



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Committee of Adjustment Meeting
 Monday, October 21, 2024
 6:20 pm, Dawn-Euphemia Township Office, 4591 Lambton Line

Chairman: A. Broad

Committee Members: A. Gray
 P. LeBoeuf (arrived at 6:22pm)
 M. McGuire
 J. Meyer

Staff Present: D. Clermont, Secretary
 B. Stam, Deputy Clerk

Public Present: James & Sandra Thompson, Applicants
 Heather Wright, The Independent (via zoom)
 Karin Sousa

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

Disclosure of Pecuniary Interest

No pecuniary interests were disclosed.

2024-19 Moved by Mark McGuire - Seconded by Ann Gray

That the minutes of the September 16, 2024 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, Sept 16, 2024

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

Paul LeBoeuf is now present.

2024-20 Moved by Paul LeBoeuf - Seconded by Ann Gray

Whereby the Planning Act requires the Committee of Adjustment to appoint a Secretary-Treasurer who in turn leads a centralized administration office where Committee staff process applications in accordance with the rules and regulations set out in the governing provincial legislation; therefore, the Dawn-Euphemia Committee of Adjustment reaffirms the appointment of the Clerk position as the Secretary-Treasurer and appoints the Deputy Clerk position as the Deputy Secretary-Treasurer for the Township of Dawn-Euphemia's Committee of Adjustment. *Carried.*

Appt. Deputy Sec.-Treas.

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

Public Meeting: Consent Application B009-24
6:20 pm – 6:31 pm Applicants: James & Sandra Thompson

Chairman Broad called the public hearing to order, to consider Consent Application B009-24 made by James & Sandra Thompson, requesting a surplus farm dwelling severance of a 4.4-acre (1.8 hectares) parcel with a small agriculture-related organic farm use, from a 100 acre (40.5 hectare) farm parcel described as Concession 5, Part Lots 18 & 19, RP 25R8968 Part 1, known locally as 784 Kerry Rd, in the Township of Dawn-Euphemia.

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 October 10, 2024 from Ezio Nadalin, County Planner
- b) Septic report dated September 26, 2024, from Corrine Nauta, County Building Services
- c) Comment received October 1, 2024 from St. Clair Region Conservation Authority

The Secretary-Treasurer confirmed that no comments had been received from the public, Dawn-Euphemia Public Works, or the Dawn-Euphemia 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 details of the draft decision were reviewed, and a copy of which had been included in the Committee’s Agenda package. The applicant asked for clarification regarding the comment received from Lambton County Public Works and the condition requiring adequate access.

Following the discussion, the Committee passed the following resolution:

2024-21 Moved by Mark McGuire – Seconded by Jason Meyer

That consent application made by James & Sandra Thompson, requesting a surplus farm dwelling severance of a 4.4-acre (1.8 hectares) parcel with a small agriculture-related organic farm use, from a 100 acre (40.5 hectare) farm parcel described as Concession 5, Part Lots 18 & 19, RP 25R8968 Part 1, known locally as 784 Kerry Rd, in the Township of Dawn-Euphemia **be APPROVED subject to the following conditions:**

Decision B009-24

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, in a form suitable for registration. This should be done for the rural residential severance (B009/24).
2. That any municipal taxes and local improvements including interest and penalties thereon that may be owing and payable with respect to the lands be paid to date.
3. A re-zoning of the retained parcel from the current Agricultural-1 (A1) Zone to the "Agriculture-No Farm Dwelling (A-NFD)" Zone and a site-specific zone exception for the severed parcel from the Agricultural-1 (A1) Zone to the Agricultural-1 (20) (A1(20)) Zone.

4. That the fee for the 911 address sign be paid and that the sign be placed on the retained farm parcel.
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 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.
7. That a septic permit be obtained, and a new septic system be installed, which includes all required inspections.
8. 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, for the property files.
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 two years 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.*

Chairman Broad advised of the appeal process.

2024-22 Moved by Ann Gray - Seconded by Paul LeBoeuf

That the Committee of Adjustment for Consent Application B009-24 is hereby adjourned at this hour of 6:31 pm. *Carried.*

Adjournment

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

Donna Clermont, Secretary-Treasurer