



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Committee of Adjustment Meeting
Tuesday, February 20, 2024
6:20 pm, Dawn-Euphemia Township Office, 4591 Lambton Line

- Chairman: A. Broad
- Committee Members: M. McGuire (via teleconference)
P. LeBoeuf
A. Gray
- Absent: J. Meyer
- Staff Present: D. Clermont, Secretary
B. Stam, Deputy Clerk
- Public Present: G. Kotz, Applicant (via teleconference)
J. Martin, Agent

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

Disclosure of Pecuniary Interest

No pecuniary interests were disclosed.

2024-01 Moved by Ann Gray - Seconded by Paul LeBoeuf

That the minutes of the July 4, 2023 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, July 4, 2023

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

Public Meeting: Consent Application B001-24
6:20 pm – 6:30 pm Applicants: M. Kotz Estate

Chairman Broad called the public hearing to order, to consider Consent Application B001-24 made by the Estate of Margarete Kotz (Agent James Martin) seeking consent of a 0.81 hectares (2.0 acres) residential lot from a 20.23-hectare (50 acre) farm property described as Con 4 E PT Lot 33 SE ¼ Lot 33 (known locally as 2009 Dobbyn Road) to merge with the 20.23-hectare (50 acre) neighboring farm property to the north known as Con 4 E PT Lot 33 N ½ E ½ LOT 33. This application is surplus farm dwelling severance application as a result of a farm consolidation.

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 February 14, 2024, from Jarod Preston, County Planner
- (b) Septic Report dated January 11, 2024 from Corrine Nauta, Manager of Building Services
- (c) Comment received February 2, 2024 from 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:

Note: Committee Member Mark McGuire joined the meeting via teleconference at 6:28 pm.

2024-02 Moved by Paul LeBoeuf – Seconded by Ann Gray

That Consent Application B001-24 affecting property described as Con 4 E PT Lot 33 SE ¼ Lot 33 (known locally as 2009 Dobbyn Road) to merge with the 20.23-hectare (50 acre) neighboring farm property to the north known as Con 4 E PT Lot 33 N ½ E ½ LOT 33; be APPROVED subject to the following conditions:

Decision B001-24

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

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 the fee for the 911 address sign be paid and that the sign be placed on the retained farm parcel.
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 a new septic system be installed, proper permits be obtained, and inspections conducted.
6. That the septic system location be included on the survey (plotted on a copy by owner) and a copy provided to Lambton County Building Services Department, for the property file.
7. That the 48-acre retained farmland on 2009 Dobbyn Road be merged with the neighboring 50-acre farm parcel to the north known as Con 4 E PT Lot 33 N 1/2 E 1/2 LOT 33.
8. That a zoning amendment be obtained to prohibit a dwelling on the retained farm property.
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. *Carried.*

2024-03 Moved Ann Gray - Seconded by Paul LeBoeuf

That the Committee of Adjustment for Consent Application B001-24 is hereby adjourned at this hour of 6:30 pm. *Carried.*

Adjournment

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

Donna Clermont, Secretary-Treasurer