



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Committee of Adjustment Meeting
Monday, May 3, 2021
6:10 pm – 6:30 pm

Meeting was held by Teleconference, #25 (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 (present @ 6:17 pm)

Staff Present: D. Clermont, Secretary

Public Present: J.Allaert, Resident

The meeting was called to order by Chairman Broad at 6:10 pm.

Disclosure of Pecuniary Interest

No pecuniary interests were disclosed

2021-01 Moved by Jason Meyer - Seconded by Mark McGuire

Minutes, October 5, 2020

That the minutes of the October 5, 2020 Committee of Adjustment meeting be adopted. *Carried.*

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

Public Meeting: Minor Variance Application A001-21
6:10 pm – 6:20 pm Applicant: Patrick Lee Wagner (not present)
Present: Connie McFadden, Representative for Applicant

Chairman Broad called the public hearing to order, to consider Minor Variance Application A001-21 submitted by Patrick Lee Wagner, with respect to the land described as Concession 12, North Part Lot 25, Part N/E 1/4 Lot 25, (municipally known as 5695 Bentpath Line). The applicant seeks relief from Table “A” of Zoning By-law 54 of 2014, which requires a minimum exterior side yard for all single detached dwellings of 6 metres (19.7 ft.). In this respect the applicant proposes a home addition which would reduce the exterior side yard setback to 5.2 metres (17 ft.).

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 27, 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 Chair reviewed the details of the draft decision, a copy of which had been included in the Committee's Agenda package.

Note: Committee Member, Leslea Williams is now present.

Following the discussion, Chairman Broad requested the Committee to make a decision regarding the Application and the following resolution was passed:

2021-02 Moved by Mark McGuire – Seconded by Jason Meyer

That Minor Variance Application A001 /21 affecting property described as Concession 12, N PT Lot 25 PT NE ¼, and municipally known as 5695 Bentpath Line to recognize a reduced exterior side yard setback to allow for a home addition, be approved, and that the variance to the exterior side yard setback apply to the existing home and proposed addition as submitted with the application. *Carried*

Decision A001-21

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

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.

Public Meeting: Consent Application A001-21

6:20 pm – 6:27 pm Present: Eric & Jane Von Der Recker, Applicants
Jason & Janet Denkers

Chairman Broad called the public hearing to order, to consider Consent application Number B001-21 submitted by Eric & Jane Von Der Recker, with respect to the lands described as Concession 6, Part Lot 35 West ½ Lot 35, (known locally as 7241 Aberfeldy Line). The applicants seek consent to sever a small parcel of property from an existing rural residential parcel (7241 Aberfeldy Line). The severed parcel will be subsequently merged with the adjacent property (7225 Aberfeldy Line). This is considered to be a lot addition. Both adjacent landowners have agreed to the boundary change. The subject property currently fronts onto Aberfeldy Line, with a frontage of 132.6 metres (435 ft.), with an irregular depth and an area of 0.78 hectares (1.9 acres). The severed parcel would have an approximate frontage of 30.62 metres (100.4 ft.), a depth ranging approximately from 55.4 metres (182 ft.) to 59 metres (193 ft.) and an approximate area of 0.17 hectares (0.43 acres). The retained parcel would be slightly reduced and would now have a frontage of 102 metres (335 ft.) and an area of 0.60 hectares (1.5 acres).

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 27, 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:

2021-03 Moved by Leslea Williams – Seconded by Ann Gray

Decision B001-21

In the case of an application made by Eric and Jane von der Recker requesting a severance of a rural residential parcel of land measuring 30.62 m (100.4ft) frontage by a depth ranging from 55.4m (182 ft) to 59 m (193 ft) and an approximate area of .17 hectares (0.43 acres) described as Con 6 W PT Lot 35 PT W1/2 known locally as 7241 Aberfeldy Line, to be merged with the adjacent property 7725 Aberfeldy Line, 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 the severed parcel taken from 7241 Aberfeldy Line is added to the abutting rural residential lot located at 7225 Aberfeldy Line and that this property is registered in the same name and interest as per Section 50(3) of the Planning Act.
4. That the existing entrance to the severed parcel have adequate access to the road allowance subject to the approval and inspection by the Public Works Superintendent.
5. 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.

2021-04 Moved by Leslea Williams - Seconded by Mark McGuire

Adjournment

That the Committee of Adjustment for Minor Variance Application A001-21 and Consent application B001-21 is hereby adjourned at this hour of 6:28 pm. *Carried.*

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

Donna Clermont, Secretary-Treasurer

Note: Councillor Williams contacted the Clerk following the meeting and advised that due to technical issues with her phone, she was unable to be heard and was present for the entire meeting.