



The Corporation of the Township of Dawn-Euphemia

**- M I N U T E S -**

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

Chairman: A. Broad

Committee Members: A. Gray  
P. LeBoeuf  
J. Meyer

Absent: M. McGuire

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

Public Present: Dale Sayers, Applicant

---

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

**Disclosure of Pecuniary Interest**

No pecuniary interests were disclosed.

**2024-04 Moved by Ann Gray - Seconded by Jason Meyer**

That the minutes of the February 20, 2024 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, Feb 20, 2024

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

**Public Meeting: Consent Application B003-24**  
**6:20 pm – 6:30 pm** Applicants: Dale & Marilyn Sayers

Chairman Broad called the public hearing to order, to consider Consent Application B003-24 made by Dale and Marilyn Sayers seeking consent to sever 16 hectares (40 acres), known as Con 4 S Pt Lot 13 SE ½; Lot 13, and retain 40.5 hectares (100 acres), known as Con 4 E Pt Lot 12 E ½ Lot; 12 EX RP 25R415 Part 4, with the 16 hectare parcel subsequently merging with the parcel to the north, known as Con 4 Pt Lot 13 Pt Lot 14 NE; ¼ Lot 13 S Pt E ½ Lot 14.

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 May 7, 2024, from Ezio Nadalin, County Planner

(b) Comment received May 7, 2024 from St. Clair Region Conservation Authority

The Secretary-Treasurer confirmed that no comments had been received from the public, the Dawn-Euphemia Fire Chief, Public Works Superintendent, or Lambton County Public Works Department, 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:

**2024-05 Moved by Jason Meyer – Seconded by Paul LeBoeuf**

Decision B003-24

That consent application made by Dale & Marilyn Sayers requesting a severance of a 40 acre (16 hectares) agricultural farmland lot known as Con 4 S Pt Lot 13 Pt SE ¼; Lot 13 that unintentionally merged with the 100 acres (40.5 hectares) known as Con 4 E Pt Lot 12 E ½ Lot; 12 EX RP 25R415 Part 4 (known locally as 181 Irish School Road), be APPROVED subject to the following conditions:

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

1. If applicable, 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. If applicable, that a copy of the deed and survey be submitted to the Secretary-Treasurer in a form suitable for registration.
3. The applicant is required to merge the 16-hectare (40 acre) severed parcel with the neighboring 26-hectare (64 acre) farm parcel to the north known as CON 4, PT LOT 13. PT LOT 14, NE ¼ LOT 13, S PT E ½ LOT 14 (known locally as 303 Irish School Road).
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 as required.
5. 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.
6. 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.*

**2024-06 Moved Paul LeBoeuf - Seconded by Ann Gray**

That the Committee of Adjustment for Consent Application B003-24 is hereby adjourned at this hour of 6:30 pm. *Carried.*

Adjournment

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

---

*Donna Clermont, Secretary-Treasurer*