



## The Corporation of the Township of Dawn-Euphemia

# - M I N U T E S -

Committee of Adjustment Meeting  
 Monday, January 8, 2018  
 6:20 pm, Municipal Office, 4591 Lambton Line

Present: Chairman A. Broad  
 Committee Members B. Bilton  
 J. Meyer

Absent: P. Leboeuf – Seat Vacant  
 L. Williams

Staff Present: D. Clermont, Secretary-Treasurer  
 T. Towstiuic, Deputy-Clerk

### Adoption of Minutes

#### **2018-01 Councillor Bilton – Councillor Meyer**

That the minutes of the October 16, 2017 Committee of Adjustment meeting be adopted.  
*Carried.*

**Public Meeting: Consent Application B008-17 – 577 Dawn Valley Road**  
**6:20 pm** Present: Todd Stevens (Applicant)  
 Public: Wray Perry  
 Peter Allaer  
 Allan Butler

### Call to Order

The meeting was called to order by Chairman Broad at 6:20 pm.

### Disclosure of Pecuniary Interest - None

Chairman Broad confirmed that this Public Meeting was being held to consider Application #B008/17 submitted by Todd Stevens with respect to lands described as Concession 1 (former Dawn) North Part Lot 16 (known as 577 Dawn Valley Road).

The Secretary-Treasurer confirmed that notice of this public meeting had been given by mailing notice to required property owners within 60 meters (200 feet) of the subject property and required agencies, as well as posting the notice in the Municipal Office, and by having the subject property posted by the applicant.

Chairman Broad confirmed that the following items of correspondence had been received regarding the subject application:

- (a) Planning Report dated December 20, 2017 from Will Nywening, County Planner
- (b) Memo dated December 19, 2017 from Corrine Nauta, Manager of Building Services
- (c) Letter dated December 13, 2017 from Erica Ogden, Planner, SCRCA

The Secretary-Treasurer confirmed that no comments had been received from the Dawn-Euphemia Public Works Superintendent or Fire Chief, adding that any recommendations presented in the correspondence or planner's report had been included in the drafting of the decision for the Committee's consideration.

Chairman Broad explained that the Committee would now hear from anyone present wishing to speak regarding the application. He added that if anyone did wish to address the Committee, in opposition to, or support of, the application, to do so now, providing name and mailing address. No one spoke in favor or against the application.

The Secretary-Treasurer reviewed the details of the draft decision, a copy of which had been included in the Committee's Agenda package.

Following the review and discussion held, Chairman Broad requested the Committee to make a decision regarding the Application for Severance #B008/17 and passed the following resolution:

**2018-02 Councillor Meyer – Councillor Bilton**

In the case of an application made by Todd Stevens seeking consent to create a residential lot with 170 feet (51.8m) frontage, 535 feet (163m) depth, 2.09 acres (0.846 ha) lot area, and containing a house and several outbuildings from a 101 acre (40.87 ha) vacant farm parcel (with the exception of a 32 acre (13 ha) woodlot at the westerly side) described as Concession 1, North ½ Lot 16, known locally as 577 Dawn Valley Road, in the former Township of Dawn;

**be APPROVED subject to the following conditions:**

**CONDITIONS:**

1. That a copy of the deed and, if applicable, R.D. Plan or survey be submitted to the Secretary-Treasurer in digital format, if available, and properly georeferenced to the NAD83 UTM Zone 17 Coordinate System, and also in a form suitable for registration.
2. That a copy of the deed and, if applicable, survey must be submitted to the Secretary-Treasurer in a form suitable for registration.
3. That the Public Works Superintendent confirms it is satisfied that both the severed and retained parcels have adequate access to Dawn Valley Road or that access be installed or upgraded as required by the Public Works Superintendent.
4. That the applicant enters into an agreement with the Township of Dawn-Euphemia for the costs associated with the re-apportionment of drainage assessments on the involved properties, if required.
5. That the owner plots the septic tank and bed location on a copy of the legal survey, and a copy be provided to the Building Services Department.
6. That the final lot boundaries be placed at least 2 metres from all existing detached buildings, and that confirmation of same be provided by the surveyor or on a survey.
7. That a zoning amendment be obtained to prohibit a dwelling on the retained farm property.
8. That all conditions be fulfilled within one year of the notice of decision of this consent. The certificate of consent required by Section 53(42) of the Planning Act shall be obtained within one year of the notice of decision of this consent. *The Township of Dawn Euphemia will endeavour to send the applicant a reminder that the Provisional Consent is approaching its lapsing date. However, **each applicant is responsible for ensuring that the Provisional consent does not lapse.** If the Provisional Consent does lapse (meaning the deeds have not been stamped within one year of the notice of decision of the consent), a new application will be required. There is no provision in the Planning Act for extensions to Provisional Consents.*

Chairman Broad noted that submissions had been made by the County Planning and Development Services, Building Services as well as SCRCA, which assisted the Committee in making an informed decision.

A Rezoning application ZA006-17 to amend Zoning By-law 54 of 2014 regarding the same property will be dealt with by Council at the Regular Meeting on January 8, 2018.

Chairman Broad advised that a hand-out information sheet outlining the appeal process for the subject decision was available to anyone interested.

**Adjournment**

**2018-03 Councillor Bilton – Councillor Meyer**

That this meeting of the Committee of Adjustment be adjourned at 6:30 pm. *Carried.*

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*Donna Clermont, Secretary-Treasurer*