



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

Wednesday, September 29, 2021, 7:05 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

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

1. CALL TO ORDER

Chairperson Mayhew calls the meeting to order at 7:04 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

3. MINUTES

#2021-COA-24

Moved by Doug Bartlett

Seconded by Christa Cowell

THAT the August 25, 2021 Committee of Adjustment Meeting minutes are received and approved by the committee.

Carried

4. COMMITTEE OF ADJUSTMENT

4.1 Application for Consent - B09/2021 - 6079 Longwoods Road

The Planner presented the report and recommendation related to the application and advised of external agency comments.

The applicant was allowed the opportunity to speak to the application, but was not present to during the meeting.

Committee members were given the opportunity to make remarks or ask questions.

There were no oral submissions of delegates.

There were no written submissions received.

Five (5) minute comments recess commenced.

The chair confirmed no oral submissions of other participants were received during the comments recess.

The Chair provided the applicant the opportunity for final remarks - the applicant was not present.

The Committee voted on the recommendation and made decision.

#2021-COA-25

Moved by Marigay Wilkins

Seconded by Christa Cowell

THAT Application for Consent B9-2021, submitted under Section 53 of the Planning Act, which proposes to sever a 0.5 ha (1.2 ac) parcel of land from the property legally described as Range 1, SLR, Part Lot 5, Municipality of Southwest Middlesex (Ekfrid), 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 lot line be located 3m from the well in order to include it on the severed parcel OR an easement be established if it is further than expected, 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 applicant demolish all farm buildings and remnant debris including foundations from the retained parcel, 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 B9-2021 be in full force and effect.
11. That the owner be required to dedicate lands up to 18 m from the centerline of construction of County Road 2 (Longwoods 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.

Carried

4.2 Application for Consent - B10/2021 - 3872 Parkhouse Drive

The Planner presented the report and recommendation related to the application and advised of external agency comments.

The applicant was allowed the opportunity to speak to the application, but was not present during the meeting.

Committee members were given the opportunity to make remarks or ask questions.

There were no oral submission of delegates.

There were no written submissions received.

Five (5) minute comments recess commenced.

The chair confirmed no oral submissions of other participants were received during the comments recess.

The Chair provided the applicant the opportunity for final remarks - the applicant was not present.

The Committee voted on the recommendation and made decision.

#2021-COA-26

Moved by Mike Sholdice

Seconded by Martin Vink

THAT Application for Consent B10-2021, submitted under Section 53 of the Planning Act, which proposes to sever a 0.4 ha (1.01 ac) parcel of land from the property legally described as Concession 1, South Part Lot 23, Municipality of Southwest Middlesex (Ekfrid), 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 habitability of the single detached dwelling be confirmed to the satisfaction of the Municipality.

6. 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.

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

8. That a Zoning By-law Amendment that appropriately rezones the severed lot and the retained lot of Consent B10-2021 be in full force and effect.

9. 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 septic system be submitted to the satisfaction of the Municipality prior to being deposited at the Land Registry Office.

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

Carried

5. FUTURE MEETINGS (subject to change)

- October 27, 2021 - 7:00 p.m.

6. ADJOURNMENT

The Chairperson adjourned the meeting at 7:26 p.m.