



## **MUNICIPALITY OF NORTH MIDDLESEX**

### **COMMITTEE OF ADJUSTMENT**

#### **MINUTES**

A Meeting was held on Wednesday July 18, 2018 at 7:00 p.m. in the Council Chambers, Shared Services Building, Parkhill to consider a planning application with a quorum present.

#### **ROLL CALL**

Present:

Mayor Don Shipway  
Deputy Mayor Brian Ropp  
Councillor Ward One – Doreen McLinchey  
Councillor Ward Two – Joan Nichol  
Councillor Ward Three – Gord Moir  
Councillor Ward Four – Andrew Hemming  
Councillor Ward Five – Adrian Cornelissen  
CAO/Director of Finance (Treasurer), Nandini Syed  
Deputy CAO/Director of Operations, Jonathon Graham  
Director of Economic Development and Community Services  
Clerk Jackie Tiedeman  
Planner Stephanie Poirier  
Infrastructure Supervisor, Jonathan Lampman

#### **DISCLOSURE OF PECUNIARY INTEREST**

None

#### **ADOPTION OF PAST MINUTES**

#### **COA MOTION/2018**

**ROPP/MOIR:** That the minutes from May 9 and June 6 be approved as presented.

**CARRIED**

## **7:00 p.m. Application for Consent B06/2018 – 9106 Townsend Line**

Planner Stephanie Poirier advised that the above noted application was deemed complete on June 12, 2018.

Description of Land: Part Lot 20 Concession 7 & 8  
(geographic Twsp of West Williams)

Applicant: Adwood Farms Ltd.

Agent: Monteith Brown, Planning Consultant

The purpose and effect of this application for consent is to sever a parcel of land from an existing 39.35 ha (97.2 ac) farm parcel as a surplus farm dwelling severance. The land to be severed would be approximately 0.85 ac (2.1 ac) in size and contains an existing single detached dwelling and two small detached accessory buildings (sheds). The lands to be retained would be approximately 38.5 ha (95.1 ac) in size and contain agricultural land in crop production and a woodland area.

### **WRITTEN AND ORAL SUBMISSIONS**

- Ausable Bayfield Conservation Authority: no concerns
- Municipal Operations: septic system pump out and inspection; change of use permit for the steel shed on the retained lands
- County Engineer: road dedication along frontage of severed lot up to 15 m if not at that width already; removal of western most access to the site and restoration work; entrance permit on the new proposed access on the retained parcel.
- Public Written Comments: None received
- Oral Submissions at meeting:

M. Teeple – landowner adjacent to subject land received notice. She indicated that a call was made to the municipality however did not receive a response. She requested clarification of the mapping as it looked like the attached map included a portion of her land. Also, she requested information as to the possibility of purchasing part of a roadway. Ms. Poirier advised that mapping is provided through MPAC. A survey would be required should the consent proceed however she will review the existing mapping.

Mr. Graham replied with respect to possible land sale that Ms. Teeple should contact staff directly for information on her inquiry.

### **ANALYSIS**

The Provincial Policy Statement (PPS), County Official Plan and North Middlesex Official Plan generally permit lot creation in agricultural areas to dispose of a dwelling

surplus to a farming operation as a result of farm consolidation subject to evaluation criteria. The applicant has proposed the lot to be severed to extend beyond the minimum size needed to accommodate the use of an appropriate sewage and water services, in order to include the tree line on the residential lot. Staff recommend that the east lot line of the proposed lands to be severed be located 5m (16.4 ft) from the septic bed in order to minimize the size of the severed lands and allow the steel shed that is proposed to remain on the retained parcel to be in conformity to the setbacks of the Zoning By-law. Staff do not anticipate negative impacts to the existing woodlands or aggregate resource areas as a result of the proposed severance.

Planning staff are satisfied that the criteria for the severance of a surplus farm residence on the lands have been met or can be appropriately addressed via conditions of consent.

Ms. Poirier then read a number of proposed conditions from her Planner Evaluation Report dated July 18, 2018. This included the addition of a condition for a Change of Use Permit which is noted as the new Condition 6.

Dan Smith, Montieth Brown Planning Consultants attended the meeting on behalf of his clients. He stated, that in his opinion, the surplus farm dwelling qualifies according to policy as presented in the application. The owners wish to retain newer steel clad shed on retained portion, and maintain the tree line, therefore he was objected to Condition 3 as presented.

Ms. Poirier responded that the PPS/OP/Zoning policies are in place to protect agricultural land.

## **CONCLUSION**

The agent for the applicant stated that the size of lot is appropriate and wished to retain the tree line in the application as presented. Mr. Smith then requested that the application be deferred in order for him to have an opportunity to further review the proposed conditions with his client.

## **COA MOTION/2018**

**CORNELISSEN/ROPP:** That Application for Consent B06/2018 submitted under Section 53 of the Planning Act be DEFERRED at the request of the applicant's agent in order to further consider the proposed conditions.

**CARRIED**

**COA MOTION/2018**

**CORNELISSEN/HEMMING:** That Committee of Adjustment meeting adjourn and return to Regular Meeting at 7:26 p.m.

**CARRIED**

---

CHAIRMAN

---

SECRETARY