

Committee of Adjustment

Meeting Minutes

Thursday, October 3, 2024

5:30 pm

Hybrid Meeting (Council Chamber and Virtual)
Strathroy-Caradoc Municipal Office
52 Frank Street, Strathroy, Ontario

- Present:** Councillor Brian Derbyshire
Councillor Frank Kennes, Vice Chair
Deputy Mayor Mike McGuire
Councillor Steve Pelkman
Member Dale Viaene
Jake DeRidder, Acting Secretary-Treasurer
- Absent with Notice:** Member Jesse Terpstra, Chair
Member Randeep Kumar
Mayor Colin Grantham
- Also Present:** Erin Besch, Planner, County of Middlesex
Melonie Carson, Deputy Clerk/Records Management
Coordinator (Recorder)
- Others Present:** Rene Van-Rompaey
Peter Hiebert
Henk & Rickie Peeters
Lori Apoll
Lisa & Jake Friesen
Justin Pattyn
Dave Martineau
Doug Moore

1. Roll Call

Jake DeRidder, Acting Secretary-Treasurer, confirmed committee attendance noting that Chair Terpstra and Member Kumar were absent. Councillor Frank Kennes assumed the Chair seat.

2. Approval of Agenda

Moved By Deputy Mayor McGuire
Seconded By Councillor Pelkman

THAT: the October 3, 2024 Committee of Adjustment agenda be approved as circulated.

Carried

3. Declaration of Pecuniary Interest

None.

4. Reading and Correction or Approval of Minutes

4.1 Committee of Adjustment Meeting Minutes of September 5, 2024

Moved By Member Viaene
Seconded By Councillor Derbyshire

THAT: the Committee of Adjustment meeting minutes of September 5, 2024 be approved as written.

Carried

5. Submissions for Consideration

5.1 Application for Minor Variance (A22-2024) 7428 Scotchmere Drive - BBP-2024-113

Owner: Paul Banman

Request: to seek relief from Section 18.3(3) of the Strathroy-Caradoc Zoning By-law to permit a rear yard depth of 13 m (42.7ft), whereas a minimum of 30 m (98.4 ft) is required in the 'A1' zone. The application would facilitate the construction of a 714.2 m² (7,688 ft²) agricultural building.

Interested parties present: N/A

Erin Besch, Planner, presented the report noting that the subject property is located on the western corner of Scotchmere Drive and Sutherland Road. The property is approximately 20.15 ha in size with approximately 600 m of frontage along Scotchmere Drive and 335 m of frontage along Sutherland Road, both of which are classified as 'local roads' under the jurisdiction of the Municipality of Strathroy-Caradoc. The lands are

privately serviced and contain an existing single detached dwelling with access onto Sutherland Road, and an existing barn and storage container on the southwest corner of the subject lands with access onto Scotchmere Drive. The applicant is proposing to construct an additional 714.2 m² agricultural storage building at this location. The barn includes a covered porch, and the applicant has advised the structure is to be used for farm/agricultural use and personal vehicle storage. It is staff's opinion that the application meets the four tests of the Planning Act required in order to grant a minor variance.

Councillor Derbyshire inquired about the minimum setback from the barns. Erin Besch, Planner, added that yes, MDS only applies to sensitive receptors and that would be a dwelling, agriculture buildings are not included in that setback.

Moved By Councillor Derbyshire

Seconded By Deputy Mayor McGuire

THAT: Application for Minor Variance A22-2024 be approved.

Reasons: Satisfies the requirements of the *Planning Act*; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

5.2 Application for Minor Variance (A23-2024) - 22399 Adelaide Road (County Road 81), Mt Brydges (Report: BBP-2024-114)

Owner: 1000792205 Ontario Inc.

Request: To provide relief from Section 4.14(1) of the Zoning By-law to permit a front yard depth of 13.3 m (43.6 ft), whereas a maximum of 4.8 m (15.7 ft) is required based on the setback of the established building line. The application also seeks relief from Section 4.6(5)(a) to permit two secondary suites that are 107.2 m² (1,154 ft²) and 98.6 m² (1,061 ft²) in size, whereas the By-law restricts secondary suites to 80% of the gross floor area of the primary dwelling unit, to a maximum of 75 m² (807.3 ft²). The primary dwelling unit would be 113.9 m² (1,226 ft²) in size. Finally, the application requests relief from Section 4.23(1)(20j) to permit one parking

space for the primary unit, whereas three parking spaces are required. The application would facilitate the construction of a 2-storey residence with 3 dwelling units inside (one primary and two secondary) and three total parking spaces.

Interested parties present: Peter Hiebert & Rene Van-Rompaey

Erin Besch, Planner, presented the report adding that the subject property is located on the west side of Adelaide Road (County Road 81), between King Street and Wesleyan Street in Mount Brydges. The subject lands are approximately 475 m² in size, with 13.5 m of frontage along Adelaide Road. The lands were severed from 22397 Adelaide Road in 2017 and are currently vacant. The surrounding land uses are primarily a mix of low and medium density residential, with several commercial uses located across just north along Adelaide Road. The property is within the site-specific 'Medium Density Residential (R2-4) Zone' which permits single detached dwellings, as well as multi-unit dwellings with a maximum of three units. The applicant is proposing to construct a dwelling with one primary unit and two secondary suites located within the same structure. The units are proposed to be stacked, with two units above grade and one in the raised basement. Within the context of the Strathroy-Caradoc Zoning By-law, secondary suites are restricted to 80% of the floor area of the primary dwelling unit, to a maximum of 75 m². In this case, the applicant is proposing to increase the secondary suite maximum to 107.2 m² and 98.6 m² in size. As the dwelling units are stacked, all floors would be relatively similar in size. The Zoning By-law also requires that new residential dwellings that are proposed within 150 m of 5 existing dwellings (on the same street) must meet the 'established building line', which is the average setback of these 5 dwellings. In this case, the established building line is 4.8 m. The applicant is proposing an increase in this setback to 13.3 m to accommodate parking in the front yard. Finally, the applicant is requesting a decrease to the parking requirements for the primary unit from three parking spaces to one. Staff note that secondary suites require only one parking space per unit, which is being provided. Therefore, only the reduction to the primary unit is required. It is staff's opinion that the application meets the four tests of the Planning Act required in order to grant a minor variance.

Rene Van-Rompaey has concerns about the back of this property as it borders his property and would like to know if they will be putting a fence up. Peter Hiebert advised that he will contact the resident to discuss and

compromise.

Councillor Pelkman noted that when looking at the parking configuration and street that the residence is on, doesn't think that having the parking configured as drawn would make for a good situation. The Councillor thinks that this could make for some stressful situations between people, so thinks parking needs to be either be turned so each car can get out on its own without being blocked in by another one or maybe one is parked up to the front of the house and two turned the other way. Peter Hiebert added that he had a couple drafts drawn up with parking and can do one that's similar to the triplex right next door.

Councillor Derbyshire mentioned that there are three different residences here and should have 5 parking spaces and that does not include guests, which will force people to park on the county road. The Councillor inquired if you can park on the county road in the winter. Erin Besch, Planner, noted that even though the property line is set back a significant distance, their driveway would still extend to the road and they will still be able to park in that area so that will likely be an additional parking space. Although this is a primary suite, it is treated more like a rental unit, only require one space per secondary suite so it carries over a bit into the primary, however this is something the applicant can consider. Peter Hiebert thinks that a 4th parking spot can be fit in.

Deputy Mayor McGuire echoed the concerns about parking and would agree that if reducing to fewer than required number, they can't lock each other in, so parking needs to be turned 90 degrees to the road from the photo.

Moved By Deputy Mayor McGuire

Seconded By Member Viaene

THAT: Application for Minor Variance A23-2024 be deferred and be returned to the next meeting Committee of Adjustment meeting in November.

Carried

5.3 Application for Consent (B12-2024) – 22428 Wonnacott Road (Report: BBP-2024-110)

Owner: Hendrikus (Henk) and Hendrika (Rickie) Peeters

Request: To sever an existing dwelling from a larger parcel of land to create an additional building lot.

Interested parties present: Hendrikus (Henk) and Hendrika (Rickie) Peeters

Erin Besch, Planner, presented the report adding that the subject property is located on the southeast corner of Wonnacott Road and Glendon Drive (County Road 14), just east of Highway 402. The proposed lands to be severed are approximately 1.4 ha in size, with approximately 100 m of frontage along Wonnacott Road and contains a single detached dwelling and a storage barn. The applicant has advised that the septic system and well are wholly located on the severed lot. The existing dwelling was constructed in 2016 and is accessed via a driveway off Wonnacott Road. The proposed lands to be retained are approximately 4.6 ha in size and contain land in agricultural production. Wonnacott Road is classified as a 'local road' under the jurisdiction of the Municipality of Strathroy-Caradoc and Glendon Drive (County Road 14) is classified as a 'four lane arterial road' under the jurisdiction of the County of Middlesex. Surrounding land uses are predominantly agricultural and rural residential in nature. Planning staff note that the applicant's do not own any additional farm properties, nor are they proposing to convey the farmland to a bonafide farmer; therefore, this application does not qualify as a surplus farm dwelling severance. The subject application is for residential lot creation in the agricultural area. Planning staff are unable to support the application as proposed. Both the County Official Plan and Strathroy-Caradoc Official Plan have strong policy direction in regard to consents in the agricultural area in order to protect the fundamental economic base of the Municipality and prevent the further fragmentation of farmland. The proposal is inconsistent with the policy.

Henk and Rickie Peeters advised that they love living here and have been there for 8-9 years, however know the time is coming where they are no longer able to maintain the property as there is so much work to do. Would like to split the property so that they can keep the property in the family and hoping the committee can help assist with the severance.

Deputy Mayor McGuire appreciates and understands the application and what the applicant is saying, however the PPS is specific where it says you shall not do this and we have to comply with that. Once we're taken out of play because we have to comply with the PPS, there is no need to

fall down to the county official plan or our official plan, but both of those limit our ability to do things. Can not support this application as we do not have authority.

Councillor Derbyshire echoed the Deputy Mayor's comments adding that the committee does not have authority to do this.

Councillor Pelkman echoed the other comments and wanted to know if the person who owns the property to the north if they were interested in purchasing the property and it got merged together, if it would be allowable under that circumstance. Erin Besch, Planner, thinks the challenge is that we evaluate both pieces of land so not only would we say the farmland can be transferred and make a larger parcel, but it would leave the residence not meeting the requirements and that is one of the considerations.

Moved By Deputy Mayor McGuire

Seconded By Councillor Pelkman

THAT: Application for Consent B12-2024 be denied.

Carried

5.4 Applications for Consent (B13-2024 and B14-2024) - 22608 Adelaide Road (County Road 81), Mount Brydges (Report: BBP-2024-111)

Owner: Lisa and Jake Friesen

Request: The purpose of Consent Application B13-2024 is to facilitate the severance of a new residential lot within the Settlement Area of Mount Brydges for the purpose of constructing a new single detached dwelling.

The purpose of Consent Application B14-2024 is to establish a servicing easement across the lands to be retained for the purpose of providing temporary sanitary sewer connection to the lands to be severed.

Interested parties present: Lisa and Jake Friesen, Lori Apoll

Erin Besch, Planner, presented the report adding that the subject property is located on the north side of Adelaide Road (County Road 81), between Lions Park Drive and Young Street in Mount Brydges. The subject lands are considered a 'through lot', as they also contain frontage onto Emerson Street. They are approximately 2,057 m² in size with 20.8 m of frontage along Adelaide Road and 20.1 m along Emerson Street. The applicant is

proposing to sever a portion of land from the existing residential lot to create one additional residential building lot. The lot to be severed is proposed to be 962.2 m² in size with 20.1 m of frontage on Emerson Street. The lot to be retained is proposed to be 1,102.6 m² in area with 20.8 m of frontage along Adelaide Road. The dwelling has a ground floor area of approximately 100 m² in size and does not have an attached garage. The detached garage is approximately 46.8 m² and the garden sheds are approximately 16 m² in size. The application also proposes to establish a 3 m by 51.2 m easement from Adelaide Road to the proposed rear lot line, for the purpose of providing a temporary sanitary connection to the severed lot. As Emerson Street does not have a sanitary line at this time, connection must be provided via Adelaide Road. Staff note that only one service connection per lot is permitted under the current Municipal by-laws; however, the applicants received an exemption from Council, which permitted a second sanitary connection on the retained lands, until such time as a sanitary line is brought down Emerson Street. Once completed, the owners of the severed lot would be obligated to connect to the Emerson line and remove the temporary connection on the retained lands. Development staff recommend the owner be required to enter into an agreement with the Municipality for the installation of a future sanitary connection to Emerson Street and removal of the temporary sanitary connection, and that this agreement be registered on title. This would ensure future owners would be aware of the obligation when purchasing the lot. Staff have included a list of recommended conditions for B14-2024, including the requirement that the easement be registered on title of both lots.

Lori Apoll, noted that she is not opposed to the motions, however would like to have clarification on language used in the conditions. Would like Council to consider doing some serious planning for some of the work done in Mt Brydges, specifically in that area and give the residents at least 5 years notice on when this work will be done so that they can financially plan for this. Lori would like to know if there is a plan for Mt Brydges to do some good robust planning so that the infrastructure can be put in place that's needed is being done. Councillor Kennes appreciates the comments, however added that it is beyond the scope of this committee, but those on Council can take what you have said under advisement.

Deputy Mayor McGuire noted that he is never a fan of easements and has concerns about this as the property will get sold and then it will be time to

pull out the easement and drain pipe under the ground and not sure how you would force them to do that. Also creates a weak point of failure at the main line out on Adelaide Road which shouldn't have an additional hole punched in it. Has concerns about the road having to be torn up, dewatering, properly capping the main line or is it going to be terminated under the sidewalk or property line with some sort of failure part for the future.

Councillor Kennes asked what was approved by Council. Erin Besch, Planner, added that what was approved by Council was the permission for 22608 to have a second line. Currently under our by-laws you are allowed one connection for water and one connection to sanitary per property, so originally applicant came to council and requested a second line. Once they came to Council again, with a second delegation and request to do a Y connection off of their existing, however that was denied at Council, so what has been permitted at this time is the second connection for the severed lot.

Member Dale Viaene asked if they could put in septic bed in the lands to be severed if they wish to do so. Jake DeRidder, Acting Secretary-Treasurer added that the policy wouldn't allow for lot creation with septic and to clarify, the line does not go under the house, it is beside it.

Councillor Pelkman asked what happens to condition #8 if both properties are sold and would it be a requirement that they pull the pipe out of the ground or does it just get disconnected. Erin Besch, Planner, added that it's registered on title. Jake DeRidder noted that the intent is to have them fully remove the pipe and also remove the easement.

Deputy Mayor McGuire asks what the enforcement of condition #8. Jake DeRidder added that the agreement itself becomes enforcement, and it will be registered on title and would be a legal exercise of enforcing that agreement.

Moved By Councillor Pelkman

Seconded By Councillor Derbyshire

THAT: Application for Consent B13-2024 be approved subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the

notice of the decision and the consent certificate fee is paid to the Municipality.

2. That any outstanding property taxes be paid in full.
3. That the severed property be assigned an Emerson Street Municipal 9-1-1 Address, to the satisfaction of the Municipality in consultation with the County of Middlesex.
4. That the applicant provide \$1,000 cash-in-lieu of parkland dedication to the Municipality.
5. That the existing sheds be relocated outside of the easement established through Consent B14-2024.
6. That a draft reference plan, showing the 'severed lands' be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B13-2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
7. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
8. That the owner enter into an agreement with the Municipality for the installation of a future sanitary connection to Emerson Street and removal of the temporary sanitary connection and easement to Adelaide Road, and that this agreement be registered on title of both the severed and retained lands.
9. That an easement be established on the lands to be retained for the purpose of providing temporary sanitary connection to the lands to be severed, and the easement be registered on both properties, to the satisfaction of the Municipality.
10. That the owner dedicate lands up to 15 m from the centerline of construction of County Road 81 (Adelaide Road) across the retained parcel to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.
11. That confirmation be received that the 'lands to be retained' are connected to municipal water supply, and the location of the services are confirmed, to the satisfaction of the Municipality.

12. That confirmation be received that the 'lands to be retained' are connected to municipal sewer facilities, and the location of the services are confirmed, to the satisfaction of the Municipality.
13. That the location of the utility services (gas, hydro, telephone) be confirmed for the 'lands to be retained' and 'lands to be conveyed', to the satisfaction of the Municipality. If the services run through severed lot, they will have to be relocated at the cost of the owner and then reconnected, to the satisfaction of the Municipality.
14. That the 'severed lands' be individually connected to the municipal water supply with all costs, including applicable fees and charges, borne by the applicant.
15. That the 'severed lands' be individually connected to the municipal sewer facilities with all costs, including applicable fees and charges, borne by the applicant.
16. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
17. That the applicant's solicitor submit 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.

Reasons: Satisfies the requirements of the *Planning Act*; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

Moved By Councillor Derbyshire

Seconded By Councillor Pelkman

THAT: Application for Consent B14-2024 be approved subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of the decision and the consent certificate fee be paid to the Municipality.

2. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
3. That an easement be established on the lands to be retained for the purpose of providing temporary sanitary connection to the lands to be severed, and the easement be registered on both properties, to the satisfaction of the Municipality.
4. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B14-2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
5. That one copy of the reference plan be submitted to the satisfaction of the Municipality.

Reasons: Satisfies the requirements of the *Planning Act*; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

5.5 Applications for Consent (B15-2024 & B16-2024) and Application for Minor Variance (A24-2024) - 2617 Queen Street, Mount Brydges (Report: BBP-2024-112)

Owner: Devin O'Brien

Agent: Justin Pattyn

Request: To create two new building lots from a larger residential property on Queen Street. To facilitate the consent, the applicant has submitted an Application for Minor Variance (A24-2024) that seeks relief from Section 5.3(1) of the Strathroy-Caradoc Zoning By-law, to permit an exterior side yard width of 2 m (6.6 ft) on Lot 2, whereas a minimum of 5 m (16.4 ft) is required in the 'R1' zone.

Interested parties present: Justin Pattyn and Dave Martineau

Erin Besch, Planner, presented the report adding that the subject property is located on the southwest corner of Queen Street and Lions Park Drive in Mount Brydges. The lands are approximately 1,840 m² in area with approximately 33.5 m of frontage along Queen Street and 55 m along

Lions Park Drive. The property contains a single detached dwelling, detached garage and shed. The lands are currently accessed via a driveway onto Queen Street, which is classified as a 'Local Street' under the jurisdiction of the Municipality of Strathroy-Caradoc. The applicant is proposing to divide the subject lands into three residential lots, two severed and one retained for the purpose of single detached dwelling development on municipal water and sanitary services. In support of the application, the applicants have provided a draft survey plan which depicts the lots to be severed and retained. Staff note that the lands are zoned 'Low Density Residential (R1) Zone.' Staff note that there is a small greenspace within the municipal right of way located between proposed Lot 2 and the Lions Park Drive right-of-way, which contains a bench, flagpole and monument with the Lions Club logo. Due to the large distance between the subject lands and the actual paved road, the applicant is requesting a reduced exterior side yard width for Lot 2 to allow a wider buildable envelope on the site. It is noted that a number of conditions of approval are being recommended by staff in order to satisfy the comments received on the consent application. It is staff's opinion that the application meets the four tests of the Planning Act required in order to grant a minor variance.

Dave Martineau, Mt Brydges Lions Club, has concerns about maintaining the Lions Club monument and would like assurance from municipality that it will be maintained and looked after. Erin Besch, Planner, added that this area is maintained by the municipality and staff will still maintain this area and there is no issue with that.

Councillor Pelkman had a similar concern about the monument and wonders if there is a plan to put a privacy fence up. Justin Pattyn added that it's possible. Councillor Pelkman also inquired about the driveway on Lot 1 and if it will be going into the townhouse complex or if it will be going onto Lions Park Drive. Erin Besch, Planner, added that it will be going onto Lions Park Drive.

Moved By Member Viaene

Seconded By Councillor Derbyshire

THAT: Application for Minor Variance A24-2024 be approved.

Reasons: Satisfies the requirements of the *Planning Act*; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of

both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

Moved By Deputy Mayor McGuire

Seconded By Councillor Pelkman

THAT: Application for Consent B15-2024 be approved subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of the decision and the consent certificate fee is paid to the Municipality.
2. That any outstanding property taxes be paid in full.
3. That the applicant provide \$1,000 cash-in-lieu of parkland dedication to the Municipality.
4. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B15-2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
5. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
6. That Lot 1 be assigned an appropriate Municipal 9-1-1 Address, to the satisfaction of the Municipality in consultation with the County of Middlesex.
7. That confirmation be received that the 'lands to be retained' are connected to municipal water supply, and the location of the services are confirmed, to the satisfaction of the Municipality. If the services run through the proposed severed lots, they will have to be relocated at the cost of the owner and then reconnected, to the satisfaction of the Municipality.
8. That confirmation be received that the 'lands to be retained' are connected to municipal sewer facilities, and the location of the services are confirmed, to the satisfaction of the Municipality. If the services run through the proposed severed lots, they will have to be

relocated at the cost of the owner and then reconnected, to the satisfaction of the Municipality.

9. That the location of the utility services (gas, hydro, telephone) be confirmed for the 'lands to be retained', to the satisfaction of the Municipality. If the services run through the severed lots, they will have to be relocated at the cost of the owner and then reconnected, to the satisfaction of the Municipality.
10. That Lot 1 be individually connected to the municipal water supply with all costs, including applicable fees and charges, borne by the applicant.
11. That Lot 1 be individually connected to the municipal sewer facilities with all costs, including applicable fees and charges, borne by the applicant.
12. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
13. That the applicant's solicitor submit 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.

Reasons: Satisfies the requirements of the *Planning Act*; is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

Moved By Member Viaene

Seconded By Councillor Derbyshire

THAT: Application for Consent B16-2024 be approved subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of the decision and the consent certificate fee is paid to the Municipality.
2. That any outstanding property taxes be paid in full.

3. That the applicant provide \$1,000 cash-in-lieu of parkland dedication to the Municipality.
4. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B16-2024 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
5. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
6. That the accessory buildings on Lot 2 be relocated or demolished and all debris removed from site to the satisfaction of the Municipality.
7. That Lot 2 be assigned an appropriate Municipal 9-1-1 Address, to the satisfaction of the Municipality in consultation with the County of Middlesex.
8. That confirmation be received that the 'lands to be retained' are connected to municipal water supply, and the location of the services are confirmed, to the satisfaction of the Municipality. If the services run through the proposed severed lots, they will have to be relocated at the cost of the owner and then reconnected, to the satisfaction of the Municipality.
9. That confirmation be received that the 'lands to be retained' are connected to municipal sewer facilities, and the location of the services are confirmed, to the satisfaction of the Municipality. If the services run through the proposed severed lots, they will have to be relocated at the cost of the owner and then reconnected, to the satisfaction of the Municipality.
10. That the location of the utility services (gas, hydro, telephone) be confirmed for the 'lands to be retained', to the satisfaction of the Municipality. If the services run through the severed lots, they will have to be relocated at the cost of the owner and then reconnected, to the satisfaction of the Municipality.
11. That Lot 2 be individually connected to the municipal water supply with all costs, including applicable fees and charges, borne by the applicant.

12. That Lot 2 be individually connected to the municipal sewer facilities with all costs, including applicable fees and charges, borne by the applicant.
13. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
14. That the applicant's solicitor submit 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.

Reasons: Satisfies the requirements of the *Planning Act*, is consistent with the Provincial Policy Statement; and conforms to the Official Plans of both the Municipality and the County of Middlesex. The Committee considered all written and oral submissions received on this application, the effect of which helped the Committee make an informed decision.

Carried

6. Enquiries by Members

Councillor Derbyshire inquired about the Lions Club monument and would like it to be looked into by municipality.

7. Schedule of Meetings

- Thursday, November 7, 2024 @ 5:30 p.m.
- Thursday, December 5, 2024 @ 5:30 p.m.

8. Adjournment

Moved By Deputy Mayor McGuire

Seconded By Member Viaene

THAT: the October 3, 2024 Committee of Adjustment meeting adjourn at 7:01 p.m.

Carried

Chair

Secretary Treasurer