



The Corporation of the Township of Dawn-Euphemia

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

Committee of Adjustment Meeting  
Tuesday, September 16, 2024  
6:20 pm, Dawn-Euphemia Township Office, 4591 Lambton Line

Chairman: A. Broad

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

Absent: J. Meyer

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

Public Present: Roger Buurma, Agent  
Heather Wright, The Independent (via zoom)

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

**Disclosure of Pecuniary Interest**

No pecuniary interests were disclosed.

**2024-16 Moved by Paul LeBoeuf - Seconded by Mark McGuire**

That the minutes of the August 6, 2024 Committee of Adjustment meeting be adopted. *Carried.*

Minutes, Aug 6, 2024

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

**Public Meeting: Consent Application B008-24**  
**6:20 pm – 6:28 pm** Applicant: Konzelmann Farms Inc & Daniel Konzelmann  
(Agent: Roger Buurma)

Chairman Broad called the public hearing to order, to consider Consent Application B008-24 made by Konzelmann Farms Inc and Daniel Konzelmann, requesting a severance of a 0.4 hectare (1 acre) of land from a farm parcel described as Con 7, Pt Lot 31, RP 25R10512 Parts 1 and 2 (known locally as 4478 Edys Mills Line), to subsequently merge with the vacant lot described as Concession 7 Part Lot 31 RP 25R11150 Part 1, 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 August 26, 2024 from Ezio Nadalin, County Planner
- b) Septic report dated August 17, 2024, from Corrine Nauta, County Building Services

- c) Comment received August 22, 2024 from St. Clair Region Conservation Authority
- d) Comment received August 15, 2024 from Greg Botting, Lambton County Public Works Technician
- e) Comment received August 15, 2024 from Enbridge Gas Inc.

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:

**2024-17 Moved by Paul LeBoeuf – Seconded by Ann Gray**

That consent application made by Konzelmann Farms Inc and Daniel Konzelmann requesting a severance of a 1.0 acre (0.4 hectares) parcel from lands described as Concession 7, Part Lot 31, RP 25R10512, Parts 1 & 2, (known locally as 4478 Edys Mills Line) to be merged with the vacant lot described as Concession 7 Part Lot 31 RP 25R11150 Part 1 be approved subject to the following conditions:

Decision B008-24

Recorded Vote	
Vote	
Y	A. Broad
Y	A. Gray
Y	P. LeBoeuf
Y	M. McGuire
-	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 in a form suitable for registration. This should be done for the rural residential severance (B008/24).
2. That the provisional approval be granted as a stipulated consent as a lot addition such that the severed parcel is merged with the adjacent property, described as Oil Heritage Road, DAWN CONC. 7, PT. LOT 31, RP 25R11150, PART 1, and is registered in the same name and interest as per Section 50(3) of the Ontario Planning Act.
3. 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.
4. That the fee for the 911 address sign be paid and that the sign be placed on the residential 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, being County of Lambton Roads Department.
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 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.

**2024-18 Moved by Ann Gray - Seconded by Paul LeBoeuf**

That the Committee of Adjustment for Consent Application B008-24 is hereby adjourned at this hour of 6:28 pm. *Carried.*

Adjournment

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

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*Donna Clermont, Secretary-Treasurer*