



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Regular Council Meeting
Monday, November 7, 2022
6:30 pm, Municipal Office, 4591 Lambton Line

Present: Mayor: A. Broad
Councillors: A. Gray
M. McGuire
J. Meyer
L. Williams

Staff Present: D. Clermont, Administrator-Clerk

Disclosures: None

Public Meeting: Rezoning Application ZA005-22, 6522 Bilton Line, Three Oaks Respite Cabin
6:30 – 6:40 pm Present: Ezio Nadalin, Planner, County of Lambton (via teleconference)
Theresa O’Neill, Agent, Dillon Consulting Inc. (via teleconference)

A public meeting was held to hear Rezoning Application ZA005-22 and Official Plan Amendment Application, submitted by Allan & Diane Bergsma, Three Oaks Respite Cabin, with respect to lands described as Concession 2, East Part Lot 21 (known locally as 6522 Bilton Line). The submitted rezoning application proposes to amend Zoning By-Law 54 of 2014, by changing the zoning on a 0.35-hectare (0.86 acre) portion of the lands from Agriculture-1 (A1) and Environmental Protection-Woodlot (EP-WD) to a site -specific “Exception 2 to the Institutional (I)(2) Zone”, to accommodate a Respite Cabin.

The submitted Official Plan Amendment Application proposes to amend By-Law 53 of 2014, by adding “Institutional Uses” as a site-specific permitted use to the described lands, permitting the construction of a respite cabin operated for a charitable organization. No written submissions were received by the Clerk and no one spoke in favour or against the application. Mr. Nadalin, Planner, County of Lambton, presented his Planners Report, dated November 7, 2022 to Council, and after discussion, the following resolution was passed:

2022-182 Councillor Williams – Councillor Gray

ZA005-22 & OPA, Bergsma, 6522 Bilton Line

That Council hereby accepts Rezoning Application ZA002-22 and Official Plan Amendment application, which proposes to amend the Township of Dawn-Euphemia Comprehensive Zoning By-law #54 of 2014 and Official Plan By-law #53 of 2014, by changing the zoning of a 0.35-hectare (0.86 acre) portion of the site (Attachment 3 in the Planning Report dated November 7, 2022) from Agriculture-1 (A1) and Environmental Protection-Woodlot (EP-WD), to a site -specific “Exception 2 to the Institutional (I)(2) Zone”, to accommodate a Respite Cabin and minimize the amount of agricultural land removed from production, at Concession 2, East Part Lot 21 (known locally as 6522 Bilton Line); And that the applicants adhere to the Conditions indicated in the St. Clair Region Conservation Authority report, dated November 1, 2022 as follows:

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

1. Erosion and sediment control measures, as described in Section 9.2. of the EIS, should be implemented for the duration of site alteration and construction.
2. Clearing of trees and vegetation should be conducted outside of the breeding bird season (April 1 to August 31) and the bat active window (April 1 to September 30).

- If works are proposed within these timing windows, additional targeted surveys, as described in Section 9.3. of the EIS may be required.
3. Contractors working on site should be aware of appropriate procedures for visual checks for wildlife prior to starting works, and procedures if wildlife are encountered. Dillon Consulting should provide appropriate information, which should be included on plans provided to anyone working on site.
 4. No site alteration, grading, storage of materials, disposal of liquids, movement of vehicles, or parking of vehicles or machinery should be permitted outside of the Proposed Development Area, identified on the Conceptual Development Plan, which will be marked with temporary fencing, as described in Section 9.4 of the EIS.
 5. A tree planting plan to compensate for woodland removal, to be approved by the Municipality with guidance from SCRCA, with replacement ratio area of 2:1 for area removed, should be implemented on the subject property, using appropriate species, as described in section 9.5 of the EIS.
 6. Monitoring of the site should be implemented, as described in Section 9.6 of the EIS, throughout the duration of the construction to ensure mitigation measures are appropriately installed and in good working order, and post-construction for the compensatory tree planting.
 7. Construction equipment should be cleaned, as per the Clean Equipment Protocol for Industry, prior to coming on site to limit the risk of introduction of invasive species to the site.
 8. Any other requirements outlined in the Environmental Impact Study, dated August 2022, from Dillion Consulting Limited.

And Further that Council approves the Planning report dated November 7, 2022, from Ezio Nadalin, County Planner. *Carried.*

The Public Meeting for Zoning Amendment ZA005-22 and Official Plan Amendment was adjourned at 6:40 pm.

2022-183 Councillor Williams – Councillor McGuire

That the Drain Maintenance/Repair Request for the Short Drain dated November 2, 2022, from Wayne McCormick be referred to the Drainage Superintendent with the power to act. *Carried.*

Short Drain Maintenance

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

2022-184 Councillor Gray – Councillor Meyer

That the minutes of the October 17, 2022, Regular Council Meeting be adopted. *Carried.*

Minutes – October 17, 2022

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

2022-185 Councillor Williams – Councillor Gray

That Council acknowledge receipt of the Brooke-Alvinston Fire Committee meeting minutes, dated May 31, 2022. *Carried.*

BFR Minutes, May 31, 2022

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

2022-186 Councillor Williams – Councillor McGuire

LGPSB Minutes, August 24, 2022

That Council acknowledge receipt of the Lambton Group Police Services Board (LGPSB) minutes dated August 24, 2022, and the LGPSB 2023 Budget. *Carried.*

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

2022-187 Councillor Williams– Councillor Gray

MOECP October Report

That Council approve the monthly report from the Administrator-Clerk Re: MOECP Monthly Update for the month of October 2022 – Florence Septics; And that a copy be sent to the Ministry of Environment. *Carried.*

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

2022-188 Councillor Williams – Councillor Meyer

2023 Ontario Volunteer Awards

That Council direct staff to submit the nomination for the 2023 Ontario Volunteer Service Award, as agreed by Council, by no later than November 15, 2022. *Carried.*

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

2022-189 Councillor Williams - Councillor Meyer

By-law 2022-31, Procedural

That By-Law 2022-31, Being a By-Law to Govern the Procedure of Council of the Corporation of the Township of Dawn-Euphemia and all of its Committees, the Call of Meetings and the Conduct of its Members and Repeal By-Law 2021-23, be read a first and second time, read a third time and finally passed this 7th day of November 2022. *Carried.*

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

2022-190 Councillor Meyer- Councillor Williams

By-law 2022-32, Dog By-law

That By-law 2022-32, Being a By-law to amend By-law 2013-46, a By-law to provide for the regulation, restriction, and prohibition of the keeping and the running at large of dogs in the Township of Dawn-Euphemia, be read a first and second time, read a third time and finally passed this 7th day of November 2022. *Carried.*

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

2022-191 Councillor Gray- Councillor McGuire

By-law 2022-Zoning, Kennel Definition

That By-law 2022-33, Being a By-law to amend By-law 2014-54, a By-law to Regulate the Use of Land and the Character, Location and Use of Buildings and Structures (Zoning By-law), be read a first and second time, read a third time and finally passed this 7th day of November 2022. *Carried.*

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

2022-192 Councillor Williams – Councillor Gray

By-law 2022-34 Zoning, ZA005-22

That By-law 2022-34, Being a By-law to Amend By-law 54 of 2014, be read a first and second time, read a third time and finally passed this 7th day of November 2022. *Carried.*

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

2022-193 Councillor Williams – Councillor Meyer

By-law 2022-35, Official Plan Amendment, Bergsma

That By-law 2022-35, Being a By-law to Amend By-law 53 of 2014, Official Plan By-law, be read a first and second time, read a third time and finally passed this 7th day of November 2022. *Carried.*

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

2022-194 Councillor Williams – Councillor Gray

Adjournment

That this Regular Meeting of Council be hereby adjourned at the hour of 7:15 pm, to meet again for the Inaugural Meeting of Council, to be held at the Dawn-Euphemia Community Centre, Monday, November 21, 2022, at 6:30 pm or at the call of the Chair. *Carried.*

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

ORIGINALS SIGNED AT MUNICIPAL OFFICE

Mayor

Administrator-Clerk