



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

Wednesday, June 23, 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>

1. CALL TO ORDER

Chairperson Mayhew calls the meeting to order at 7:06 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

3. MINUTES

#2021-COA-16

Moved by Mark McGill

Seconded by Mike Sholdice

THAT the May 26, 2021 Committee of Adjustment Meeting minutes are received and approved by the committee.

Carried

4. COMMITTEE OF ADJUSTMENT

4.1 Minor Variance Application A5-2021 - 4900 Olde Drive - Towers

Chair Mayhew calls the meeting to order for MV Application A5-2021 at 7:07 p.m.

Stephanie Poirier, Planner presented her staff report regarding the application.

Agent for the Towers Family/Macksvilla Farms, Stephanie Towers spoke to the application.

Members were provided the opportunity to ask questions to staff or the applicant/agent.

No submissions were received from delegates.

#2021-COA-17

Moved by Marigay Wilkins

Seconded by Mike Sholdice

THAT Application for Minor Variance A5-2021 filed by Stephanie Towers on behalf of Macksvilla Farm Inc. for relief from Section 5.3.2 of the Zoning By-law to permit requested setbacks from the proposed dairy barn addition and manure pit to the single detached residential dwelling identified in the chart below be **GRANTED**.

| MDS II Requirement | Required Setback (barn addition) | Requested Setback | Required Setback (manure) | Requested Setback |
|---|----------------------------------|-------------------|---------------------------|-------------------|
| dwelling on a separate lot(4902 Olde Drive) | 204 m (670 ft) | 142.45 m (467 ft) | 284 m (931 ft) | 172.84 m (567 ft) |

Carried

4.2 Consent Application B7-2021 - 6410 Glendon Drive - Mader

Chair Mayhew calls the meeting to order for Consent Application B7-2021 at 7:37 p.m.

Stephanie Poirier, Planner presented her staff report regarding the application.

Brad Hemeryck and Katherine Tomaszewski, Agents for the Applicant spoke to the application.

Members were provided the opportunity to ask questions to staff and the applicant/agent.

No submissions were received from delegates.

#2021-COA-18

Moved by Martin Vink

Seconded by Ian Carruthers

RECOMMENDATION

THAT Application for Consent B7-2021, submitted under Section 53 of the Planning Act, which proposes to retain a 0.4 ha (0.98 ac) parcel of land from the property legally described as Concession 2, South Part Lot 2, Municipality of Southwest Middlesex (Melbourne), 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 severed farmland be conveyed and transferred to MacDougall Family Farms Inc. (5203 Walker Drive) to ensure the consolidation with the farming operation.
5. 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.
6. That the location of the municipal water connection be confirmed to be wholly contained on the lands to be retained to the satisfaction of the Municipality. If the connection is not wholly contained on the lands to be retained, the relocation works that may be required are to be completed, with all costs borne by the applicants.

7. 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 is wholly contained on the severed lands and confirm that the clearance distance from the septic system to the well is adequate.

8. That the applicants establish access to the severed agricultural lands, if an access does not exist, to the satisfaction of the Municipality.

9. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B7-2021 be in full force and effect.

10. That the owner be required to dedicate lands up to 18 m from the centerline of construction of County Road 14 (Glendon Drive) across the severed and retained parcels to the County of Middlesex for the purposes of road widening if the right of way is not already to that width, to the satisfaction of the County of Middlesex.

11. That a preliminary survey showing the lands being retained, any required land dedication and the location of all buildings and structures including their setbacks from the property lines and the location of the public water connection and private septic system be submitted to the satisfaction of the Municipality prior to being deposited at the Land Registry Office.

12. That two copies of the reference plan are submitted to the satisfaction of the Municipality.

Carried

5. FUTURE MEETINGS (subject to change)

- July 21, 2021
- August 25, 2021

6. ADJOURNMENT

The Chairperson adjourned the meeting at 7:55 p.m.