OF INTEREST REPORTING FORM Deputy Mayor](#)
- **Mayor** [02 M CONFLICT OF INTEREST REPORTING FORM Mayor](#)

3. MINUTES

[2020_12 December 16 Committee Adjustment Minutes DRAFT](#)

#2021-

Moved by _____

Seconded by _____

THAT the December 16, 2020 Committee of Adjustment Meeting minutes are received and approved by the committee.

4. COMMITTEE OF ADJUSTMENT

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 or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by noon on Tuesday January 26, 2021 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.

4.1 Severance Application B1/2021 – 145 Kennedy Street

This application has been withdrawn as per the applicant's request.

[B1 Notice 05Jan2021](#)

[B1 Sketch](#)

[B1 21 Key Map](#)

Chair Mayhew calls the Public Meeting for B1-2021 – 145 Kennedy Street, Ken & Nancy Mott 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 the **Mott** Consent application for Southwest Middlesex Committee of Adjustment to consider the proposal.

The purpose and effect is to sever a residential lot with a frontage of approximately 20.12 m (66 ft) on Kennedy Street and an area of approximately 831.36 m² (0.205 acres) from a property known municipally as 145 Kennedy Street, Wardsville.

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 B-1/2021 closed.

The Chair will now consider motions regarding the application.

Severance Application B-1/2021

[B1-2021 Mott Report](#)

#2021-COA-

Moved by _____

Seconded by _____

THAT Application for Consent B1-2021, submitted under Section 53 of the Planning Act, which proposes to sever a residential lot with a frontage of approximately 20.12 m (66 ft) on Kennedy Street and an area of approximately 831.36 m² (0.205 acres) from a property known municipally as 145 Kennedy Street, Wardsville 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 an entrance permit associated with the establishment of a driveway for the lands to be severed be obtain and the works be completed to the satisfaction of the Municipality.
- 5) That the owner submit a servicing brief including water, sanitary, and stormwater information, to the satisfaction of the Municipality.
- 6) 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.
- 7) The owner provide a lot grading drawing, stamped by a professional engineer and OLS, to the satisfaction of the municipality.
- 8) That the owner provide 5% in cash-in-lieu of parkland dedication for the severed lot of Consent B1-2021, to the satisfaction of the municipality.
- 9) That a preliminary survey showing the lot proposed to be severed with a building footprint with setbacks from the interior side lot line, exterior side lot line, front lot line, and rear lot line, location of the new driveway, and clarifier tank for the small bore system, as well as the lot to be retained with setbacks between existing structures and all lot lines and the location of existing clarifier tank be submitted to the Municipality for review prior to being deposited at the Land Registry Office to the satisfaction of the municipality.
- 10) That two copies of the reference plan are submitted to the satisfaction of the Municipality.

Reasons

Consistency with the Planning Act Section 51(24) would be maintained;
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;

4.2 Severance Application B2/2021 – 161 Ewen Ave

[B2 Notice 2021Jan05](#)

[B2 Concept Plan](#)

[B2 21 Key Map](#)

Chair Mayhew calls the Public Meeting for B2-2021 – 161 Ewen Ave, Quadco Services for the Handicapped 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 the **Quadco Services'** Consent application 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 10.05 m (33 ft) on Ewen Ave and areas of 263 m² (.065 ac).

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 B-1/2021 closed.

The Chair will now consider motions regarding the application.

Severance Application B-2/2021

[B2-2021 Quadco Report](#)

#2021-COA-

Moved by _____

Seconded by _____

THAT Application for Consent B2-2021, 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 10.05 m (33 ft) on Ewen Ave and areas of 263 m² (.065 ac) 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 both parcels prior to consent being granted, which may include engineering design, to the satisfaction of the Municipality.
5. That the owner obtain a qualified individual to assess the adjoining wall along the shared property line and submit report for compliance with the Ontario Building Code and applicable law.
6. That a preliminary survey showing the lands being severed and retained (frontage, depth, lot area), the location of all buildings and structures including the center wall of the semi-detached, the setbacks from the property lines, % lot coverage, and 3 parking spaces per lot be submitted to the Municipality for review and that Minor Variance applications be obtained if necessary, to the satisfaction of the Municipality prior to being deposited at the Land Registry Office.
7. 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 Zoning By-law and Official Plan would be maintained;

5. FUTURE MEETINGS (subject to change)

- February 24, 2021

6. ADJOURNMENT

The Chairperson adjourned the meeting at _____p.m.

