



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Meeting was held by Teleconference, in accordance Procedural By-Law 2021-23

Committee of Adjustment Meeting
Monday, April 4, 2022
6:20 pm, Municipal Office, 4591 Lambton Line

Chairman: A. Broad

Committee Members: A. Gray (arrived at 6:23pm)
M. McGuire
J. Meyer
L. Williams

Staff Present: D. Clermont, Secretary

Public Present: R & C McFadden, Applicants
H. Wright, Independent News

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

Disclosure of Pecuniary Interest

No pecuniary interests were disclosed

2022-04 Moved by Leslea Williams - Seconded by Mark McGuire

That the minutes of the March 7, 2022 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, March 7, 2022

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

Public Meeting: Consent Application B002-22
6:20 pm – 6:30 pm Applicant: Ross & Connie McFadden

Ann Gray is now present.

Chairman Broad called the public hearing to order, to consider Consent Application B002-22 submitted by Ross & Connie McFadden, with respect to land described as Concession 11, South Part Lot 22, known locally as 1057 Hale School Road. The applicant seeks consent to sever a 2.5 acre (1 hectare) rural residential lot containing an existing house with a secondary detached agricultural storage building from a 97.5 acre (39.5 hectares) farm parcel. It should be noted that the retained property is a merged parcel that includes both 1057 Hale School Road and 1060 Huffs Corners Road.

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 March 22, 2022 from Ezio Nadalin, Planner, County of Lambton
- (b) Septic Report, dated March 15, 2022 from Corrin Nauta, Manager, Building Services, County of Lambton
- (c) Report dated March 22, 2022 from Laura Biancolin, Planner, St. Clair Region Conservation Authority

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.

The meeting was open to anyone wishing to speak in opposition to, or in support of, the application. No one spoke in favour or against the application. The details of the draft decision were reviewed, and a copy of which had been included in the Committee’s Agenda package.

Following the discussion, the Committee passed the following resolution:

2022-05 Moved by Mark McGuire – Seconded by Leslea Williams

Decision B002-22

In the case of an application made by Ross & Connie McFadden requesting a surplus farm severance of a 2.5 acre (1 hectare) rural residential lot containing an existing single detached dwelling and a secondary detached agricultural storage building, leaving a retained 97.5 acre (39.5 hectare) farm parcel described as Concession 11, South Part Lot 22, Southeast ¼ Lot 22 (locally known as 1057 Hale School Road). It should be noted that the retained property is a merged parcel that includes both 1057 Hale School Road and 1060 Huffs Corners 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 new 911 number be assigned and that sign be installed 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.
6. That a septic permit be obtained for a new septic system. The septic permit must be obtained and the new septic system installed prior to the completion of the title registrations.
7. That the septic system be clearly noted on the legal survey (plotted on a copy by the owner), and a copy provided to the Lambton County Building Services Department for the property files.
8. That a zoning amendment be obtained to prohibit a dwelling on the retained farm property.
9. A permit from the St. Clair Region Conservation Authority (SCRCA) will be required prior to any development taking place, in accordance with O. Reg. 171/06.

10. That all conditions be fulfilled within two years 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 two years 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.*

2022-06 Moved by Leslea Williams - Seconded by Jason Meyer

That the Committee of Adjustment for Consent Application B002-22 is hereby adjourned at this hour of 6:30 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