



## The Corporation of the Township of Dawn-Euphemia

# - M I N U T E S -

Committee of Adjustment Meeting  
 Monday, March 5, 2018  
 6:20 pm, Municipal Office, 4591 Lambton Line

Present: Chairman A. Broad  
 Committee Members B. Bilton  
 A. Gray (Arrived at 6:25 pm)  
 J. Meyer  
 L. Williams

Staff Present: T. Towstiuic, Deputy-Clerk

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### Adoption of Minutes

#### **2018-04 Councillor Meyer – Councillor Bilton**

That the minutes of the January 8, 2018 Committee of Adjustment meeting be adopted.  
*Carried.*

**Public Meeting: Consent Application B001-18 – 5176 Lambton Line**  
**6:20 pm** Present: Greg & Samantha Roberts (Applicants)  
 Public: Ken Roberts  
 Quade Hopper  
 Dugal Smith  
 Marlene Smith

### 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 #B001-18 submitted by Greg & Samantha Roberts with respect to lands described as Concession 10, Southeast ¼ Lot 16 (Former Dawn Township).

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 February 28, 2018 from Will Nywening, County Planner
- (b) Memo dated February 26, 2018 from Corrine Nauta, Manager of Building Services
- (c) Letter dated February 14, 2018 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 #B001-18 and passed the following resolution:

**2018-05 Councillor Williams – Councillor Bilton**

In the case of an application made by Greg & Samantha Roberts seeking consent to create an irregular residential lot with 565 feet (172m) frontage, 350 feet (106m) depth, 3.1-3.75 acres (1.25-1.5 ha) lot area, and containing a house, outbuilding, and grain bin with the Lang Drain forming the westerly lot line, described as Concession 10, Southeast ¼ Lot 16, known locally 5176 Lambton Line, in the former Township of Dawn;

1. That a copy of the deed and 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 survey must be submitted to the Secretary-Treasurer in a form suitable for registration.
3. That the fee for the 911 address sign be paid and that the sign be placed on the retained farm property.
4. That the Public Works Superintendent confirms he is satisfied with the condition and adequacy of existing accesses to the severed parcel and to the retained parcel on both sides of the Lang Drain, or that accesses be brought to such standards as required by the Public Works Superintendent.
5. 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.
6. That a review of the septic system be conducted to the satisfaction of the Building Services Department to confirm the location, size and condition of the septic system and components and to ensure that sewage/effluent is not being emitted or discharged onto the surface and that the system is wholly contained within the newly created parcel, and in the event the septic system is not compliant, a new Part 8 system will be required to be installed. And that the location of the septic system (existing or new, as may apply) be noted on the survey and a copy provided to the Building Services Department
7. That the water well be confirmed to be within the proposed severed lot boundaries or the house be connected to the municipal water supply.
8. That the existing grain bin be removed.
9. That a zoning amendment be obtained to prohibit a dwelling on the retained farm property.
10. 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 ZA001-18 to amend Zoning By-law 54 of 2014 regarding the same property will be dealt with by Council at the Regular Meeting on March 5, 2018.

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

**Adjournment**

**2018-06 Councillor Williams – Councillor Meyer**

That this meeting of the Committee of Adjustment be adjourned at 6:25 pm. *Carried.*

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*Donna Clermont, Secretary-Treasurer*