



MUNICIPALITY OF NORTH MIDDLESEX

PUBLIC MEETING

MINUTES

A Public Meeting was held on Wednesday May 9, 2018 at 7:15 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 Emergency and Safety Services, Will Davidson (portion of meeting)

Infrastructure Technician, Jonathan Lampman (portion of meeting)

Clerk Jackie Tiedeman

Planner Stephanie Poirier

DISCLOSURE OF PECUNIARY INTEREST

None

The Clerk provided an introduction to the Public Meeting which disclosed the purpose of the meeting, that comments expressed and written material presented are a matter of public record available for full disclosure and that if a member of the public wished to be notified of a decision on applications being heard this evening that a written request must be submitted to the Municipality.

Municipality of North Middlesex

Public Meeting Minutes

May 9, 2018

7:15 p.m. HEARING –Application for Zoning Amendment (ZBA 4/2018)-2242 Elm Tree Drive

Planner Stephanie Poirier advised that the above noted application had been received, deemed complete and circulated to agencies as well as property owners in accordance to the Planning Act.

Description of Land: Lot 5 Concession 11
(geographic Twsp of West Williams)
2242 Elm Tree Drive
Applicant: 2573171 Ontario Ltd

The purpose and effect of the application for Temporary Use Zoning By-law (File No.ZBA-4-2018) is to temporarily allow a second detached residential dwelling on an agricultural parcel of land for the purpose of boarding seasonal farm labourers.

WRITTEN AND ORAL SUBMISSIONS

- Ausable Bayfield Conservation Authority: no concerns
- Municipal Operations: requires that the temporary dwelling be connected to the municipal water from the waterline along the front of the property (Elm Tree Drive). The public works department require that the owners establish a new entrance to the temporary dwelling, to the satisfaction of the Municipality. The public works department also requires the installation of a septic system for the temporary dwelling. A standard septic review involving a pump out and inspection will also be required.
- Public Written Comments: None received
- Oral Submissions at meeting: None

ANALYSIS

The PPS, North Middlesex Official Plan and Zoning By-law all permit secondary residential dwelling associated with an agricultural use shall only be permitted by way of Temporary Use By-law. The second detached residential dwelling shall only be used for the purposes of boarding seasonal farm labourers.

Ms. Poirier also advised that the requirements from the Public Works Department would be met through the Building Permit process.

CONCLUSION

The applicant had no further comments and was in agreement with the recommendation.

MOTION/2018

CORNELISSEN/MOIR: Be it Recommended that Application for Temporary Zoning By-law ZBA 4-2018 to rezone the lands from General Agricultural (A1) Zone to General Agricultural Exception 70(t) Zone be APPROVED for a period of 3 years as the applications: satisfies the requirements of the Planning Act; is consistent with the PPS, conforms to the Official Plans of both the Municipality of North Middlesex and the County of Middlesex; satisfies the requirements of the North Middlesex Zoning By-law; and represents sound land use planning.

CARRIED

The By-law will be given all three readings during the regular meeting. In addition it was noted that there is a twenty day appeal period which will apply from the date of notice of the passage of the by-law

ADJOURNMENT

MOTION/2018

NICHOL/MCLINCHEY: That the Public Meeting adjourn to Regular Meeting at 7:19 p.m.

CARRIED

MAYOR

CLERK