



The Corporation of the Township of Dawn-Euphemia

**- MINUTES -**

Committee of Adjustment Meeting  
Monday, July 5, 2021  
6:20 pm – 6:30 pm

**Meeting was held by Teleconference, #29 (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  
L. Williams
- Absent Members: M. McGuire  
J. Meyer
- Staff Present: D. Clermont, Secretary

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

**Disclosure of Pecuniary Interest**

No pecuniary interests were disclosed

**2021-05 Moved by Leslea Williams - Seconded by Ann Gray**

That the minutes of the May 3, 2021 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, May 3, 2021

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

**Public Meeting:** Consent Application B003-21  
**6:20 pm – 6:28 pm** 2821855 Ontario Inc. (Cornelissen Farms)  
 1166 Davis Road  
 Present: Ashley Podolinsky, Agent

Chairman Broad called the public hearing to order, to consider Consent application Number B003-21 submitted by 2821855 Ontario Inc. (Cornelissen Farms), with respect to the lands described as Concession 4, West Part Lot 23, West Part Lot 23, Northwest ¼ Lot 23, Southwest ¼ Lot 24, known locally as 1166 Davis Road. The applicants seek severance of a 1.96acre (0.79 hectares) residential lot supporting an existing single detached dwelling and detached storage building, from a 100 acre (40 hectares) 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 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 June 24, 2021 from Ezio Nadalin, County Planner
- (b) Septic Report dated April 27, 2021 from Corrine Nauta, Manager, Building Services

The Secretary-Treasurer confirmed that no comments had been received from the Public Works Superintendent or Fire Chief, adding that any recommendations presented in the Planner's report 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:

**2021-06 Moved by Leslea Williams – Seconded by Ann Gray**

Decision B003-21

In the case of an application made by 2821855 Ontario Inc. requesting a severance of a 1.96acre (0.79 hectares) residential lot supporting an existing single detached dwelling and detached storage building, from a 100 acre (40 hectares) farm parcel described as Concession 4, West Part Lot 23, West Part Lot 23, Northwest ¼ Lot 23, Southwest ¼ Lot 24, known locally as 1166 Davis Road, in the Township of Dawn-Euphemia be APPROVED subject to the following conditions:

Recorded Vote	
Vote	
Y	A. Broad
Y	A. Gray
---	M. McGuire
---	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, and applicable fee paid.
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.
7. That the septic system be clearly noted on the legal survey, and a copy provided to the County of Lambton Building Services Department.
8. That a zoning amendment be obtained to prohibit a dwelling on the retained farm property, with applicable fees being paid.
9. 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.

2021-07 **Moved by Leslea Williams - Seconded by Ann Gray**  
That the Committee of Adjustment for Consent application B003-21 is hereby adjourned at this hour of 6:28 pm. *Carried.*

Adjournment

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



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Donna Clermont, Secretary-Treasurer