



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Committee of Adjustment Meeting
 Monday, May 6, 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
 P. Dalton, Public Works Superintendent
 S. Gawley, Treasurer
Guest: E. Nadalin, Planner, County of Lambton

2019-01 Moved by Leslea Williams – Seconded by Jason Meyer Minutes, April 16, 2018
 That the minutes of the April 16, 2018 Committee of Adjustment meeting be adopted.
Carried.

Public Meeting: Consent Application B001-18– 1804 Huffs Corners Road
6:20 pm Present: Harry Buurma (Applicant Representative)

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 an application made by Kate Buurma (Agent: Roger Buurma) requesting a severance to create a rectangular shaped rural residential lot with a frontage of 91.4 m (300'), a depth of 110 m (360') and an area of 1 hectare (2.48 acre) supporting an existing driveshed/barn structure (not livestock capable) to be severed from a 50-acre farm parcel known locally as 1804 Huffs Corners Road and legally described as Concession 11 West Part Lot 30, West ¼, in the former Township of Dawn, in the Township of Dawn-Euphemia;

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 April 25, 2019 from Ezio Nadalin, County Planner
- (b) Memo dated April 10, 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 #B001-19 and passed the following resolution:

2019-02 Moved by Leslea Williams – Seconded by Mark McGuire

Decision, B001-19

In the case of an application made by Kate Buurma (Agent: Roger Buurma) requesting a severance to create a rectangular shaped rural residential lot with a frontage of 91.4 m (300'), a depth of 110 m (360') and an area of 1 hectare (2.48 acre) supporting an existing driveshed/barn structure (not livestock capable) to be severed from a 50-acre farm parcel known locally as 1804 Huffs Corners Road and legally described as Concession 11 West Part Lot 30, West ¼, in the former Township of Dawn, in the Township of Dawn-Euphemia; **be APPROVED subject to the following 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 fee for the 911 address sign be paid and that the sign be placed on the retained farm property.
4. That both the retained land and the severed lot have adequate access to the road allowance subject to the approval of the appropriate road authority.
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 the septic system be partially uncovered to confirm the component location, size and condition, and that a revised detailed drawing be submitted. This must be completed to the satisfaction of the Private Sewage System Coordinator or Building Services Manager.
7. 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.
8. That the septic system be clearly noted on the survey (plotted on a copy by owner), and a copy provided to the Building Services Department.
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 and Building Services which assisted the Committee in making an informed decision. A Rezoning application ZA001-19 to amend Zoning By-law 54 of 2014 regarding the same property will be dealt with by Council at the Regular Meeting on May 6, 2019.

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

Adjournment

2019-03 Moved by Leslea Williams – Seconded by Jason Meyer

Adjournment

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

Donna Clermont, Secretary-Treasurer