



## The Corporation of the Township of Dawn-Euphemia

# - M I N U T E S -

Committee of Adjustment Meeting  
 Tuesday, May 21, 2019  
 6:20 pm, Municipal Office, 4591 Lambton Line

Present: Chairman: A. Broad  
 Committee Members: M. McGuire  
 J. Meyer  
 L. Williams  
Absent: B. Bilton  
Staff Present: D. Clermont, Secretary  
 S. Gawley, Treasurer

**2019-04 Moved by Leslea Williams - Seconded by Mark McGuire** Minutes, May, 6, 2019  
 That the minutes of the April 6, 2019 Committee of Adjustment meeting be adopted.  
*Carried.*

**Public Meeting: Consent Application B002-19 & B003-19**  
**6:20 pm** Present: Kelly Williams  
 Chris Vandewiel

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

**Disclosure of Pecuniary Interest**  
 No pecuniary interests were disclosed.

Chairman Broad confirmed that this Public Meeting was being held to consider application B002-19 made by Lasalle Farms (Rogeruurma) requesting a severance from the property legally described as Concession 7, Part Lot 13, Part East 1/2 Lot 13, known locally as vacant farm land, Dawn Mills Road, in the former Township of Dawn, in the Township of Dawn-Euphemia, resulting in a minor lot adjustment and transfer of +/- 0.23 ha (0.56 ac) of two parcels of land, to be added to the abutting rural residential lot 283 Dawn Mills Road.

Chairman Broad also confirmed that this Public Meeting was being held to consider application B003-19 made by Kelly Williams (Agent; Rogeruurma), in conjunction with application B002-19, requesting a severance from the property legally described as Concession 7, East Part Lot 13, 283 Dawn Mills Road, known locally as 283 Dawn Mills Road, in the former Township of Dawn, in the Township of Dawn-Euphemia, resulting in a minor lot adjustment and transfer of +/- 0.23 ha (0.56 ac) of two parcels of land, to be added to the abutting agricultural lot (vacant farm land);

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 May 9, 2019 from Ezio Nadalin, County Planner
- (b) Report dated May 16, 2019 from Corrine Nauta, Manager of Building Services

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 #B002-19 and Application for Severance B003-19 and passed the following resolutions:

**2019-05 Moved by Leslea Williams – Seconded by Jason Meyer**

Decision, B002-19

In the case of an application made by Lasalle Farms (Roger Buurma), requesting a severance from the property legally described as Concession 7, Part Lot 13, Part East 1/2 Lot 13 (vacant farm land) in the former Township of Dawn, in the Township of Dawn-Euphemia, resulting in a minor lot adjustment and transfer of +/- 0.23 ha (0.56 ac) of two parcels of land, to be added to the abutting rural residential lot 283 Dawn Mills Road; **be APPROVED subject to the following conditions:**

**CONDITIONS:**

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 proposed severed lands A and B (being Concession 7, Part Lot 13, Part East ½ Lot 13 (Vacant Farm Land)), are to be added to the adjacent parcel (Concession 7, Part Lot 13, 283 Dawn Mills Road) and are to be registered in the same name and interest as the parcel they are being merged with. Section 50(3) of the *Planning Act* applies to any future conveyance of these lands.
4. 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.*

**2019-06 Moved by Leslea Williams – Seconded by Mark McGuire**

Decision, B003-19

In the case of an application made by Kelly Williams (Agent: Roger Buurma), requesting a severance from the property legally described as Concession 7, East Part Lot 13, 283 Dawn Mills Road, (Residential Lot), in the former Township of Dawn, in the Township of Dawn-Euphemia, resulting in a minor lot adjustment and transfer of +/- 0.23 ha (0.56 ac) of two parcels of land, to be added to the abutting agricultural lot (vacant farm land); **be APPROVED subject to the following conditions:**

**CONDITIONS:**

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 proposed severed lands A and B (being Concession 7, Part Lot 13, 283 Dawn Mills Road), are to be added to the adjacent parcel (Concession 7, Part Lot 13, Part East ½ Lot 13 (Vacant Farm Land)) and are to be registered in the same name and interest as the parcel they are being merged with. Section 50(3) of the *Planning Act* applies to any future conveyance of these lands.
4. That a revised detailed property drawing be submitted, which clearly demonstrates the location of the existing septic system, including measurements and setbacks to the proposed lot boundaries. This must be completed to the satisfaction of the Private Sewage System Coordinator.
5. That a site inspection be conducted to confirm location of the septic system and to ensure that sewage/effluent is not being emitted or discharged onto the surface and that it is wholly contained within the newly created parcel. In the event the septic system is not compliant a new Part 8 system will be required to be installed.
6. That the septic system location be included on the survey (plotted on a copy by owner) and a copy provided to the County of Lambton, Building Services Department for the property files.
7. 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 and Building Services which assisted the Committee in making an informed decision.

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

**Adjournment**

**2019-07 Moved by Leslea Williams – Seconded by Mark McGuire**

Adjournment

That the Committee of Adjustment for B002-19 and B003-19 is hereby adjourned at this hour of 6:35 pm. *Carried*

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*Donna Clermont, Secretary-Treasurer*