

**COMMITTEE OF ADJUSTMENT
MINUTES**

The North Middlesex Committee of Adjustment met on Monday, November 5, 2001 in the Council Chambers.

Those present were: Chuck Hall-Chairman, Ian Brebner, Marysia Coutts, Ken Johnston, Lawrence McLachlan, Mike Conlin, Lucy Hendrikx, Secretary Shirley Scott, Planner Barb Rosser; as well as Philip Walden, Deryck Walden and Applicant Wayne Craig

APPLICATION S-9-2001: WAYNE AND MAUREEN CRAIG

The purpose of the application is to sever a vacant residential building lot owned by Mr. & Mrs. Craig immediately to the west of the single family residence also owned by Mr. & Mrs. Craig which had merged title under the Planning Act. The effect of the application would be to allow Mr. & Mrs. Craig to sever a lot containing their current single family residence and retain a vacant lot to the west. The severed lot would have the dimensions of approximately 113.5 feet (34.6 metres) x 66 feet (20.1168 metres) for an approximate area of 7492 sq feet (699 sq metres). The retained lot would consist of approximately 9009 sq feet (837 sq metres) with a frontage of 66 feet (20.1168 metres) on Broadway Street.

Correspondence was reviewed from the County of Middlesex advising that they had no objection to the application.

Planner Barb Rosser then reviewed her report with the Committee. Barb pointed out that her only concern with this application relates to the strip of land providing access for the retained parcel to Queen Street. After reviewing thoroughly, the following motion was made:

HENDRIKX-CONLIN: BE IT RESOLVED THAT Application No.S-9-2001 for Consent to Sever Land – Part of Lots 2 and 3, Registered Plan No.194 former Town of Parkhill (152 Broadway Street) Wayne and Maureen Craig be GRANTED subject to the following conditions:

i) That drainage easement be registered on the severed parcel in favour of the retained parcel;

ii) That the retained and severed parcels be regular in shape and that the 11.5 ft strip be added to the severed parcel thereby increasing its area accordingly;

iii) That a fee be paid to the municipality in the amount of 5% of the value of the severed property for park or other public recreational purposes as per Section 53(13) of the Planning Act, and as endorsed by Council by resolution #6 passed August 27, 2001 to be applied when processing a residential application;

iv) That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant(s);

v) That the applicant's solicitor submits an undertaking, in a form satisfactory to the Secretary-Treasurer, to register an electronic transfer of title consistent with the Acknowledgement and Direction and the decision of the Committee of Adjustment;

vi) That two copies of the reference plan are submitted to the satisfaction of the Municipality;

vii) That the conditions imposed herein are to be completed within one (1) year from the date of notice of this decision. Under Section 53(41) of the Planning Act, R.S.O. 1990 c.P.13 where such conditions are not fulfilled within the year this application will be deemed to be refused.

CARRIED

MINUTES

MCLACHLAN-HENDRIKX: BE IT RESOLVED THAT the Committee of Adjustment minutes dated October 1, 2001, printed and delivered to each member be accepted.

CARRIED

JOHNSTON-MCLACHLAN: BE IT RESOLVED THAT Council move back into regular session at 9:50 p.m.

CARRIED

CHAIRPERSON

SECRETARY