



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Committee of Adjustment Meeting
Monday, December 5, 2022
6:20 pm, Municipal Office, 4591 Lambton Line

- Chairman: A. Broad
- Committee Members: A. Gray
P. LeBoeuf
M. McGuire (via teleconference)
J. Meyer
- Staff Present: D. Clermont, Secretary

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

Disclosure of Pecuniary Interest

No pecuniary interests were disclosed

2022-17 Moved by Jason Meyer - Seconded by Ann Gray

That the minutes of the June 6, 2022 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, June 6, 2022

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

Public Meeting: Consent Application B005-22
6:20 pm – 6:30 pm Present: Lee Whitton, Applicant
Travis Bouma, Agent (via teleconference)

Chairman McGuire called the public hearing to order, to consider Consent Application B005-22 submitted by William Lee Witton. The applicant seeks consent to sever a surplus rural residential lot of 1.98 acres (0.8 hectares) supporting an existing single detached dwelling and two detached storage buildings, leaving a retained 96.78 acres (39.17 hectares) farm parcel, described as Concession 7, East Part Lot 26, East ½ Lot 26 EX RP25R467, Part 7 (known municipally as 1405 Oil Heritage 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 17, 2022 from Ezio Nadalin, Planner, County of Lambton
- (b) Septic Report, dated September 26 2022 from Corrin Nauta, Manager, Building Services, County of Lambton
- (c) County Roads Report dated October 6, 2022 from Greg Botting, Technician, Public Works, County of Lambton
- (d) SCRCA Report dated October 12, 2022 from Melissa Diesley, Director of Planning and Regulations & Vitra Choha, Planner

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:

2022-18 Moved by Jason Meyer – Second by Paul LeBoeuf

Decision B005-22

In the case of an application made by William Lee Whitton requesting a surplus farm severance of a 1.98 acre (0.8 hectares) residential lot supporting an existing single detached dwelling and two detached storage buildings, leaving a retained 96.78 acre (39.17 hectares) farm parcel described as Concession 7, East Part Lot 26, East ½ Lot 26 EX RP 25R467, Part 7, known locally as 1405 Oil Heritage 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 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.
5. 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.
6. That the retained farm parcel be rezoned to "Agriculture-No Farm Dwelling" (A-NFD) to prohibit a dwelling.
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.*

2022-19 Moved by Paul LeBoeuf - Seconded by Ann Gray

Adjournment

That the Committee of Adjustment for Consent Application B005-22 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