



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE MINUTES**

WEDNESDAY, FEBRUARY 24, 2021 7:00 PM
Council Chambers

COMMITTEE OF ADJUSTMENT MINUTES

Meeting can be viewed live at:

<https://www.youtube.com/channel/UC6oo98BZcAvuVMKLDx88I4A>

SOUTHWEST MIDDLESEX COMMITTEE AGENDA

The Municipality of Southwest Middlesex Committee of Adjustment will meet in Regular Session on February 24, 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

STAFF PRESENT:

CAO/Clerk – Jill Bellchamber-Glazier, Director of Operations – Greg Storms, Treasurer – Kristen McGill, Planner – Stephanie Poirier

ALSO PRESENT:

Agent

1. CALL TO ORDER

Chairperson Mayhew calls the meeting to order at ____ 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. MINUTES

#2021-

Moved by _____

Seconded by _____

THAT the January 27, 2021 Committee of Adjustment Meeting minutes are received and approved by the committee.

4. COMMITTEE OF ADJUSTMENT

4.1 Severance Application B3-2021 – 24179 Pratt Siding Road

Chair Mayhew calls the Public Meeting B3-2021 – 24179 Pratt Siding Road, Eric McNally 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 **McNally** Consent application for Southwest Middlesex Committee of Adjustment 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 a frontage of approximately 60 m (197 ft) along Pratt Siding Road and with an area of approximately 0.39 ha (0.96 ac) from an agricultural parcel of land with an area of approximately 40.1 ha (99 ac).

The Chair invited the Planner to present the staff report and the recommendation. The planner noted **no comments ...**

The applicant's representative provided information regarding the application.

The Chair invited Members of the Committee to ask questions or make remarks.

The Chair invited any registered delegates to make submissions, either for or against the application. There were no registered delegates.

The Chair recessed the meeting at 7: p.m. to allow for the public to register and make comments. The Chair resumed the meeting at 7: p.m. There were no registered delegates.

The Chair invited the applicant's agent to make any final remarks.

Chair Mayhew declares the Public Meeting for B-3/2021 closed.

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 B3-2021 closed.

The Chair will now consider motions regarding the application.

Severance Application B3-2021

#2021-COA-

Moved by _____

Seconded by _____

THAT Application for Consent B3-2021, submitted under Section 53 of the Planning Act, which proposes to sever a 0.39 ha (0.96 ac) parcel of land from the property legally described as Concession 7, South Part Lot 9, Municipality of Southwest Middlesex (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 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 the accessory building located on the retained land be issued a Change of Use permit to prohibit livestock, or be removed to the satisfaction of the Municipality.
6. That the habitability of the single detached dwelling be confirmed to the satisfaction of the Municipality.
7. That an adequate and potable water supply be demonstrated to exist to the satisfaction of the Municipality.
8. 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. The qualified septic installer shall also confirm the location of the existing septic system and confirm that the clearance distance from the septic system to the well is adequate.
9. That the applicants establish access to the retained agricultural lands, if necessary, to the satisfaction of the Municipality.
10. That the hydro service be wholly contained to the severed lands or that a hydro easement be obtained, to the satisfaction of the Municipality.
11. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B3-2021 be in full force and effect.
12. That a preliminary survey showing the lands being severed, any required land dedication, and the location of all buildings and structures including their setbacks from the property lines and the location of the private water well and septic system be submitted to the satisfaction of the Municipality prior to being deposited at the Land Registry Office.
13. That two copies of the reference plan are submitted to the satisfaction of the Municipality.

Reasons

Consistency with 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 Official Plan would be maintained;

Conformity with the Southwest Middlesex Zoning By-law would be maintained.

5. FUTURE MEETINGS (subject to change)

March 24, 2021

6. ADJOURNMENT

The Chairperson adjourned the meeting at ____p.m.