



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Committee of Adjustment Meeting
Tuesday, August 3, 2021
6:20 pm, Municipal Office, 4591 Lambton Line

Meeting was held by Teleconference, #30 (in accordance with S.4.6 of Procedural By-Law 2020-13, Electronic Meetings During a Declared Emergency)

- Present: Chairman: A. Broad
- Committee Members: A. Gray
M. McGuire
J. Meyer
L. Williams
- Staff Present: D. Clermont, Secretary
- Public Present: C. Cook

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

Disclosure of Pecuniary Interest

No pecuniary interests were disclosed

2021-08 Moved by Leslea Williams - Seconded by Ann Gray

That the minutes of the July 5, 2021 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, July 5, 2021

Recorded Vote	
Vote	
Y	A. Broad
Y	A. Gray
Y	M. McGuire
Y	J. Meyer
Y	L. Williams

Public Meeting: Consent Application B004-21 – 1443 Oakdale Road
6:20 pm – 6:29 pm Connor Cook
Present: Connor Cook, Owner

Chairman Broad called the public hearing to order to consider Consent application Number B004-21 submitted by Connor Cook, with respect to the lands described as Concession 12, Part Lot 26, known locally as 1443 Oakdale Road. The applicant seeks to sever of a 2.12-acre rural residential lot from the surrounding 85.68-acre farm parcel.

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 applicant posted the notice on the subject property.

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

- (a) Planning Report dated July 21, 2021, from Ezio Nadalin, County Planner
- (b) Septic Report dated July 14, 2021, from Corrine Nauta, Manager of Building Services
- (c) SCRCa memo dated June 30, 2021 from Laura Biancolin, Planner and Melissa Deisley, Regulations Coordinator
- (d) Letter dated July 22, 2021 from Greg Botting, County of Lambton, Public Works Technician
- (e) Email dated July 23, 2021 from Barbara Baranow, Analyst, Land Support, Enbridge Gas Inc.

The Secretary-Treasurer confirmed that no comments had been received from the public, the Public Works Superintendent or the Dawn-Euphemia Fire Chief, adding that any recommendations presented in the Planner's report, Septic Report, SCRCA Memo, County of Lambton Public Works letter and Enbridge Gas Inc. email had been included in the drafting of the decision for the Committee's consideration.

Chairman Broad opened the meeting to anyone wishing to speak in opposition to, or in support of, the application - 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 and the following resolution was passed:

2021-09 Moved by Leslea Williams – Seconded by Mark McGuire

Decision B004-21

In the case of an application made by Connor Cook, requesting a severance of a 2.12 acres (0.85 hectares) rural residential lot from the surrounding 85.68 acres (34.67 hectares) farm parcel described as Concession 12, Part Lot 26 (locally known as 1443 Oakdale Road) be APPROVED subject to the following conditions:

Recorded Vote	
Vote	
Y	A. Broad
Y	A. Gray
Y	M. McGuire
Y	J. Meyer
Y	L. Williams

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 a 911 number be assigned to severed parcel.
4. That any alteration or relocation to the existing entrance(s) on both the new residential lot shall require an Entrance Permit from the County of Lambton, and further 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.
6. That a zoning amendment be obtained to re-zone the severed parcel to Residential-4 (R4).
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. *Carried.*

Chairman Broad reviewed the appeal process and advised that the public can contact the Municipal Clerk for information and paperwork outlining the appeal process for the subject decision.

2021-10 Moved by Leslea Williams Seconded by Ann Gray

That the Committee of Adjustment for Consent application B004-21 is hereby adjourned at this hour of 6:29 pm. *Carried.*

Adjournment

Recorded Vote	
Vote	
Y	A. Broad
Y	A. Gray
Y	M. McGuire
Y	J. Meyer
Y	L. Williams

Donna Clermont, Secretary-Treasurer