

**NOVEMBER 19, 2014      MUNICIPALITY OF NORTH MIDDLESEX      7:00 P.M**  
**PUBLIC MEETING**  
**MINUTES**

A Public Meeting was held on Wednesday November 19, 2014 in the Council Chambers, Parkhill to consider two 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 Four – Andrew Hemming  
Councillor Ward Five – Adrian Cornelissen  
CAO Marsha Paley  
Clerk Jackie Tiedeman  
Planner Marc Bancroft

**DISCLOSURE OF PECUNIARY INTEREST**

Councillor Brian Ropp declared a conflict of Interest due to being an adjacent land owner to the applicant's subject land and left the meeting.

**HEARING**

**7:00 P.M. - Application No. OPA #1/2014 and ZBA #111/2014 Ben & Katie Wright - 94 Queen Street, Ailsa Craig**

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

Description of Land: Con 5 Part Lot 26 ECR, former McGillivray Twsp. and former Ailsa Craig

Applicant: Ben & Katie Wright  
Agent: Kirkness Consulting Inc.

The purpose of the proposed amendment is to change the designation of portions of the subject land from Residential Area to Urban Reserve Area in order to allow for the development of one single detached dwelling on partial services (municipal water and private septic service). The current open space area designation applicable to the creek system traversing the property would be maintained. The proposal would also entail reducing the northerly extent of the Ailsa Craig Urban Settlement Area boundary as it applies to the subject property. If approved, the amendment would establish the

northerly extent of the previously severed parcel (shown on the Key Map) as the northerly extent of the Ailsa Craig Urban Settlement Area.

The purpose of the proposed zoning by-law amendment is to amend North Middlesex Zoning By-law No. 35 of 2004, as amended, to rezone that part of the subject property currently zoned as Future Development (FD) to a site specific Urban Reserve (A3) zone permissive of one single detached dwelling only with the building envelope to be identified on a supplementary map schedule. The rezoning would conditional upon the approval by the County of Middlesex of an amendment to the North Middlesex Official Plan to re-designate those parts of the subject property currently designated as Residential Area to Urban Reserve Area.

Mr. Bancroft then reviewed his planning report dated November 13, 2014. The planners report has taken into account comments from agencies as well as public written submissions. His report concluded the subject proposal is consistent with the PPS. The County is the delegated approval authority under the Planning Act for local official plan amendments and have been consulted as required by Section 17 thereof on the requested amendment to the North Middlesex Official Plan. The County offers no comments at this time in respect of the proposed rezoning.

A site specific Urban Reserve (A3-3) Zone is required to implement the proposed amendment to the Official Plan with the effect of allowing the erection of a single detached dwelling. The lands would meet the minimum lot frontage requirement of 150 metres but fail to satisfy the minimum lot area requirement of 39 hectares. To address this matter, an exception to the A3-3 Zone would be appropriate to allow a minimum area of 19 hectares. Recognizing that the foregoing is minor in nature, it is recommend that no further notice be required in accordance with the Planning Act. To ensure that the subject development is adequately setback from natural heritage features and natural hazards, a sub-schedule has been prepared as part of the zoning by-law amendment which delineates the limits of a development envelope of approximately 0.6 hectares that would accommodate the proposed single detached dwelling located in the northwest corner of the subject lands. As noted below, the ABCA offers no objection to the proposal.

According to the Planning Act approval of the zoning by-law amendment would be conditional on the approval of the amendment to the North Middlesex Official Plan by the County of Middlesex.

Written public comments were submitted by Bill Irwin, 33268 Queen Street dated November 13, 2014 and Darryl Slywchuk dated November 12, 2014 objecting to the proposed applications. Copies of the letters form part of the file.

Mr. Irwin was present and provided verbal opposition to the proposals. No other public comments were received at the public meeting.

Taking into account all written and verbal submissions, the planner then provided his recommendation as outlined in his report. Based on the above analysis and recognizing that the subject proposal is consistent with the Provincial Policy Statement, in conformity with the County of Middlesex Official Plan and represents good planning.

After careful consideration the following motion was then introduced:

HALL/CORNELISSEN: That regarding Application OPA #1/2014 and ZBA #11/2014 - Ben & Katie Wright:

That proposed amendment to the Official Plan of the Municipality of North Middlesex be adopted and forwarded to the County of Middlesex for consideration of approval; and

That the rezoning be approved subject to the modification in respect of including a minimum lot area requirement of 19 hectares and that no further notice be required pursuant to Section 34 (17) of the Planning Act.

CARRIED

A twenty day appeal period will apply from the date of notice of decision for Zoning Amendment and that staff will be forwarding the required information to the County for their consideration.

The Public Meeting then adjourned and returned to regular meeting.

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MAYOR

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CLERK