



MUNICIPALITY OF SOUTHWEST MIDDLESEX
COMMITTEE OF ADJUSTMENT MINUTES

Wednesday, August 25, 2021, 7:15 PM
Council Chambers

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

Members Absent Ian Carruthers

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

1. CALL TO ORDER

Chairperson Mayhew calls the meeting to order at 8:15 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

3. MINUTES

#2021-COA-21

Moved by Mark McGill

Seconded by Doug Bartlett

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

Carried

4. COMMITTEE OF ADJUSTMENT

4.1 Application for Minor Variance A7/2021 - 22388 Hagerty Road - McCahon Brothers Ltd.

The Planner presented the report related to the application.

The Chair allowed the applicant and their agent to speak to members regarding the application.

The Chair allowed members the opportunity to ask questions to the Planner and Applicant/Agent.

The Chair confirmed no written submissions had been received.

Five (5) minute recess commenced.

There are no oral submissions after the recess.

#2021-COA-22

Moved by Martin Vink

Seconded by Mike Sholdice

THAT Application for Minor Variance A7-2021 filed by Gloria Walch on behalf of McCahon Brothers Ltd. to permit the establishment of a new grain bin and overhead bin in replacement of two smaller grain bins with a setback of 20 m (65.6 ft) from centerline of Hagerty Road (County Road 1), whereas a setback of 33 m (108.3 ft) from centerline is required be **GRANTED**.

Carried

4.2 Application for Consent B8/2021 - 23517 Dundonald Road - Minnema

The Planner presented the report related to the application.

The Chair provided the applicant the opportunity to speak to the application.

The Chair allowed members to opportunity to ask questions to the Planner or Applicant.

The Chair confirmed no written submissions had been recieved.

Five (5) minute recess commenced.

There are no oral submissions after the recess.

#2021-COA-23

Moved by Martin Vink

Seconded by Marigay Wilkins

THAT Application for Consent B8-2021, submitted under Section 53 of the Planning Act, which proposes to sever a 0.37 ha (0.9 ac) parcel of land from the property legally described as Concession 4, North Part Lot 1, Municipality of Southwest Middlesex (Mosa), and to establish an easement for access to the well that is located on the lands to be retained in favour of the lands to be severed, 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 rear and west interior side lot line be relocated 3 m from the septic mantle and the area be recalculated to the satisfaction of the Municipality.
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 an adequate and potable water supply be demonstrated to exist to the satisfaction of the Municipality.
7. That the habitability of the single detached dwelling be confirmed to the satisfaction of the Municipality.
8. That the barn located on the retained land be issued a Change of Use permit to prohibit livestock and allow for farm equipment storage only, or be removed to the satisfaction of the Municipality.

9. That a new septic system be installed to the satisfaction of the Chief Building Official, and that a qualified septic installer 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.

10. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B8-2021 be in full force and effect.

11. That the owner be required to dedicate lands up to 15 m from the centerline of construction of County Road 80 (Dundonald Road) 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.

12. That a preliminary survey showing the lands being severed, any required land dedication, the well easement 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.

Carried

5. FUTURE MEETINGS (subject to change)

- September 29, 2021 - 7:00 p.m. - Committee of Adjustment

6. ADJOURNMENT

The Chairperson adjourned the meeting at 8:42 p.m.