



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Regular Council Meeting
Monday, October 2, 2023
6:30 pm, Municipal Office, 4591 Lambton Line

Present: Mayor: A. Broad
Councillors: A. Gray
P. LeBoeuf
M. McGuire (via teleconference)
J. Meyer

Staff Present: D. Clermont, Administrator-Clerk
P. Dalton, Public Works Superintendent
B. Stam, Deputy Clerk

Guest: Jarod Preston, Lambton County Planner

Disclosures: None

2023-186 Councillor Meyer – Councillor Gray

Minutes – September 18, 2023

That the minutes of the September 18, 2023 Regular Council Meeting be adopted. *Carried.*

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

Public Meeting: Rezoning Application ZA002-23, 6203 Fansher Road
6:30 – 6:45 pm Applicant: Wilco Kanters, Prestige Finishing Inc.
Public Present: Wilco & Roxana Kanters, Applicants
Heather Wright, The Independent
Mark Langstaff
Bill Barton

A public meeting was held to hear Rezoning Application ZA002-23, Prestige Finishing Inc., with respect to changing the Commercial 1 (C1) Zone to Residential 4 (R4) Zone in order to recognize a change in use of the property to a residential home, located at 6203 Fansher Road in Florence. A letter of support was received from E & J Huska. Comments were received from SCRCA who had no objections to the application. Comments were also received from the Lambton County Building Services that advised that a Change of Use Permit and a Septic Assessment/Approval was required. No comments were received from the public. The following resolution was passed:

2023-187 Councillor Gray – Councillor LeBoeuf

Rezoning ZA002-23, Prestige

That Council hereby accepts Rezoning Application ZA002-23, which proposes to amend the Township of Dawn-Euphemia's Comprehensive Zoning By-law #54 of 2014, on the lands described as Plan 1, Lots 12 and 13, known locally as 6203 Fansher Road, from Commercial 1 (C1) Zone to Residential 4 (R4) Zone, in order to recognize a change in use of the property from a commercial establishment to a residential home; AND that Council approves the Planning Report dated September 30, 2023 from Jarod Parson, Planner, County of Lambton; AND FURTHER that the Zoning By-Law Amendment ZA002-23 is 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 the applicant obtains a change of use permit that is required by County of Lambton Building Services;
- (2) That a septic assessment be done on the property and be

approved as required by the County of Lambton Building Services; and (3) that the terms of the Encroachment Agreement of By-Law 2000-30 be maintained. *Carried.*

2023-188 **Councillor Meyer – Councillor Gray** 1st Concession Drain Maintenance
 That the following Drain Maintenance and/or Repair Requests be referred to the Drainage Superintendent with the power to act;
 1. The 1st Concession Rd Drain Maintenance Request received September 20, 2023 submitted by Barry McFadden. *Carried.*

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

2023-189 **Councillor LeBoeuf – Councillor Meyer** Abandon Property Access Bridge – 3012 Bentpath
 That Council accept the late request dated September 12, 2023, from Bruce and Catherine Langstaff regarding removal of the Property access Culvert located at Lot 26 West ½ Con 1, 3012 Bentpath Line from the 25th Sideroad & Reid Drain Report, as acknowledged at the Court of Revision Meeting held on Monday October 2, 2023 @ 6:15 pm; And that Council commence the process under Section 84 of the Drainage Act to abandon the above-mentioned culvert and that the Engineer revise the Schedule of Assessment schedule to reflect the change. *Carried*

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

2023-190 **Councillor Gray – Councillor Meyer** MOECP Septics - September
 That Council approves the monthly report from the Administrator-Clerk and Drainage Superintendent Re: MOECP Monthly Update for the month of September 2023 – Florence Septics; And that a copy be sent to the Ministry of Environment. *Carried.*

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

2023-191 **Councillor LeBoeuf – Councillor Meyer** 2024 ROMA Conference
 That the following members of Council are authorized to attend the 2024 Rural Ontario Municipal Association (ROMA) Conference to be held in Toronto on January 21-23, 2024 at a cost of \$670 per attendee plus accommodations; AND that staff should proceed with arranging registration and accommodations.
 Mayor Alan Broad
 Councillor Ann Gray. *Carried.*

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

2023-192 **Councillor Gray – Councillor LeBoeuf** 2024 Council Meeting Schedule
 That the 2024 Regular Council Meeting schedule be adopted as presented. *Carried.*

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

2023-193 **Councillor Meyer – Councillor Gray** RED Grant Contract & By-Law Oct 2023
 That the balance of the Sound System that is not covered by the RED Grant be paid for with funds from the DECC Reserve, which is approximately \$33,000. *Carried.*

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

2023-194 Councillor Meyer – Councillor LeBoeuf

Central Lambton Family Health Team

That Council acknowledge receipt of the letter dated September 26, 2023, from the Central Lambton Family Health Team in regard to a \$300 donation request for ongoing recruitment and retention of Doctors for Central Lambton; and further that the donation request be deferred to the Treasurer and considered during the 2024 budget deliberations. *Carried.*

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

2023-195 Councillor Gray – Councillor Meyer

By-Law 2023-16 – 6203 Fansher Rezoning

That By-law 2023-16, being a By-law to Amend Zoning By-Law 54-2014, be taken as read a first, second and third time, and finally passed this 2nd day of October, 2023. *Carried.*

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

2023-196 Councillor Meyer – Councillor LeBoeuf

By-Law 2023-17 Agreement w/ ON Re: RED Program

That By-law 2023-17, being a By-law to Enter into Agreement with His Majesty the King in Right of Ontario as represented by the Minister of Agriculture, Food, and Rural Affairs (the “Province”) for the purpose of Rural Economic Development Program, be taken as read a first, second and third time, and finally passed this 2nd day of October, 2023. *Carried.*

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

2023-197 Councillor LeBoeuf – Councillor Gray

Adjournment

That this Regular Session of Council be hereby adjourned at the hour of 6:54 pm, to meet again on October 16, 2023 @ 6:30 pm (Regular Meeting), or at the call of the Chair. *Carried.*

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

Mayor

Administrator-Clerk