



The Corporation of the Township of Dawn-Euphemia

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

Committee of Adjustment Meeting  
Monday, July 15, 2024  
6:10 pm, Dawn-Euphemia Township Office, 4591 Lambton Line

Chairman: A. Broad

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

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

Public Present: David Unsworth, Applicant  
Michael Unsworth, Agent  
Catherine Unsworth  
Sabrina Clark

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The meeting was called to order by Chairman Broad at 6:10 pm.

**Disclosure of Pecuniary Interest**

No pecuniary interests were disclosed.

**2024-07 Moved by Marc McGuire- Seconded by Ann Gray**

That the minutes of the May 21, 2024 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, May 21, 2024

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

**Public Meeting: Consent Application B004-24**  
**6:10 pm – 6:29 pm** Applicant: David Unsworth (Agent: Michael Unsworth)

Chairman Broad called the public hearing to order, to consider Consent Application B004-24 made by David Unsworth, requesting a severance of a 0.81-hectare (2.0 acres) of land with a single-family dwelling, from a 40.2-hectare (99.25 acre) farm property described as Concession 1 Part Lot 24 (known locally as 1272 Mandaumin Road), 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 July 2, 2024 from Ezio Nadalin, County Planner (including comments from St. Clair Region Conservation Authority and Dawn-Euphemia Public Works)
- b) Septic Report dated July 2, 2024 from Corrine Nauta, Manager, Building Services, County of Lambton
- c) Comment received May 31, 2024 from Greg Botting, County of Lambton Technician

The Secretary-Treasurer confirmed that no comments had been received from the public 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 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:

**2024-08 Moved by Paul LeBoeuf – Seconded by Mark McGuire**

That consent application B004-24 made by David Unsworth, requesting a severance of a 0.81-hectare (2.0 acres) of land with a single-family dwelling, from a 40.2-hectare (99.25 acre) farm property described as Concession 1 Part Lot 24 (known locally as 1272 Mandaumin Road), in the Township of Dawn-Euphemia, be approved subject to the following conditions:

Decision B004-24

| 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, clearly showing the proposed lot and associated utility easements contained therein.
2. That a permanent easement be obtained on the retained parcel, in order to permit continued access to the waterline and hydro-electrical services by the severed lot.
3. That a Zoning Amendment be obtained to prohibit a dwelling on the retained farm property and to prohibit the continued and/or future housing of livestock in the existing barn. No existing livestock facilities shall have legal non-conforming status.
4. 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.
5. That the water supply service be permanently disconnected from the home to the barn, such that each lot has independent water services and proof provided to the satisfaction of the Township.
6. That the hydro-electrical service to the home and barn obtain independent meter services and proof provided to the satisfaction of the Township.
7. 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, being Lambton County. The Township of Dawn-Euphemia recommends individual but conjoined driveways along the adjoining lot line, with an extension to the existing culvert to allow for a double-wide entrance spanning both frontages.

8. That the septic system location be included on the survey (plotted on a copy by the owner) and a copy provided to the County of Lambton Building Services Department for the property files
9. That the fee for the 911 address sign be paid and that the sign be placed on the severed parcel.
10. 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.
11. 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.*

**Public Meeting: Consent Application B005-24**  
**6:30 pm – 6:33 pm** Applicant: David Unsworth (Agent: Michael Unsworth)

Chairman Broad called the public hearing to order, to consider Consent Application B005-24 made by David Unsworth, requesting a severance in favour of a permanent easement in order to recognize continued access to the waterline and hydro-electrical services on the lands described as Concession 1 Part Lot 24, 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 July 2, 2024 from Ezio Nadalin, County Planner (including comments from Dawn-Euphemia Public Works)

The Secretary-Treasurer confirmed that no comments had been received from the public, St. Clair Region Conservation Authority, the Dawn-Euphemia Fire Chief, 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:

**2024-09 Moved by Ann Gray – Seconded by Jason Meyer**

Decision B005-24

That consent application B005-25 made by David Unsworth, requesting a severance in favour of a permanent easement in order to recognize continued access to the waterline and hydro-electrical services on the lands described as Concession 1 Part Lot 24, in the Township of Dawn-Euphemia, be approved 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 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 the permanent easement be registered on title, on both the severed and retained parcels, in order to recognize the continued access to the waterline and hydro-electrical services.
3. 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.*

The Mayor advised the public of the appeal process.

**2024-10 Moved by Paul LeBoeuf- Seconded by Ann Gray**

Adjournment

That the Committee of Adjustment for Consent Applications B004-24 and B005-24 is hereby adjourned at this hour of 6:33 pm. *Carried.*

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

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*Donna Clermont, Secretary-Treasurer*