



**MUNICIPALITY OF SOUTH WEST MIDDLESEX
COMMITTEE MINUTES**

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

COMMITTEE OF ADJUSTMENT MINUTES

Meeting can be viewed at:

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

SOUTHWEST MIDDLESEX COMMITTEE OF ADJUSTMENT MINUTES

The Municipality of Southwest Middlesex Committee of Adjustment met 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

STAFF PRESENT:

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

1. CALL TO ORDER

Chairperson Mayhew calls the meeting to order at 7:19 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- COA-001

Moved by Councillor Cowell

Seconded by Councillor McGill

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

Carried

4. COMMITTEE OF ADJUSTMENT

4.1 Severance Application B1/2021 – 145 Kennedy Street

This application has been withdrawn as per the applicant's request.

4.2 Severance Application B2/2021 – 161 Ewen Ave

Chair Mayhew calls the Public Meeting for B2-2021 – 161 Ewen Ave, Quadco Services for the Handicapped to order at 7:22 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).

The Chair invited the Planner to present the staff report and present the recommendation. The planner noted comments received from external agencies with no concerns. Circulated departments providing comments related to building and municipal servicing.

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 7:32 p.m. to allow for the public to register and make comments. The Chair resumed the meeting at 7:37 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-1/2021 closed.

Severance Application B-2/2021

#2021-COA-002

Moved by Deputy Mayor Wilkins

Seconded by Councillor Carruthers

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;
Carried

5. FUTURE MEETINGS (subject to change)

- February 24, 2021

6. ADJOURNMENT

The Chairperson adjourned the meeting at 7:38 p.m.