

**Municipality of Strathroy-Caradoc
Committee of Adjustment Meeting**

**Thursday, June 6, 2019
5:30 p.m.**

**In the Council Chamber
52 Frank Street, Strathroy**

MINUTES

1. Roll Call

Present: Rick McCracken
Jesse Terpstra
Mike McGuire
John Brennan
Steve Pelkman

Absent with
Notice: Larry Cowan
Frank Kennes

Also Present: Matthew Stephenson (Secretary-Treasurer)
Jennifer Pereira (Recorder)
Erin Besch, Planner
Michael Medeiros
Manuel Medeiros
John Krzic
Conner Johnstone
David Honsberger

2. Reading and Correction or Approval of Minutes

Moved by Mike McGuire and John Brennan

THAT: the minutes of the May 02, 2019 meeting of Committee of Adjustment be adopted as if read. **Carried.**

3. Declaration of Pecuniary Interest.

Board Member Mike McGuire declared in writing a pecuniary interest on Item # 4.3 –

535 Head Street.

4. Submissions for Consideration

4.1. A7/19 – John and Cathy Krzic – 8961 Parkhouse Drive

Request: Permission to allow an accessory building to be located in the front yard, whereas it is prohibited in the zoning by-law. Permission to allow for a reduced front yard depth of 11 m, whereas the zoning by-law requires a minimum of 15 m. Permission to allow an accessory building to be 117.1 m² (1260 sq. ft.), whereas the zoning bylaw only permits a building of 65.3 m² (702.4 sq. ft.)

Present to support: None

Present to oppose: None

Written comments received:

Erin Besch, Planner, recommended that the minor variance application be approved with conditions.

The Planner explained the application. The purpose of the minor variance application is to provide relief from Section 4.2(2) of the Zoning By-law to permit a maximum gross floor area of accessory buildings and structures, Section 4.2(1) of the Zoning By-law to permit construction of an accessory building in the front yard of the subject property, Section 4.2(5) of the Zoning By-law to permit a maximum height of 5 m for an accessory structure and Section 4.2(3) of the Zoning By-law to allow for a front yard depth of 11 meters. This application will facilitate the construction of a detached garage and workshop.

The subject property is located at the intersection of Parkhouse Drive and Ferne Drive. The applicant noted that the existing septic weeping bed is located in the area of the proposed structure, and as a condition of approval, staff recommended that, the septic system be relocated. Access to the property is currently off of Parkhouse Drive, staff have been advised that a second access off of Ferne Drive will not be permitted.

The application has been circulated to agencies and area landowners. The Director of Building, Planning and Waste Management requested that eaves and trough be installed on the accessory structure and direct water away from the lot line to satisfaction of the Municipality.

Moved by Mike McGuire and Steve Pelkman

THAT: application A7/19 to permit a cumulative maximum permitted floor area of accessory buildings and structures of 177.3 m² (1,908 ft²), Section 4.2(5) to permit an accessory building height of 5.0 m (16.5 ft), Section 4.2(1)(c) to allow for the location of an accessory building in the front yard, and Section 4.2(3)(d) to allow for a front yard setback of 11 m (36.1 ft) to facilitate the construction of an 117.1 m² (1,260 ft²) detached accessory structure **be approved subject to the following conditions:**

1. **THAT:** Eaves and trough are to be installed on the detached garage and direct stormwater away from the lot lines to the satisfaction of the Municipality.
2. **THAT:** The existing septic system be relocated to the satisfaction of the Chief Building Official. **Carried.**

Reasons: The intent of the Official Plan is maintained; the intent of the Zoning Bylaw is maintained; the variance is considered minor given the circumstances; the variance is desirable for the appropriate use and development of the subject lands. The Committee considered all written and oral submissions received on this application, the effect of which helped Committee to make an informed decision.

4.2. A8/19 – Johnstone Homes – 2108 Lockwood Cres

Request: Permission to allow for an exterior side yard depth of 4.5 m for a dwelling, whereas the zoning by-law requires a minimum of 5 m.

Present to support: None
Present to oppose: None

Written comments received:
Erin Besch, Planner, recommended that Minor Variance application be approved.

The Planner explained the application. The purpose of the application is to provide relief from Section 5.3(3) of the Zoning By-law to permit the construction of a single detached dwelling with a 4.5 m (14.8 ft) exterior side yard depth whereas Section 5.3(3) of the Zoning By-law requires an exterior side yard of 5 m (16.4 ft) on the lot noted above. The subject land are situated in the Couth Creek Subdivision area at the south end of Mt Brydges and are currently vacant. This lot is located on a corner lot on Lockwood Crescent. There were no concerns on the application as it satisfies the requirements for a minor variance as set out in the Planning Act.

Moved by Steve Pelkman and Jesse Terpstra

THAT: application A8/19 to permit relief from Section 5.3(3) of the Zoning By-law for Lot 95, Plan 33M-662 (2108 Lockwood Crescent) to permit the construction of a single detached dwelling with a 4.5 m exterior side yard depth be approved, as it satisfies the requirements for a minor variance as set out in the Planning Act. **Carried.**

Reasons: The intent of the Official Plan is maintained; the intent of the Zoning Bylaw is maintained; the variance is considered minor given the circumstances; the variance is desirable for the appropriate use and development of the subject lands. The Committee considered all written and oral submissions received on this application, the effect of which helped Committee to make an informed decision.

Board Member Mike McGuire left the room due to his conflict of interest on the next item.

4.3. **A9/19 – Michael and Jeanne McGuire – 585 Head Street**

Request: Permission to allow a maximum cumulative area for accessory structures of 135.6 m² (1460sq. ft.), whereas the zoning by-law permits 104.6 m² (1126.4 sq. ft.)

Present to Support: None

Present to Oppose: None

Written Comments Received:

Erin Besch, Planner, recommended that Minor Variance application be conditionally approved.

The Planner explained the application. The purpose of the application is to seek relief from Section 4.2(2) of the Zoning By-law which permits a maximum cumulative floor area of accessory buildings and structures of 104.7 m² (1,126.4 ft²) given the floor area of the main level of the dwelling on the subject land, whereas a cumulative floor area of accessory building and structures of 135.6 m² (1,460 ft²) is proposed. The subject property is approximately is located on the east side of Head Street North in Strathroy, between Thorne Drive and Deruiter Drive. The subject lands contain a single-detached dwelling with an attached garage, a detached shop and a small wood shed, which is to be removed. The dwelling's main level has a ground floor area of 130.8 m² (1,408 ft²), while the

attached garage has a gross floor area of approximately 45 m² (484 ft²). The applicant has advised that the small shed is to be removed to facilitate the construction of the proposed detached building. Because of this, the shed does not contribute to the maximum cumulative floor area of accessory structures on the property.

The application was circulated to agencies and area landowners. The Director of Building / Planning and Waste Services recommended the installation of eaves and trough on the new accessory structure to direct stormwater away from the lot lines.

St. Clair Region Conservation Authority advised that they have no concerns with the application provided that the following requirements are met during the construction of the proposed building:

- Disturbance to natural vegetation communities contributing to the hydrologic function of the neighbouring wetlands are avoided;
- The overall existing drainage patterns for the lot will be maintained;
- Disturbed area and soil compaction will be minimized;
- Development is located above the high water table;
- Development (including structures, grading, site alteration, etc.) is to be located a minimum of 30 metres from the wetland boundary;
- Impervious areas are to be minimized;
- Best Management practices are used to: maintain water balance, control sediment and erosion and buffer wetland; and,
- No grading changes, excavation, fill placement, site alterations, etc. are to be completed within the 30 m setback from the wetland boundary.

Moved by John Brennan and Steve Pelkman

THAT: application A9/19 to permit a cumulative maximum permitted floor area of accessory building and structures of 135.6 m² (1,460 ft²) to facilitate the construction of a 31.2 m² (336 ft²) detached accessory structure be approved subject to the following conditions:

1. **THAT:** Eaves and trough be installed on the proposed new garage to manage stormwater to the satisfaction of the Municipality.
 2. **THAT:** the existing shed be removed to the satisfaction of the Municipality.
- Carried.**

Reasons: The intent of the Official Plan is maintained; the intent of the Zoning Bylaw is maintained; the variance is considered minor given the

circumstances; the variance is desirable for the appropriate use and development of the subject lands. The Committee considered all written and oral submissions received on this application, the effect of which helped Committee to make an informed decision.

Board Member Mike McGuire returned to the room for the remainder of the meeting.

4.4. A10/19 – Chris Devito – 8981 Parkhouse Drive

Request: Permission to allow an accessory building to be located in the front yard, whereas it is prohibited in the zoning by-law. Permission to allow for a reduced front yard depth of 3 m, whereas the zoning by-law requires a minimum of 15 m. Permission to allow for a reduced interior side yard depth of 2 m, whereas the zoning by-law requires a minimum of 5 m. Permission to allow a height of 6 m (19.7 ft) rather than the 4.5 m (14.76 ft) that is required for accessory structures in the zoning by-law. Permission to allow a maximum cumulative area for accessory structures of 552 m² (1811 sq.ft.), whereas the zoning by-law permits 427.7 m² (1403.2 sq. ft.).

Present to Support: None

Present to Oppose: None

Written Comments Received:

Erin Besch, Planner, recommended that Minor Variance application be deferred. The planner explained the application. The application will facilitate the construction of a detached garage. The purpose of the application is to provide relief from Section 4.2(2) of the Zoning By-law to permit a maximum gross floor area of accessory buildings and structures of 168.3 m² (1,811 ft²) whereas a maximum cumulative gross floor area of accessory buildings and structures of 130.4 m² (1,403.2 ft²) is permitted given the gross floor area of the existing dwelling, to provide relief from Section 4.2(1) of the Zoning By-law to permit the construction of an accessory building in the front yard of the subject property. The application is also seeking relief from Section 4.2(3)(d) of the Zoning By-law to allow for a front yard depth of 3 meters and finally to provide relief from Section 4.2(5) of the Zoning By-law to permit a maximum height of 6 meters for an accessory building.

The application was circulated to agencies and area landowners according to the provisions of the Planning Act and the following comments were made: The Director of Engineering and Public Works has the following concerns:

- A second access off of Ferne Drive will not be permitted as there are policies in place that restrict residential properties to only one access.
- As defined in the Strathroy-Caradoc Official Plan, local road right-of-ways are to be a minimum width of 20 – 26 m. Ferne Drive is currently 20 m in width. The request for a setback of 3 m off of Ferne Drive is not supported as it would be directly adjacent to the right-of-way if the road is ever widened or reconstructed. EPW suggests a minimum setback of 8 m.

The Director of Building, Planning and Waste Management requested that eaves and trough be installed on the accessory structure and direct water away from the lot lines to the satisfaction of the Municipality.

Moved By Mike McGuire and John Brennan

THAT: application A10/19 to permit a cumulative maximum permitted floor area of accessory buildings and structures of 168.3 m² (1,811 ft²), Section 4.2(5) to permit an accessory building height of 6.0 m (19.7 ft), Section 4.2(1)(c) to allow for the location of an accessory building in the front yard, and Section 4.2(3)(d) to allow for a front yard setback of 3 m (9.8 ft) to facilitate the construction of a 112 m² (1,205.6 ft²) detached accessory structure **be deferred to provide more time for the applicant and staff to discuss the application. Carried.**

4.5. **A13/19 & B15/19- B20/19 – Noor Allidina/Ken Tupholme – 144-64 York Street**

Request: Permission for reciprocal access and maintenance easements between the 6 proposed lots being located at 144 to 164 York Street.

Permission for a minimum lot frontage of 11.5 metres per lot whereas the zoning by-law requires a minimum lot frontage of 20 metres for multi-unit dwelling and requesting confirmation that the proposed “linked-duplex” is considered a “multi-unit dwelling” which is a permitted use in the zoning by-law.

The subject lands are located within the ‘Residential’ designation of the Strathroy-Caradoc Official Plan and within the ‘Medium Density (R2)’ Zone.

Present to Support: None

Present to Oppose: None

Written Comments Received:

Erin Besch, Planner, recommended that the consent applications be deferred be approved with conditions and it was also recommended that the minor variance application be approved. The planner explained the application. The purpose of the consent applications is to create 6 reciprocal access and maintenance easements on the subject lands. The purpose of the minor variance application is to permit a minimum lot frontage of 11.5, whereas the Zoning By-law requires

a minimum of 20 meters for multi-unit dwellings. The application also requests confirmation that a “linked- duplex” is considered a “multi-unit dwelling”, which is a permitted use in the Zoning By-law. The applications will facilitate the creation of 3 residential linked-duplex dwellings.

The applications were circulated to agencies, as well as property owners and signs have been posted on the site in accordance with the requirements of the Planning Act. There were no concerns from staff, agencies or the public.

John Brennan expresses his concerns on the easements and the neighbouring concerns with fencing. Matthew Stephenson indicated that the zoning by-law does require these reciprocal easements.

Moved By Steve Pelkman and John Brennan

THAT: the minor variance application A13/19 be approved. **Carried.**

Reasons: The intent of the Official Plan is maintained; the intent of the Zoning Bylaw is maintained; the variance is considered minor given the circumstances; the variance is desirable for the appropriate use and development of the subject land. The Committee considered all written and oral submissions received on this application, the effect of which helped Committee to make an informed decision.

Moved By John Brennan and Jessie Terpstra

THAT: the consent application be approved with the following conditions:

Conditions of Approval (B15/19)

Approval of the subject application is conditional upon the following:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within one year of the date of the notice of the decision.
2. That any outstanding property taxes be paid in full.
3. That the applicant’s solicitor submits an Acknowledgement and Direction duly signed by the applicant.
4. 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.
5. That a draft reference plan showing the easements be prepared by an Ontario Land Surveyor and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.

6. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
7. That Part 2 of 33R-15658 be conveyed to the Municipality of Strathroy-Caradoc for the purpose of future road widenings.
8. That a reciprocal easement be established and registered on title of Part 2 of the draft R-plan submitted by AGM and dated May 6, 2019 in favour of Parts 3 and 4 (Lot 2). **Carried.**

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

Moved By Steve Pelkman and Mike McGuire

THAT: the consent application be approved with the following conditions:

Conditions of Approval (B16/19)

Approval of the subject application is conditional upon the following:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within one year of the date of the notice of the decision.
2. That any outstanding property taxes be paid in full.
3. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
4. 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.
5. That a draft reference plan showing the easements be prepared by an Ontario Land Surveyor and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
6. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
7. That Part 2 of 33R-15658 be conveyed to the Municipality of Strathroy-Caradoc for the purpose of future road widenings.
8. That a reciprocal easement be established and registered on title of Part 3 of the draft R-plan submitted by AGM and dated May 6, 2019 in favour of Parts 1 and 2 (Lot 1). **Carried.**

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

Moved By Jessie Terpstra and John Brennan

THAT: the consent application be approved with the following conditions:

Conditions of Approval (B17/19)

Approval of the subject application is conditional upon the following:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within one year of the date of the notice of the decision.
2. That any outstanding property taxes be paid in full.
3. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
4. 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.
5. That a draft reference plan showing the easements be prepared by an Ontario Land Surveyor and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
6. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
7. That Part 2 of 33R-15658 be conveyed to the Municipality of Strathroy-Caradoc for the purpose of future road widenings.
8. That a reciprocal easement be established and registered on title of Part 6 of the draft R-plan submitted by AGM and dated May 6, 2019 in favour of Parts 7, 8 and 9 (Lot 4). **Carried.**

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

Moved By Mike McGuire and Steve Pelkman

THAT: the consent application be approved with the following conditions:

Conditions of Approval (B18/19)

Approval of the subject application is conditional upon the following:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within one year of the date of the notice of the decision.
2. That any outstanding property taxes be paid in full.
3. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
4. 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.
5. That a draft reference plan showing the easements be prepared by an Ontario Land Surveyor and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
6. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
7. That Part 2 of 33R-15658 be conveyed to the Municipality of Strathroy-Caradoc for the purpose of future road widenings.
8. That a reciprocal easement be established and registered on title of Part 7 of the draft R-plan submitted by AGM and dated May 6, 2019 in favour of Parts 5 and 6 (Lot 3). **Carried.**

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

Moved By John Brennan and Jesse Terpstra

THAT: the consent application be approved with the following conditions:

Conditions of Approval (B19/19)

Approval of the subject application is conditional upon the following:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within one year of the date of the notice of the decision.
2. That any outstanding property taxes be paid in full.
3. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
4. 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.
5. That a draft reference plan showing the easements be prepared by an Ontario Land Surveyor and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
6. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
7. That Part 2 of 33R-15658 be conveyed to the Municipality of Strathroy-Caradoc for the purpose of future road widenings.
8. That a reciprocal easement be established and registered on title of Part 11 of the draft R-plan submitted by AGM and dated May 6, 2019 in favour of Parts 12 and 13 (Lot 6). **Carried.**

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

Moved By Steve Pelkman and Mike McGuire

THAT: the consent application be approved with the following conditions:

Conditions of Approval (B20/19)

Approval of the subject application is conditional upon the following:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within one year of the date of the notice of the decision.
2. That any outstanding property taxes be paid in full.

3. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
4. 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.
5. That a draft reference plan showing the easements be prepared by an Ontario Land Surveyor and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
6. That one copy of the reference plan be submitted to the satisfaction of the Municipality.
7. That Part 2 of 33R-15658 be conveyed to the Municipality of Strathroy-Caradoc for the purpose of future road widenings.
8. That a reciprocal easement be established and registered on title of Part 12 of the draft R-plan submitted by AGM and dated May 6, 2019 in favour of Parts 10 and 11 (Lot 5). **Carried.**

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

4.6. **B09/19 – Manuel Medeiros – 196 Caradoc Street S**

Request: Requesting permission to sever a parcel of land from an existing lot as well as an easement over the common boundary between the severed and retained parcels. The severance will facilitate the creation of one additional lot. The easement will be reciprocal and provide access for maintenance between the two parcels.

The subject lands are within the Residential designation of the Strathroy-Caradoc Official Plan.

Present to Support:

Present to Oppose:

Written Comments Received:

Erin Besch, Planner, recommended that the consent application be approved with conditions.

The planner explained the application. The purpose of the consent application is to create 1 additional residential building lot along Caradoc Street South.

Notices were circulated to agencies, as well as property owners and signs have been posted on the site in accordance with the requirements of the Planning Act. The following comments were received:

The Strathroy-Caradoc Director of Building / Planning and Waste Services advised that the creation of the additional lot will require: a cash-in-lieu of parkland dedication of \$800; connection to the municipal water service; connection to the municipal sanitary service, and; a lot grading and drainage plan to the satisfaction of the Municipality.

The County Engineer advised that he would be supportive of the application provided the following conditions were included; require land dedication for road widening to a distance of 15 m from the centerline of County Road 81 (Caradoc Street) across both the severed and retained lots. The County will also require the dedication of 0.3 m reserves across the severed and retained lots along County Road 81 (Caradoc Street) which would restrict the access of vehicles. All access to these lots will be restricted to Princess Street.

The Director of Engineering & Public Works advised that he would be supportive of the application provided conditions were placed on the approval. These conditions would ensure that the applicant's proposed development addresses works to be completed within the right of way including the installation of the required water and sanitary sewer servicing works, details regarding drainage, and roadway restorations and that works avoid the Princess Street ROW as much as possible. More specifically, the applicant is directed to use the existing sanitary connection on Princess Street for the conveyed parcel, and, if deemed in good condition and outset from the water connection, use the existing sanitary connection from Caradoc Street South for the retained parcel. The water service connections for both lots will be from Caradoc Street South with the services being offset from the sanitary by 3 metres. Any existing water services along Caradoc Street South will be decommissioned back to water main.

Moved By Mike McGuire and Jesse Terpstra

THAT: application B9/19 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 one year of the date of the notice of the decision.
2. That any outstanding property taxes be paid in full.
3. That the subject lands (both severed and retained) be appropriately re-zoned.
4. That the owner convey to the County of Middlesex the "1-foot reserve" and right of way widening as shown on the draft r-plan as Parts 2, 3, 5 and 6 with a plot

date of May 17, 2019.

5. That the applicant provide \$800 for lot cash-in-lieu of parkland dedication to the Municipality.
6. That a lot grading, stormwater management and drainage plan, prepared by a professional engineer be submitted for the subject lands to the satisfaction of the Municipality.
7. That the subject lands be individually connected to the municipal water supply with all costs, including all restorations, applicable fees and charges, borne by the applicant.
8. That the subject lands be individually connected to the municipal sewer facilities with all costs, including all restorations, applicable fees and charges, borne by the applicant.
9. In the event conditions 6 to 8 cannot be met within a year of the decision, the applicant will enter a servicing agreement with the Municipality to the satisfaction of the Director of Engineering & Public Works for works noted in conditions 6 to 8.
10. That the applicant's solicitor submits an Acknowledgement and Direction duly signed by the applicant.
11. 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.
12. That a draft reference plan, showing the 'retained' and 'severed lands' be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of the Consents B09/19 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office.
13. That one copy of the reference plan be submitted to the satisfaction of the Municipality. **Carried.**

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

5. **Unfinished Business.** None.

6. **Enquiries by Members**

Mike McGuire and Matthew Stephenson attended a conference of the Ontario Association of Committee of Adjustment and Consent Authorities in Toronto. Matthew Stephenson encourages committee members to attend.

7. **Other Business**

8. **Scheduling of Meetings**

- Thursday, July 4, 2019 @ 5:30 p.m.

9. **Adjournment**

Moved by Mike McGuire and John Brennan
THAT: the meeting adjourn at 6:37 p.m. **Carried.**

Original signed by Rick McCracken

Chair

Original signed by Matthew Stephenson

Secretary-Treasurer