

**Municipality of Strathroy-Caradoc
Committee of Adjustment
Thursday, November 4, 2019**

**5:30 p.m.
In the Council Chamber**

52 Frank Street, Strathroy

MINUTES

1. Roll Call

Present: Rick McCracken
Mike McGuire
Jesse Terpstra
John Brennan
Frank Kennes
Larry Cowan

Absent With Notice: Steve Pelkman

Also Present: Eva Baker (Acting Secretary-Treasurer)
Jennifer Pereira (Recorder)
Matthew Stephenson
Jennifer Huff
Chris Bruinink
Bill Bruinink

2. Declaration of Pecuniary Interest. None.

3. Submissions for Consideration

3.1. B18/19-2019 – 8696 Glendon Drive, Mount Brydges – Chris Bruinink

Jennifer Huff, Manager of Building and Planning, presented her report on the subject land regarding the previous approval of November 6, 2018. The approval is schedule to lapse on November 6, 2019 and the applicant will not be able to satisfy all the conditions for each severance by November 6. Jennifer Huff indicated that the staff recommendation is to amend the conditions of the approval regarding the proposed changes.

Moved by Larry Cowan and Mike McGuire

THAT: Application B18/18 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 applicant provide \$800 cash-in-lieu of parkland dedication to the Municipality.
4. 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 B18/18 and that this plan be approved by the Municipality.
5. That a draft reference plan, showing the 'retained lands', and the location of all buildings and structures including their setbacks from the property lines and coverage be prepared by an Ontario Land Surveyor, to the satisfaction of the Municipality.
6. That the 'retained lands' be subject to a minor variance to recognize any zoning deficiencies created through the approval of Consents B18/18, if deemed necessary.
7. That if deemed necessary, the applicant provide a cost share contribution to the Municipality toward the installation of street lighting and sidewalks along Regent Street to the satisfaction of the Municipality.
8. That a lot grading, stormwater management and drainage plan, prepared by a professional engineer be submitted for the 'lots to be severed' to the satisfaction of the Municipality.
9. That the entrances to the 'lots to be severed' be located, designed, constructed and / or upgraded to the satisfaction of the Municipality.
10. That the 'severed lands' be individually connected to the municipal water supply with all costs, including applicable fees and charges, borne by the applicant.
11. That the 'severed lands' be individually connected to the municipal sewer facilities with all costs, including applicable fees and charges, borne by the applicant.
12. That, if deemed necessary, an agreement be entered into with the Municipality (including the posting of financial security not to exceed \$5,000 to ensure due performance of works to be undertaken and upon such other terms as determined by the Municipality) registered on title and binding on future owners, which addresses the matters contained in Conditions 7-9 inclusive. The cost of drafting and preparation of the foregoing Agreement shall be paid 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.

15. 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.

Moved by Frank Kennes and Jesse Terpstra

THAT: Application B19/18 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 applicant provide \$800 cash-in-lieu of parkland dedication to the Municipality.
4. 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 B19/18 and that this plan be approved by the Municipality.
5. That a draft reference plan, showing the 'retained lands', and the location of all buildings and structures including their setbacks from the property lines and coverage be prepared by an Ontario Land Surveyor, to the satisfaction of the Municipality.
6. That the 'retained lands' be subject to a minor variance to recognize any zoning deficiencies created through the approval of Consents B19/18, as deemed necessary.
7. That if deemed necessary, the applicant provide a cost share contribution to the Municipality toward the installation of street lighting and sidewalks along Regent Street to the satisfaction of the Municipality.
8. That a lot grading, stormwater management and drainage plan prepared by a professional engineer be submitted for the 'lots to be severed' to the satisfaction of the Municipality.
9. That the entrances to the 'lot to be severed' be located, designed, constructed and / or upgraded to the satisfaction of the Municipality.
10. That the 'severed lands' be individually connected to the municipal water supply with all costs, including applicable fees and charges, borne by the applicant.
11. That the 'severed lands' be individually connected to the municipal sewer facilities with all costs, including applicable fees and charges, borne by the applicant.
12. That, if deemed necessary, an agreement be entered into with the Municipality (including the posting of financial security not to exceed \$5,000 to ensure due performance of works to be undertaken and upon such other terms as determined by the Municipality) registered on title

and binding on future owners, which addresses the matters contained in Conditions 7-9 inclusive. The cost of drafting and preparation of the foregoing Agreement shall be paid 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.

15. 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.

4. Unfinished Business. None.

5. Enquires by Members. None.

6. Scheduling of Meetings

- Thursday, November 7, 2019 @ 5:30 p.m.

7. Adjournment

Moved by Mike McGuire and John Brennan

THAT: the meeting adjourn at 3:05 p.m. **Carried.**

Chair

Acting Secretary-Treasurer