



The Corporation of the Township of Dawn-Euphemia

**- M I N U T E S -**

Committee of Adjustment Meeting  
Monday, May 2, 2022  
6:10 pm, Dawn-Euphemia Community Centre, 6213 Mill Street, Florence

- Chairman: A. Broad
- Committee Members: M. McGuire  
J. Meyer  
L. Williams
- Absent: A. Gray
- Staff Present: D. Clermont, Secretary  
P. Dalton, Public Works Superintendent

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

**Disclosure of Pecuniary Interest**

No pecuniary interests were disclosed

**2022-10 Moved by Leslea Williams - Seconded by Jason Meyer**

That the minutes of the April 4, 2022 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, April 4, 2022

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

**Public Meeting: 6:10 pm – 6:20 pm**      **Validation of Title Application VC001-22**  
 Applicants: Eldon Pumfrey & Ester Reommele  
 Estate of the Late Kathleen Pumfrey  
 Agent, Clark Armstrong, Lerner LLP  
 Jim Pumfrey (In attendance)

Chairman Broad called the public hearing to order to consider Validation of Title Application VC001-22 submitted by Eldon James Pumfrey and Esther Gwen Roemmele, Estate Trustees for the Late Kathleen Pumfrey, for the property described as Concession 6, Part Lot 33, known locally as 7201 Aughrim Line. The applicants seeks a Certificate of Validation to correct a past contravention of Section 50 of the Planning Act. The parcel has a “cloud” on title, which prevents the intended closing of a forthcoming transaction involving the subject property. The property title requires validation as the transfer, registered as No. L855904, dated November 10, 2000, conveyed all the lands acquired in transfer No. L110922, dated February 21, 1957, except for a section of Aughrim Line (River Road), which had not been transferred to the Municipality at that point. The Aughrim Line portion of the subject property, which was transferred as transfer No.855904, contravened the Planning Act at the time of registration, as the Transferers retained the abutting lands, described as Part 1 on 25R-9895 (Aughrim Line). J. Pumfrey provided Council with a brief explanation of the reason for the request for the Validation Certificate.

The Secretary-Treasurer confirmed that no public notice or appeal period is required for a Validation Certificate. Following the discussion, the Committee passed the following resolution:

**2022-11 Moved by Leslea Williams - Seconded by Jason Meyer**

Approve Validation Certificate

That the Committee of Adjustment approves the issuance of the Certificate of Validation for land legally described as Concession 6, Part Lot 33, RP 25R5670, Parts 1 and 4 and known municipally as 7201 Aughrim Line, as per the Application for Validation of Title as submitted by Eldon James Pumfrey and Esther Gwen Roemmele, Estate Trustees for the Estate of Kathleen Pumfrey (Agent-A. Clark Armstrong, Lerner LLP). *Carried.*

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

**Public Meeting: Consent Application B003-22**  
**6:20 pm – 6:30 pm** Applicants: William & Janice Bilton

Chairman Broad called the public hearing to order, to consider Consent Application B003-22 submitted by William and Janice Bilton, with respect to land described as Concession 3, West Part Lot 28, West ½ Lot 28, known locally as 1562 Inwood Road. The applicant seeks consent to sever a 2.2 acre (0.89 hectare) rural residential lot containing an existing house with an attached garage leaving a 97.8 acre (39.6 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 April 20, 2022 from Ezio Nadalin, Planner, County of Lambton
- (b) Septic Report, dated March 16 2022 from Corrin Nauta, Manager, Building Services, County of Lambton
- (c) Report dated April 13, 2022 from Greg Botting, Technician, Public Works, County of Lambton
- (d) SCRCA email, dated October 10, 2019 from Melissa Deisley

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:

**2022-12 Moved by Leslea Williams – Seconded Mark McGuire**

In the case of an application made by William and Janice Bilton requesting a surplus farm severance of a 2.2 acre (0.89 hectares) rural residential lot supporting an existing single detached dwelling with an attached garage, leaving a retained 97.8 acre (39.6 hectares) farm parcel described as Concession 3, West Part Lot 28, West ½ Lot 28, known locally as 1562 Inwood Road; **be APPROVED subject to the following conditions:**

Decision B003-22

Recorded Vote	
Vote	
Y	A. Broad
----	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 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.
7. That the retained farm parcel be rezoned to "Agriculture-No Farm Dwelling (A-NFD) to prohibit a dwelling; and that the severed lot be rezoned to Agriculture 1(18) / A1(18) to recognize the reduced property frontage.
8. That a 7 foot (2.13 metres approximate) road widening dedication along the severed and retained parcels shall be identified, reviewed by, and transferred to Lambton County, in conjunction with the County of Lambton's long term goal to widen the road allowance. Widening needs are identified uniform to the midpoint/centerline of the original road allowance. All survey and transfer of the land for road widening is at the sole cost of the applicant and all lands dedicated shall be free and clear of all encumbrances.
9. 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.*

**2022-13 Moved by Leslea Williams - Seconded by Mark McGuire**

That the Committee of Adjustment for Validation of Title Application VC001-22 and Consent Application B003-22 is hereby adjourned at this hour of 6:30 pm. *Carried.*

Adjournment

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

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*Donna Clermont, Secretary-Treasurer*