



**June 15, 2016      MUNICIPALITY OF NORTH MIDDLESEX      7:05 P.M**  
**COMMITTEE OF ADJUSTMENT**  
**MINUTES**

A Public Meeting was held on Wednesday June 15, 2016 in the Council Chambers, 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 Marsha Paley

Clerk Jackie Tiedeman

Planner Barbara Rosser

**DISCLOSURE OF PECUNIARY INTEREST**

None

**MINUTES**

MCLINCHEY/CORNELISSEN: That the minutes dated May 4, 2016 be accepted as presented.

CARRIED

**HEARING – Application for Minor Variance MV#3/2016 – 9821 Petty Street**

Planner Barbara Rosser advised that the above noted application had been received and circulated according to the Planning Act.

Description of Land: Part Lot 4 Concession 4  
9821 Petty Street (former East Williams Twsp)  
Applicant: Beechwood Agri-Services Inc.

The Planner advised that the application was received and circulated according to the Planning Act.

This application is for minor variance under section 45(1) of the Planning Act, R.S.O. 1990, c.P.13. The purpose of this application is to request permission to vary Section 21.3 g) Maximum Building Height 15.0 metres of the Rural Industrial (M3) Zone regulations. Rural Industrial (M3) is the zoning which applies to the property which is the subject of the applications which contains agricultural sales and service establishment and grain drying or handling facility uses. The variance is related to the Applicant's proposal to develop a new warehouse on the property with a maximum height of 27.737 metres in part, entailing a proposed variance of 12.737 metres. The height is required in order to provide coverage for the new bins which are to be elevated for gravity flow of product into the new packaging system.

The subject property is not currently the subject of any other application under the Planning Act.

Ms. Rosser presented her planning report dated June 10, 2016.

### **WRITTEN AND ORAL SUBMISSIONS**

- County of Middlesex: no concern
- Ausable Bayfield Conservation Authority: no report received
- North Middlesex Public Works: two conditions were requested
- Public Input: None
- Oral Submissions: None

### **CONCLUSION**

Ms. Rosser advised that based upon the foregoing analysis, it was her conclusion that the variance proposed by Application No. MV#3/2016 be granted subject to the suggested conditions.

After careful consideration the following motion was brought forward.

HEMMING/MCLINCHEY: That Application No. MV#3/2016 for Minor Variance to the North Middlesex Committee of Adjustment be GRANTED on the basis that the variance proposed would:

- a) Maintain the spirit and intent of the North Middlesex Official Plan
- b) Maintain the spirit and intent of North Middlesex Zoning By-law No. 35 of 2004, as amended
- c) Be desirable for the appropriate development of the property
- d) Be Minor

Relief Granted: Variance of 12.737 metres to the Maximum Building Height

The following conditions should apply, to be satisfied in advance of a building permit:

- i) That unless replaced, the existing septic tank and weeping bed system is to be inspected by a licensed septage hauler and the inspection report be provided to the North Middlesex Chief Building Official for determination as to any replacement or remedial works that may be required to be completed to the satisfaction of the Chief Building Official;
- ii) That a certified laboratory test confirming the availability of a potable well water supply be provided;
- iii) That site plan approval applies subject to the terms of a site plan agreement to be executed according to the requirements of the Municipality and the County of Middlesex

CARRIED

A twenty day appeal period will apply from the date of notice of decision.

Being no further applications the following motion was introduced.

HEMMING/ROPP: That the Committee of Adjustment Meeting adjourn at 7:15 p.m. and return to Regular Meeting.

CARRIED

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CHAIRMAN

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SECRETARY