



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

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

- Chairman: M. McGuire (Acting Chair)
- Committee Members: A. Broad (Via Teleconference)
A. Gray
J. Meyer
L. Williams
- Staff Present: D. Clermont, Secretary
- Public Present: J. Allaert

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

Disclosure of Pecuniary Interest

No pecuniary interests were disclosed

2022-14 Moved by Leslea Williams - Seconded by Jason Meyer

That the minutes of the May 2, 2022 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, May 2, 2022

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

- Public Meeting: Consent Application B004-22**
6:20 pm – 6:30 pm Present: Agent, Theresa O’Neill, Dillon Consulting Ltd.
Agent, Amy Farkas, Dillon Consulting Ltd.

Chairman McGuire called the public hearing to order, to consider Consent Application B004-22 submitted by Allan & Diane Bergsma. The applicant seeks consent to sever two adjacent farm parcels that have inadvertently merged on title, are described as Concession 2, East Part Lot 22 (known municipally as 1035 Shetland Road) and Concession 2 East Part Lot 21 (known municipally as 0 Shetland Road). The farm split would result in the re-creation of the two original lots with corresponding areas of approximately 100 acres each.

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

- (a) Planning Report dated May 27, 2022 from Ezio Nadalin, Planner, County of Lambton
- (b) Septic Report, dated May 5 2022 from Corrin Nauta, Manager, Building Services, County of Lambton
- (c) County Roads Report dated May 26, 2022 from Greg Botting, Technician, Public Works, County of Lambton

(d) SCRCA Report dated May 31, 2022 from Sarah Hodgkiss, Manager of Planning and Natural Heritage

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 corresponding reports 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:

2022-15 Moved by Leslea Williams – Second by Ann Gray

In the case of an application made by Allan & Diane Bergsma with respect to two adjacent farm parcels that have inadvertently merged on title, the two parcels are described as Concession 2, East Part Lot 22 (known municipally as 1035 Shetland Road) and Concession 2 East Part Lot 21 (known municipally 0 Shetland Road). The farm split would result in the re-creation of the two original lots with corresponding areas of approx. 100 acres each; **be APPROVED subject to the following conditions:**

Decision B004-22

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

1. *If applicable*, 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. *If applicable*, that a copy of the deed and survey be submitted to the Secretary-Treasurer in a form suitable for registration.
3. That a new 911 number be assigned and installed on the severed farm parcel.
4. That the entrance to the severed parcel be located off Bilton Road, subject to the approval of the Public Works Superintendent.
5. 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.
6. That the septic system be clearly noted on the legal survey (if a survey is required), and a copy provided to the Lambton County Building Services Department.
7. 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.*

2022-16 Moved by Leslea Williams - Seconded by Ann Gray

That the Committee of Adjustment for Consent Application B004-22 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