



MUNICIPALITY OF NORTH MIDDLESEX

PUBLIC MEETING

MINUTES

A Public Meeting was held on Wednesday December 19, 2018 at 7:10 p.m. in the Council Chambers, Shared Services Building, Parkhill to consider a planning application with a quorum present.

ROLL CALL

Present:

Mayor Brian Ropp

Deputy Mayor Adrian Cornelissen

Councillor Ward One – Doreen McLinchey

Councillor Ward Two – Joan Nichol

Councillor Ward Three – Gord Moir

Councillor Ward Four – John Keogh

Councillor Ward Five – Andrew Hemming

CAO/Director of Finance (Treasurer), Nandini Syed

Deputy CAO/Director of Operations, Jonathon Graham

Infrastructure Supervisor, Jonathan Lampman (portion of meeting)

Director of Emergency and Safety Services – William Davidson

Director of Economic Development and Community Services – Justin Dias

Clerk Jackie Tiedeman

Planner Christie Kent

DISCLOSURE OF PECUNIARY INTEREST

None

The Clerk provided an introduction to the Public Meeting which disclosed the purpose of the meeting, that comments expressed and written material presented are a matter of public record available for full disclosure and that if a member of the public wished to be

notified of a decision on applications being heard this evening that a written request must be submitted to the Municipality.

7:05 p.m. HEARING –Application for Zoning Amendment (ZBA 7/2018)- 35582 Bullock Road

Planner Christie Kent advised that the above noted application had been received deemed complete and circulated to agencies as well as property owners in accordance to the Planning Act.

Description of Land: Part of Lot 4 and Lot 5, Con 24
geographic Township of McGillivray
Municipality of North Middlesex
35582 Bullock Road

Owner: Earl and Julie Bullock

The purpose and effect of the application for Zoning By-Law Amendment (File No. ZBA-7-2018) is to temporarily allow an on-farm secondary business on an agricultural parcel of land for a period of time not exceeding three years. The on farm secondary business is comprised of an agriculture related hauling business with accessory farm equipment servicing and fleet vehicle inspections and repairs conducted on site within an existing agricultural building.

Planner Christie Kent advised Council that since the submission of her planning evaluation report, in which a deferral was recommended pending comments from the ABCA, she has now prepared an addendum to the report due to receipt of comments on December 19th.

WRITTEN AND ORAL SUBMISSIONS

- Ausable Bayfield Conservation Authority: recommendation that the landowners consult with the Ministry of the Environment, Conservation and Parks regarding fluids being changed on the gravel pad. It is the responsibility of the landowner to comply with all applicable government regulations.
- Municipal Operations: No concerns
- Public Written Comments: None
- Oral Submissions at meeting: None

ANALYSIS

As a result, Planning staff have now considered the proposal and are satisfied that the proposed on farm diversified use is largely temporary in nature, as the construction of a new building and/or servicing updates are not required to facilitate the use and permanent land use impacts to the subject lands and surrounding properties are not anticipated. As such, planning staff support the approval of the proposed temporary use and have prepared an implementing temporary use by-law for council consideration.

MOTION/2018

MOIR/KEOGH: Be it Recommended that Application for a Temporary Use By-law No. ZBA 7/2018 to permit an on-farm secondary business comprised of an agriculture-related hauling business with an accessory farm equipment servicing and fleet vehicle inspections and repairs conducted on-site with a portion of an existing agricultural building, be APPROVED for a period of three years;

AND FURTHER THAT Council execute the implementing temporary use by-law

CARRIED

REASONS:

Consistency with the Provincial Policy Statement would be maintained
Conformity with the County of Middlesex Official Plan would be maintained
Conformity with the Municipality of North Middlesex Zoning By-law would be satisfied

The By-law will be given all three readings during the regular meeting. In addition, it was noted that there is a twenty day appeal period which will apply from the date of notice of the passage of the by-law.

ADJOURNMENT

MOTION/2018

HEMMING/KEOGH: That the Public Meeting adjourn to Regular Meeting at 7:20 p.m.

CARRIED

MAYOR

CLERK