



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

Wednesday, October 27, 2021, 7:10 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/UC6oo98BZcAvuVMKLDx88I4A>

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**1. CALL TO ORDER**

Chairperson Mayhew calls the meeting to order at 7:09 p.m.

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

**3. MINUTES**

#2021-COA-27

**Moved by** Christa Cowell

**Seconded by** Mike Sholdice

THAT the September 29, 2021 Committee of Adjustment Meeting minutes are received and approved by the committee.

Carried

**4. COMMITTEE OF ADJUSTMENT**

4.1 Application for Consent - 20601 & 20589 Melbourne Road

The Planner presented the staff report relating to the Consent Application.

The applicant or their agent was given the opportunity to address the Committee. The applicants agent, Joseph Hentz spoke on behalf of the applicants.

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

The Chair asked for any oral submissions of delegates, it was confirmed there were none.

The Chair asked for any written submissions, it was confirmed there were none.

Five (5) minute comment recess commenced.

The Chair called for any additional oral submissions of other participants that arose during the recess.

The applicant or their agent was able to provide final remarks.

The Committee proceeded to make their decision

#2021-COA-28

**Moved by** Christa Cowell

**Seconded by** Mike Sholdice

**THAT** Application for Consent B11-2021, submitted under Section 53 of the Planning Act, which proposes to sever a 0.416 ha (1.03 ac) parcel of land from the property legally described as Range 5 South, Part Lot 1, 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 an adequate and potable water supply be demonstrated to exist to the satisfaction of the Municipality.
7. That the barns located on the retained land be issued Change of Use permits to prohibit livestock and allow for farm equipment storage only, or be removed to the satisfaction of the Municipality.
8. 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.
9. That the hydro service for the lot to be severed be wholly contained without encroaching onto the lot to be retained. Or that a hydro easement be required in favour of the owner of the lot to be severed over the lot to be retained to allow access to the hydro service.

10. That a Zoning By-law Amendment that appropriately rezones the severed lot of Consent B11-2021 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 9 (Melbourne 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 location of all buildings and structures including their setbacks from the property lines and the location of the private water well, septic system, and hydro lines 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

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

- November 24, 2021 - 7:00 p.m. - Committee of Adjustment Meeting

**6. ADJOURNMENT**

The Chairperson adjourned the meeting at 7:25 p.m.