

**COMMITTEE OF ADJUSTMENT  
MINUTES**

A Public Meeting was held on Monday May 6, 2013 in the Council Chambers to consider planning applications with a quorum present.

**ROLL CALL**

Present: Mayor Don Shipway  
Deputy Mayor Chuck Hall  
Councillor Ward One – Doreen McLinchey  
Councillor Ward Two – Brian Ropp  
Councillor Ward Three – Gord Moir  
Councillor Ward Four- Andrew Hemming  
Councillor Ward Five – Adrian Cornelissen  
CAO Linda Creaghe  
Clerk – Jackie Tiedeman

Planner Barbara Rosser was present.

**DISCLOSURE OF PECUNIARY INTEREST**

None

**APPLICATION B12/2013 for Consent to Sever Land – Willis Mollard**

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

Description of Land: Lots 7 & 8, Concession 19  
Elginfield Road (former East Williams Township)

Owner: Willis Mollard  
Agent: Philip Walden

The purpose and effect of this application would be sever a parcel of land approximately 40 hectares in size which would contain an existing single detached dwelling and severed agricultural buildings. The applicant would retain approximately 40 hectares comprising the farmland portion. No construction is proposed at this time.

Agency Comments:

ABCA – no natural hazard or natural heritage concerns

Middlesex County – land dedication up to 18 metres from the centerline of County Road 7, if required.

Public Works Dept – no recommended conditions on severance

Planner Barbara Rosser then reviewed her planning report dated May 1, 2013.

HEMMING/ROPP: That Application No. B12/2013 for land severance to the North Middlesex Committee of Adjustment be granted subject to the following conditions:

- a) That a plan of survey prepared by an Ontario Land Surveyor in a form suitable for registration be submitted to the Municipality, if required;
- b) That the Applicants solicitor submits an undertaking in a form satisfactory to the secretary 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;
- c) That the owner dedicate lands up to 18 metres from the centerline of County Road 7 (Elginfield Road) along the severed parcel to the County of Middlesex, if the right of way is not already to that width;
  - d) Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, R.S.O. 1990, c.P.13. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of decision.

CARRIED

Clerk Jackie Tiedeman advised that the application is subject to a 20 day appeal period from the date of notice of decision.

**APPLICATION B11/2013 for Consent to Sever Land – PHIL CONLIN (TAPEC FARMS)**

Planner Barb Rosser advised that we are in receipt of two applications from Mr. Conlin. However, due to a subsequent conversation with Mr. Conlin since receiving his copy of the planning report, he has provided the Committee with a request to defer his applications (B11/2013 and ZBA 6/2013) so that he can obtain advice on possible options due to the recommendation to remove all buildings on the retained parcel.

The Committee concurred with his request at this time.

ROPP/HEMMING: That the Committee of Adjustment meeting adjourn and return to regular meeting at 7:20 p.m.

CARRIED

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CHAIRMAN

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SECRETARY