



**MUNICIPALITY OF SOUTHWEST MIDDLESEX  
COMMITTEE OF ADJUSTMENT MINUTES**

Wednesday, May 26, 2021, 7:05 PM  
Council Chambers

COUNCIL PRESENT: Chairperson Mayhew, Marigay Wilkins, Christa Cowell, Mark McGill, Doug Bartlett, Ian Carruthers, Martin Vink, Mike Sholdice, Jill Bellchamber-Glazier, Secretary-Treasurer, Denny Giles, Deputy Clerk, Stephanie Poirier, eSCRIBE Administrator

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

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**1. CALL TO ORDER**

Chairperson Mayhew calls the meeting to order at 7:11 p.m.

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

**3. MINUTES**

#2021-COA-014

**Moved by** Doug Bartlett

**Seconded by** Martin Vink

THAT the April 21, 2021 Committee of Adjustment Meeting minutes are received and approved by the committee.

Carried

**4. COMMITTEE OF ADJUSTMENT**

**4.1 Public Meeting - B06-2021 - 155 Water Street - Derek & Emily Malcolm**

Chair Mayhew called the Public Meeting to order for Consent Application B06/2021 at 7:13 p.m.

The Planner presented the purpose of the meeting and their report and comments received by circulated agencies and departments.

The Chair invited the applicant to speak to their application.

The Chair invited members of the committee to ask questions.

The Chair invited registered delegates to speak either for or against the application. There were no registered delegates.

The Chair recessed the public meeting for the comments recess at 7:21 p.m. and resumed at 7:25 p.m.

The Chair closed the public meeting.

#2021-COA-015

**Moved by** Ian Carruthers

**Seconded by** Christa Cowell

**THAT** Application for Consent B6-2020, submitted under Section 53 of the Planning Act, which proposes to sever an existing townhouse block into four separate residential lots with frontages of 7.12 m (23.4 ft), 6.3 m (20.6 ft), 6.3 m (20.6 ft), and 10.03 m (32.9 ft) along Water Street with lot areas of approximately 395.2 m<sup>2</sup> (4,254 sq ft), 311.2 m<sup>2</sup> (3,350 sq ft), 303.5 m<sup>2</sup> (3,267 sq ft), and 489.7 m<sup>2</sup> (5,271 sq ft), and establish an easement over the retained lot and the abutting severed lot in favour of the two internal dwelling units of the townhouse block to have legal access to the rear yard amenity space 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 a Minor Variance be obtained for the proposed deficient internal side yard setbacks, to the satisfaction of the municipality.

5. That the owner install separate water and sanitary service connections to each parcels prior to consent being granted, which may include engineering design, to the satisfaction of the Municipality.
6. That the owner obtain a qualified individual to assess the adjoining wall along the shared property lines and submit report for compliance with the Ontario Building Code and applicable law.
7. 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 townhome units, the setbacks from the property lines, % lot coverage, and 1.5 parking spaces per lot be submitted to the Municipality for review prior to being deposited at the Land Registry Office.
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 Zoning By-law and Official Plan would be maintained;

Carried

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

- June 23, 2021

**6. ADJOURNMENT**

The Chairperson adjourned the meeting at 7:28 p.m.