



## The Corporation of the Township of Dawn-Euphemia

# - M I N U T E S -

Committee of Adjustment Meeting  
Monday, December 19, 2022  
6:20 pm, Municipal Office, 4591 Lambton Line

Chairman: A. Broad

Committee Members: A. Gray  
P. LeBoeuf  
M. McGuire  
J. Meyer

Staff Present: D. Clermont, Secretary

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

### Disclosure of Pecuniary Interest

No pecuniary interests were disclosed

### **2022-20 Moved by Ann Gray - Seconded by Paul LeBoeuf**

That the minutes of the December 5, 2022 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, Dec 5, 2022

Recorded Vote	
<b>Vote</b>	
Y	A. Broad
Y	A. Gray
Y	P. LeBoeuf
Y	M. McGuire
Y	J. Meyer

**Public Meeting:** **Consent Application B006-22, 984 Shetland Rd**  
**6:20 pm – 6:30 pm** Present: None

Chairman Broad called the public hearing to order, to consider Consent Application B005-22 submitted by Allan & Diane Bergsma. The applicant seeks consent to sever a surplus rural residential lot of 2 acres (0.8 hectares) supporting an existing single detached dwelling and detached garage, leaving a retained 96 acre (38.9 hectares) farm parcel, described as Concession 3, West Part Lot 21, West Part Lot 22 (known municipally as 984 Shetland 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 November 30, 2022 from Ezio Nadalin, Planner, County of Lambton, which includes Septic comments from Corrine Nauta, Manager, Building Services, County of Lambton

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:

**2022-21 Moved by Mark McGuire – Second by Paul LeBoeuf**

Decision B005-

22

In the case of an application made by Allan & Diane Bergsma requesting a surplus farm severance of a 2 acre (0.8 hectares) residential lot supporting an existing single detached dwelling and detached garage, leaving a retained 96 acre (38.9 hectares) farm parcel described as Concession 3, West Part Lot 21, West Part Lot 22, known locally as 984 Shetland Road **be APPROVED subject to the following conditions:**

Recorded Vote	
Vote	
Y	A. Broad
Y	A. Gray
Y	P. LeBoeuf
Y	M. McGuire
Y	J. Meyer

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 location be included on the survey (plotted on a copy by the owner) and a copy provided to the County of Lambton 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
8. That a 7 foot (2.13 metres approximate) road widening dedication along the severed and retained parcels (Shetland Road) 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 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*

**2022-22 Moved by Paul LeBoeuf - Seconded by Ann Gray**

Adjournment

That the Committee of Adjustment for Consent Application B006-22 is hereby adjourned at this hour of 6:30 pm. *Carried.*

Recorded Vote	
Vote	
Y	A. Broad
Y	A. Gray
Y	P. LeBoeuf
Y	M. McGuire
Y	J. Meyer

*Donna Clermont, Secretary-Treasurer*