



The Corporation of the Township of Dawn-Euphemia

- A G E N D A -

Monday, March 3, 2025 – 6:30 pm

REGULAR MEETING OF COUNCIL

Municipal Office, 4591 Lambton Line

Be advised that Council Meetings are being recorded and live streamed. If you wish to attend via zoom, please contact the Clerk for an invitation. Comments and opinions expressed by individual Council Members, guests and the general public are their own, and do not necessarily represent those of the Dawn-Euphemia Council. The official record of the Council Meeting shall consist solely of the Minutes approved by Council.

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1. **CALL TO ORDER**
 2. **DISCLOSURE OF PECUNIARY INTEREST**
 3. **DELEGATIONS**
 4. **ADOPTION OF MINUTES**
 - a) Minutes of Regular Council Meeting of February 18, 2025
 5. **BUSINESS ARISING FROM MINUTES**
 6. **PLANNING/DRAINAGE/PROPERTY**
 - a) **6:30 pm, Public Meeting – Zoning Amendment ZA001-25**
1838107 Ontario Ltd (D. Buurma), Agent: Kyrstin Raymond, 1842 Mandaumin Road
 - i. Notice of Public Meeting, mailed February 7, 2025
 - ii. Application for Zoning Amendment
 - iii. Planner's Report, dated February 19, 2025
 - iv. By-Law 2025-05, being a by-law to amend Zoning By-Law 2014-54
 7. **REPORTS**
 - a) Report from the Public Works Superintendent Re: 2025 Maintenance Gravel
 - b) Report from the Public Works Superintendent Re: Grader Tender
 - c) Report from the Administrator-Clerk Re: Activity Report for January & February
 8. **CORRESPONDENCE**

Information Only

 - a) Municipal Class Environmental Assessment Schedule "C" for the Courtright Wastewater Treatment Plant (WWTP) Notice of Study Completion, received from the Township of St. Clair
 - b) Plumbing Permits, January 2025
 - c) Building Permits, January 2025
 9. **OTHER BUSINESS**
 - a) Accounts
 10. **BY-LAW**
 - a) By-Law 2024-04, being a by-law to appoint and enter into agreement with Aird & Berlis LLP, for the provision of Integrity Commissioner services, and repeal By-Law 2023-01
 11. **CLOSED SESSION**
 12. **ADJOURNMENT:** **Next Meeting of Council**
Regular Council Meeting – Monday, March 17, 2025 @ 6:30 pm

The Corporation of the Township of Dawn-Euphemia

4a

RESOLUTION – REGULAR MEETING

Date: March 3, 2025

Moved by:	Seconded by:	Recorded Vote:	
		Order	Vote
<input type="checkbox"/> A. Broad	<input type="checkbox"/> A. Broad	_____	_____ A. Broad
<input type="checkbox"/> A. Gray	<input type="checkbox"/> A. Gray	_____	_____ A. Gray
<input type="checkbox"/> P. LeBoeuf	<input type="checkbox"/> P. LeBoeuf	_____	_____ P. LeBoeuf
<input type="checkbox"/> M. McGuire	<input type="checkbox"/> M. McGuire	_____	_____ M. McGuire
<input type="checkbox"/> J. Meyer	<input type="checkbox"/> J. Meyer	_____	_____ J. Meyer

That the Minutes of the Regular Council Meeting of February 18, 2025, be adopted. *Carried.*



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Regular Council Meeting
Tuesday, February 18, 2025
6:30 pm, Municipal Office, 4591 Lambton Line

Present: Mayor: A. Broad
Councillors: A. Gray
P. LeBoeuf
M. McGuire
J. Meyer

Staff Present: D. Clermont, Administrator-Clerk
P. Dalton, Public Works Superintendent
M. Seguin, Treasurer (left at 6:55pm)

Disclosures: None

Delegation: Andrew Meyer, General Manager, & Darlene Coke, Manager, Cultural Services Division, County of Lambton
6:30 pm – 6:45 pm Re: Presentation of the Library Services Report

Andrew Meyer, General Manager, and Darlene Coke, Manager, from Lambton County Cultural Services Division presented a report prepared regarding library services in Dawn-Euphemia. Circulation of items and use of the Shetland branch has decreased significantly in the last decade, and the existing facility is unable to meet provincial accessibility mandates. The Florence Library sees much more frequent usage and is an accessible building. The Cultural Services Division proposes to end library services in Shetland, and to enhance the services available at the Florence branch. After discussion, the following resolution was passed:

2025-23 Councillor McGuire – Councillor Meyer

That Council accepts the report dated February 19, 2025, from Lambton County Re: Library Services that outlines the deficiencies, low circulation and accessibility issues related to Shetland Library; and is in agreement with the County of Lambton to close the Shetland Library at a mutually agreed upon date and time and to communicate the closure to all affected stake holders; and to collaborate with the County of Lambton to further enhance the service delivery at Florence Library including increasing the hours of operation from 12 hours to 24 hours per week, consisting of a range of morning, afternoon, evening, and weekend service; and that Council further requests the County of Lambton to transfer ownership of the existing communications tower to the Township. *Carried.*

Shetland Library

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

2025-24 Councillor LeBoeuf – Councillor Gray

That the minutes of the February 3, 2025 Regular Council Meeting be adopted. *Carried.*

Minutes – Feb 3, 2025

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

2025-25 Councillor Gray – Councillor Meyer
That Council acknowledge receipt of the minutes of the Fire Committee of Brooke-Alvinston Meeting of August 27, 2024. *Carried.*

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

2025-26 Councillor Meyer – Councillor McGuire
That Council accept the report dated February 18, 2025 from the Treasurer Re: Tax and Utility eBilling Report, and further that staff proceed with implementation for 2026. *Carried.*

Tax & Utility eBilling

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

2025-27 Councillor LeBoeuf – Councillor Gray
That Council accept the report dated February 18, 2025 from the Treasurer Re: Hydro One 2025 Energizing Life Community Fund, and that Council direct staff to apply for the 2025 Energizing Life Community Fund to replace the Rutherford Park gazebo. *Carried.*

Energizing Life Community Fund

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

2025-28 Councillor Gray – Councillor LeBoeuf
That Council accept the letter dated January 27, 2025, received from the Lambton County Historical Society Re: Request for Support and Meeting Location; and that Council grant permission to the Lambton County Historical Society to use the Dawn-Euphemia Fire Hall as the meeting location for the Annual Meeting scheduled for May 22, 2025. *Carried.*

LCHS Meeting

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

2025-29 Councillor McGuire – Councillor Gray
That the Mayor attend the Lambton County Municipal Association Banquet to be held March 20, 2025, at the East Lambton Community Complex in Watford, ON at a cost of \$30 per attendee. *Carried.*

LCMA Banquet 2025

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

2025-30 Councillor Meyer – Councillor LeBoeuf
That By-law 2025-03, being a by-law to authorize Vote-By-Mail for the 2026 Municipal Election and the entering into an agreement with Canada Post to provide Vote-By-Mail Services and Repeal By-Law 2021-09. *Carried.*

By-Law 2025-03

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

2025-31 Councillor LeBoeuf – Councillor Gray
That this Regular Session of Council be hereby adjourned at the hour of 7:06 pm, to meet again on March 3, 2025 @ 6:30 pm (Regular Meeting), or at the call of the Chair. *Carried.*

Adjournment

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

The Corporation of the Township of Dawn-Euphemia



RESOLUTION – REGULAR MEETING

Date: March 3, 2025

Moved by:	Seconded by:	Recorded Vote:	
		Order	Vote
<input type="checkbox"/> A. Broad	<input type="checkbox"/> A. Broad	_____	_____ A. Broad
<input type="checkbox"/> A. Gray	<input type="checkbox"/> A. Gray	_____	_____ A. Gray
<input type="checkbox"/> P. LeBoeuf	<input type="checkbox"/> P. LeBoeuf	_____	_____ P. LeBoeuf
<input type="checkbox"/> M. McGuire	<input type="checkbox"/> M. McGuire	_____	_____ M. McGuire
<input type="checkbox"/> J. Meyer	<input type="checkbox"/> J. Meyer	_____	_____ J. Meyer

That the Township of Dawn-Euphemia Council hereby accepts Rezoning Application ZA001-25, from 1838107 Ontario Limited (D. Burma) which proposes to amend the Township of Dawn-Euphemia Comprehensive Zoning By-Law #54-2014, by rezoning the retained parcel on Concession 1 Part Lot 31 from “Agricultural 1 (A1)” to Agricultural – No Farm Dwelling (A-NFD) as a condition of severance for a surplus farm dwelling; And further that Council approves the Planning Report dated February 19, 2025, from Ezio Nadalin, County Planner. Carried.



**THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA
NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Township of Dawn-Euphemia will hold a Public Meeting on March 3, at 6:30 p.m. at the Dawn-Euphemia Township Council Chambers, 4591 Lambton Line, to consider an application for a Zoning By-law amendment submitted by 1838107 Ont. Ltd. / D. Buurma (Agent: Kyrstin Raymond) under Section 34 of the Planning Act, R.S.O. 1990, as amended.

THE PROPOSED ZONING BY-LAW AMENDMENT APPLICATION proposes to amend the Township of Dawn-Euphemia Comprehensive Zoning By-Law 54 of 2014 as it applies to lands described as Dawn Concession 1, Part Lot 31, Dawn-Euphemia Township (1842 Mandaumin Road).

CONSENT APPLICATION B-001/25 has also been submitted to sever 0.8 hectares (2 acres) from the present +/- 40-hectare (99.2 acre) farm.

The approval of Consent Application **B-001/25** includes a provisional consent condition that require the applicants to obtain the proposed re-zoning that will change the zoning of the retained land from "Agricultural 1 (A1) Zone" to the No Farm Dwelling (A-NFD) Zone."

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Zoning By-law Amendment.

WRITTEN SUBMISSIONS in respect of the proposed Zoning By-law Amendment can be made to the Administrator - Clerk of the Township of Dawn-Euphemia.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the Township of Dawn-Euphemia before the by-law is passed; the person or public body is not entitled to appeal the decision of the Township of Dawn-Euphemia to the Ontario Land Tribunal (OLT).

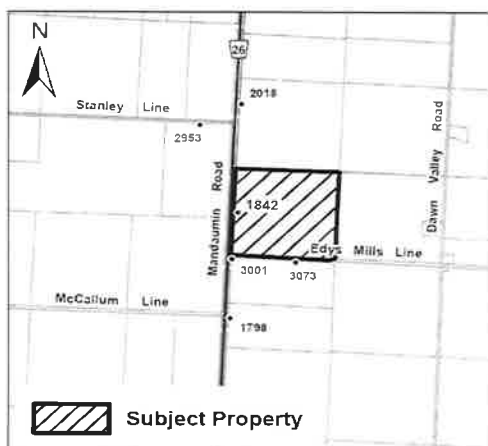
IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the Township of Dawn-Euphemia before the by-law is passed, the person or public body may not be added to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of Dawn-Euphemia on the proposed Zoning By-law Amendment, you must make a written request to the official and address noted below.

ADDITIONAL INFORMATION relating to the proposed amendment, including information about preserving your appeal rights, will be available for public inspection during regular office hours at the Municipal Office at 4591 Lambton Line, or by contacting the Official listed below.

THE KEY MAP shows more particularly the lands affected.

DATED at the Township of Dawn-Euphemia this 7th day of February, 2025.



Donna Clermont
Administrator-Clerk
Township of Dawn-Euphemia
4591 Lambton Line, RR 4
Dresden, ON N0P 1M0
Telephone: 519-692-5148
Fax: 519-692-5511
Email: clerk@dawneuphemia.on.ca

**TOWNSHIP OF DAWN-EUPHEMIA
APPLICATION FOR AMENDMENT TO
ZONING BY-LAW # 54 OF 2014**

Planning Act, R.S.O. 1990, c. P.13, s. 34(10); 1996, c. 4, s 20(5)
O. Reg. 199/96, Schedule



FILE NO. Z.A.001-25

NAME OF OWNER David Bourma (1838167 Ontario LTD)	NAME OF AGENT (if the applicant is an agent authorized by the owner) Kirstin Raymond
ADDRESS	ADDRESS
EMAIL	EMAIL
TELEPHONE	TELEPHONE

NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)	NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)
ADDRESS	ADDRESS

OFFICIAL PLAN - current designation Agricultural + Significant Woodlot	ZONING - current zone A1 - Agriculture + EP - WD
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DIMENSIONS OF SUBJECT LAND:
Frontage: 11730 ft Depth: 2115.85 ft Area: .94,05 Ac.

REZONING - Nature and extent of rezoning requested:
Rezoned retained portion to A-NFD Agricultural - No Farm Dwelling.

Attach additional page if necessary

DATE - Subject land was acquired by current owner on: April 2024

LEGAL DESCRIPTION of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number, municipal address, and assessment roll number, if known)
Dawn Con 1 Pt Lot 31. Roll: 3806 006040 01500
1842 Mardaumin, Dawn Township.

Note: See page 4 for details of sketch required.

ACCESS - Access to the subject land will be by:

Provincial highway Municipal Road - seasonal County Road
 Municipal Road - year round Right-of-way Private Road
 Water Other public road (specify).....

ii(00)

WATER ACCESS - Where access to the subject land is by water only:

Docking facilities (specify)..... Parking facilities (specify).....
 distance from subject land..... distance from subject land
 distance from nearest public road..... distance from nearest public road.....

EXISTING USES of the subject land:	LENGTH OF TIME the existing uses of the subject land have continued:
agricultural	unknown

EXISTING BUILDINGS - STRUCTURES - Where there are any buildings or structures on the subject land, indicate for each:

TYPE - Front lot line setback Height in metres:
 DATE CONSTRUCTED..... Rear lot line setback: Dimensions:
 Side lot line setback: Floor Area:
 Side lot line setback: *see diagram*

TYPE - Front lot line setback Height in metres:
 DATE CONSTRUCTED..... Rear lot line setback: Dimensions:
 Side lot line setback: Floor Area:
 Side lot line setback: *attach additional page if necessary*

PROPOSED USES of the subject land

agricultural

PROPOSED BUILDINGS - STRUCTURES - Where any buildings or structure are proposed to be built on subject land, indicate for each:

~~TYPE - Front lot line setback: Height in metres:
 DATE CONSTRUCTED..... Rear lot line setback: Dimensions:
 Side lot line setback: Floor Area:
 Side lot line setback:
 TYPE - Front lot line setback: Height in metres:
 DATE CONSTRUCTED..... Rear lot line setback: Dimensions:
 Side lot line setback: Floor Area:
 Side lot line setback: *attach additional page if necessary*~~

WATER is provided to the subject land by:

Publicly-owned/operated piped water system Lake or other water body
 Publicly-owned/operated individual well Privately owned and operated communal well
 Private well Other means (specify).....

SEWAGE DISPOSAL is provided to the subject land by:

Publicly owned/operated sanitary sewage system Public communal septic system
 Privately owned/operated individual septic system Privy
 Privately owned/operated communal septic system Other means (specify).....

STORM DRAINAGE is provided to the subject land by:

Sewers Ditches Swales Other means (specify).....

OTHER APPLICATIONS - if known, indicate if the subject land is the subject of an application under the Planning Act for:

official plan amendment File #..... Status.....

approval of a plan of subdivision (under section 51) File #..... Status.....

severance (under section 53) File # Basal-25 Status Ongoing

previous rezoning application (under section 34) File #..... Status.....

AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize Kyrstin Raymond to be the applicant in the submission of this application.

.....
Signature of Owner

.....
Signature of Owner

.....
Signature of Witness

Dec 10, 2024
Date

DECLARATION OF APPLICANT

I, 1839107 On Ltd (David Baum) of the Township of of
(name of applicant) (eg. city, town, Village, Township)

Warwick in the County of Lambton
(name of local municipality)

solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the Township of Dawn-Euphemia in the County of Lambton this 10 day of December 2024.

.....
Signature of Applicant

[Signature]
Agent

.....
Signature of Commissioner, etc.
Brooklyn Stam, Deputy Clerk
Commissioner for the
Township of Dawn-Euphemia
Province of Ontario

PLANS REQUIRED
IT WILL BE NECESSARY TO SUBMIT PRELIMINARY SITE PLANS
FOR THE DEVELOPMENT AT THE TIME OF THE FILING OF THIS APPLICATION

Minimum requirements will be a sketch showing the following

1. The boundaries and dimensions of the subject land.
2. The locations, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
3. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
4. The current uses on land that is adjacent to the subject land.
5. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.
6. Off-street parking, and loading (if required) and access thereto, including the dimension of the spaces and aisles.
7. The location and nature of any easement or rights of way affecting the subject land.
8. Scale of site plan (metric preferred) and north arrow.

FOR OFFICE USE ONLY

Application # : Date of Submission:.....

Checked by:..... Date of Acceptance:.....

Official Plan Policies:.....

.....

Existing Zoning:..... Proposed Zoning:.....

Pertinent restrictions and remarks:.....

.....

Connected Services: Water [] Sanitary Sewer [] Storm Sewer []

.....

EST 01
CON 1

2,115.85 ft

A-NFD

923.71 ft

400.77 ft

Area: 94.04 ac
Perimeter: 8,964.59 ft

LOT 31
CON 1

1,965.05 ft

226.06 ft

228.31 ft



Area: 2.08 ac
Perimeter: 1,262.02 ft

410.82 ft

807.00 ft

1,984.36 ft



	PLANNING AND DEVELOPMENT SERVICES REPORT	
REPORT TO:	TOWNSHIP OF DAWN EUPHEMIA COMMITTEE OF ADJUSTMENT	
PREPARED BY: (COUNTY)	Ezio Nadalin, Planner	
REPORT DATE:	February 19, 2025	
MEETING DATE:	March 3, 2025	
IN CAMERA:	Open Session	
SUBJECT:	Agenda Item: B-001/25 and Z001/25 Consents to Sever: 1842 Mandaumin Road DAWN CON 1, PT LOT 31 Owner: 1838107 Ont. Ltd. / D. Buurma Agent: Kyrstin Raymond	

SITE PHOTO



EXECUTIVE SUMMARY:

With regards to Application **B001/25**, the owner of 1842 Mandaumin Road is seeking consent to **sever** 0.81 hectares (2.0 acres) of land containing a single-family dwelling and a detached garage, from a 40-hectare (99.2 acre) farm property. The **retained** property, which presently has no buildings (note: the two barns have been removed) and has a proposed area of +/- 39.3 hectares (97.2 acres). This application is surplus farm dwelling severance application resulting from a farm consolidation.



With regards to **Z001/25** the corresponding Zoning By-law Amendment would ensure the proposed re-zoning of the **retained** parcel from **Agricultural – 1 (A1)** to **Agricultural – No Farm Dwelling (A-NFD)**. The re-zoning would comply with the current Provincial Policy Statement and Township of Dawn-Euphemia Official Plan requirements.

BACKGROUND/SITE CONTEXT:

The site is located within an agricultural area and fronts onto Mandaumin Road. The severed parcel would keep the single-detached dwelling and detached garage. The retained parcel is vacant agricultural land. Surrounding properties in the area contain single-detached dwellings with associated agricultural operations.

As will notice in **Diagram 1, 2 and 3**, the current property includes a long laneway which stretches to the back of the property. This laneway and the associated facility are part of a **registered easement in favour of Enbridge Gas** (formerly Union Gas) as clearly shown in **Diagram 3**.

Any proposed severance of the property would require a transfer of that easement to the newly created lot to maintain legal continuity and ensure continued usage of the easement.

It should be noted that there are several similar easements and associated laneways and structures on adjacent properties, as the surrounding area is part of a large oil/gas pool that Enbridge Gas taps into.

Finally, it has also come to our attention that the subject property may contain an abandoned, possibly decommissioned, **water well**. It is our understanding that although the property is presently serviced by municipal water, there used to be “a water well that serviced the house and the barn.” To ensure that the well was properly decommissioned we have asked the present landowner to confirm that this has occurred. As a precautionary measure we recommend that an additional provisional consent condition be added.

In this case the adjacent landowner has voiced concern that if the water well is not capped properly there could be possible biosolid contamination of the water table. It should be noted that, in this case, the adjacent landowner is dependent on well water as his primary water source.

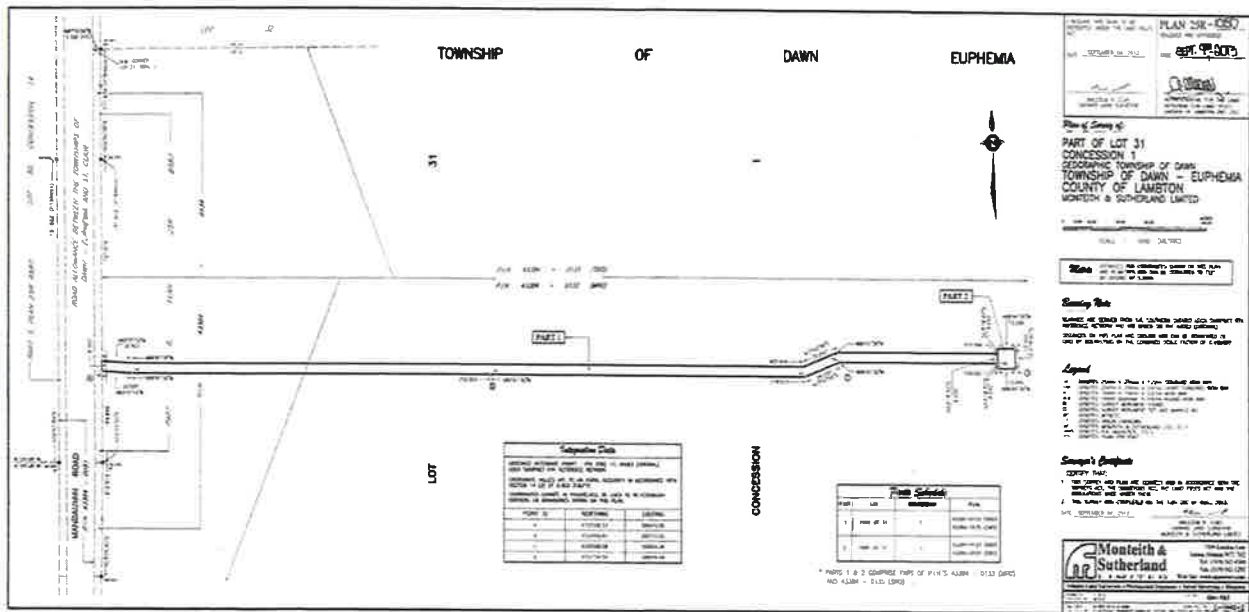
Diagram 1: Showing Proposed Parcel Severance and Easements – Macro View.



Diagram 2: Showing Proposed Parcel Severance and Easements – Micro View.



Diagram 3: Showing Existing Enbridge Registered Easement



APPLICATION REVIEW – PLANNING ACT/PROVINCIAL POLICY STATEMENT:

With regards to **B001/25** this application meets the intent and purpose of both the Ontario Planning Act and the Provincial Planning Statement (PPS).

The goal of the PPS is to promote the protection of prime agricultural areas for long-term agricultural uses and to discourage any non-agricultural uses.

Section 2.3.3 of the PPS lists the permitted uses for the prime agricultural areas which include agricultural uses, agricultural-related uses, and on-farm diversified uses. Section 2.3.3 requires the creation of new lots to comply with minimum distance separation requirements (MDS). This proposal meets MDS as there are no active livestock facilities on the property or nearby.

Section 2.3.4 of the PPS sets policies for Lot Creation in Prime Agricultural Areas. Lot creation in Prime Agricultural Areas is discouraged and may only be permitted for a surplus farm dwelling as part of a farm consolidation. This application meets Section 2.3.4 as the owner has surplus farms because of farm consolidation.

According to Section 2.3.4.1, subsection c) of the PPS, the new lot must meet the minimum size requirements to accommodate the use, appropriate sewage and water services, and no new residential dwelling is permitted on the remnant parcel of farmland created by the severance.

The proposed severed residential lot of 0.81 hectares (2.0 acres) meets the minimum required area of 0.8 ha (1.98 acres) for the Agricultural A1 zone as per the Township of Dawn-Euphemia Table "A" Regulations and complies with Section 2.3.4 of the PPS.

APPLICATION REVIEW – COUNTY OF LAMBTON OFFICIAL PLAN (OP):

Section 4.1 of The County of Lambton OP encourages the protection of prime agricultural lands and discourages the use of non-agricultural practices in farming areas. Section 4.2 of the OP sets out the policies for severances in the County.

Section 4.2.1 of the County OP states that severances to permit the creation of residential lots in Agricultural Areas may only be permitted if the proposed residential lot contains a residential dwelling surplus to a farming operation, if the construction of a dwelling is prohibited on the retained farm parcel and that the proposed lot is located at the required MDS 1 setbacks, whether or not already located on a separate lot from each other.

This proposal is for a surplus farm dwelling severance, where the retained parcel is proposed to be rezoned to Agricultural No Farm Dwelling (A-NFD) to prohibit the construction of a dwelling. The proposed rural residential severed lot meets the required MDS 1 setback as there are no active livestock facilities nearby. The proposal meets the requirements of Section 4.2.1 of the County OP.

Section 4.2.3, subsection f) of the County OP states that consents in the Agricultural Area may be granted to create farm parcels that are not less than 30 ha (74.13 acres). The proposed severance complies with the County OP because the proposed retained farm parcel would be +/- 39.8 hectares (98.4 acres).

APPLICATION REVIEW – TOWNSHIP OF DAWN-EUPHEMIA OFFICIAL PLAN:

The site is designated "Agricultural Area" in the Township of Dawn-Euphemia OP and permits agricultural uses of all types, sizes, and intensities as per Section 2.1 of the Dawn-Euphemia OP.

This proposal complies with all MDS 1 Setbacks as required by Section 2.9 of the Dawn-Euphemia OP as there are no active livestock facilities within 1 km of the subject property.

This proposal complies with the provisions in Section 2.17, subsection d (i) and (ii) because the surplus farm dwelling is rendered surplus because of a farm consolidation provided the proposed retained farm parcel is re-zoned to Agricultural No Farm Dwelling (**A-NFD**) to prohibit the construction of a dwelling.

APPLICATION REVIEW – ZONING BY-LAW:

The subject lands are located within the Agricultural 1 (A1) Zone in the Township of Dawn-Euphemia Zoning By-Law (ZBL), which permits agricultural uses.

“**TABLE A**” provides the zoning regulations for parcel size in the A1 Zone, which lists the minimum lot area of 0.8 ha (1.98 acres) for residential lots. As there is no minimum lot area listed for the A1 Zone for Agricultural lots in “**TABLE A**”, the Township goes by the minimum lot area listed in the County OP which is 30 ha (74.13 acres). The proposed 39.8 ha (98.4 acres) retained, and 0.81 ha (2 acre) severed parcels exceed the minimum lot area requirement in “**TABLE A**”.

As a condition of Consent approval(s) a Zoning By-law Amendment (ZBA) should be included to comply with the PPS and local Planning document policies.

DRAFT ZONING BY-LAW AMENDMENT:

With respect to the proposed Zoning By-Law amendment, staff has prepared the attached draft by-law. The amendment only affects the farm portion of the property which is currently zoned "Agriculture-1 (A1)."

The **severed** lot will remain within standard **A-1** zone.

The retained lot, it will be re-zoned to the "Agriculture-No Farm Dwelling (**A-NFD**)" Zone. The **A-NFD** Zone would apply the standard A-1 zone standards to the created parcel with the exception that a dwelling is a prohibited use in perpetuity.

The proposed re-zoning would comply with the current Provincial Policy Statement and Township of Dawn-Euphemia Official Plan requirements.

CONCLUSION:

Planning staff supports approval of the above noted applications as each application is consistent with the applicable policies and regulations and Planning Act requirements as noted above.

RECOMMENDATION(S):

That the Township of Dawn-Euphemia Committee of Adjustment **APPROVE** Consent Applications **B001/25** subject to the following conditions:

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 parcel severance (**B001/25**). The deed should include the Enbridge Gas easement (Part 1 of 25R-10150) as part of any registered plan.

2. That the landowner provides proof of water well decommissioning on the subject property to the satisfaction of the Municipality.
3. That a zZoning By-Law Amendment to the **A-NFD** zone be obtained to prohibit a dwelling on the retained farm in perpetuity.
4. That both the retained land and the severed lots have adequate access to the road to allowance subject the approval of the appropriate road authority. The driveway entrance to both the retained and severed parcels has adequate access to the County Road allowance.
5. That the septic system be partially uncovered to confirm the component location, size and condition.
6. That a site inspection be conducted to confirm location of the septic system and to ensure that sewage/effluent is not being emitted or discharged onto the surface and that it is wholly contained within the newly created parcel. In the event the septic system is not compliant, a new Part 8 system will be required to be installed.
7. That the septic system location be included on the survey (plotted on a copy by owner) and a copy provided to the Country of Lambton Development Services Department for the property files.
8. 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 endeavor 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.*

DEPARTMENT AND AGENCY COMMENTS:

<p><u>County of Lambton Development Services Department</u></p>	<p>The proposed severed and retained lot sizes meet the 'Reasonable Use' guidelines set by the Ministry of the Environment which requires a minimum lot size of 2 acres when created in underlying clay soils.</p> <p>The property municipally known as 1842 Mandaumin Road does not have any septic records available for consideration. A property</p>
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	<p>diagram was submitted regarding the existing septic system, but there are no official records for the system and there was pertinent information missing to confirm septic system compliance, which includes a site inspection when the weather is supportive.</p> <p>Septic effluent cannot be discharged into field tiles or drainage ditches. This process is no longer permitted or acceptable. If the septic system is not operating properly, it may be necessary to install an acceptable Part 8 septic system. This requirement has been set out by the County-Wide Septic Policy on all Planning Applications.</p> <p>This Department is not implying that the septic system on the lot is not operating in an efficient manner, but since there are no official records available, we must be conscientious in ensuring the septic system performance level is adequate and operating wholly contained within the lot boundaries with no negative impact to the environment.</p> <p>At this time, this Department can support the above noted application, provided the following conditions are imposed:</p> <ol style="list-style-type: none"> 1. That the septic system be partially uncovered to confirm the component location, size and condition. 2. That a site inspection be conducted to confirm location of the septic system and to ensure that sewage/effluent is not being emitted or discharged onto the surface and that it is wholly contained within the newly created parcel. In the event the septic system is not compliant, a new Part 8 system will be required to be installed. 3. That the septic system location be included on the survey (plotted on a copy by owner) and a copy provided to this Department for the property files.
<p><u>St. Clair Region Conservation Authority</u></p>	<p>There are no concerns with this application as presented.</p>

<p>County of Lambton Public Works Department</p>	<p>The County has reviewed the above noted application and has the following comments in relation to the proposed severance.</p> <p>Any alterations to the existing entrance of the proposed severed residential lot, as a result of the severance, shall require an Entrance Permit from this office. Additionally, any access modifications required for operation of the retained agricultural lands, as a result of this severance, shall also require an Entrance Permit from this office.</p> <p>As it relates to potential future impacts to the County roadway, Public Works recognizes that a provisional consent condition requiring the passing of a zoning by-law amendment shall be applied. This shall ensure the retained agricultural land will not have an option for a future farm dwelling. (I.e., providing for an A-NFD designation) Should this be incorrect, the Committee of Adjustment can inform Jamie Botting, A.Sc.T / Development and Transportation Coordinator.</p>
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The Corporation of the Township of Dawn-Euphemia



RESOLUTION – REGULAR MEETING

Date: March 3, 2025

Moved by:	Seconded by:	Recorded Vote:		
		Order	Vote	
<input type="checkbox"/> A. Broad	<input type="checkbox"/> A. Broad	_____	_____	A. Broad
<input type="checkbox"/> A. Gray	<input type="checkbox"/> A. Gray	_____	_____	A. Gray
<input type="checkbox"/> P. LeBoeuf	<input type="checkbox"/> P. LeBoeuf	_____	_____	P. LeBoeuf
<input type="checkbox"/> M. McGuire	<input type="checkbox"/> M. McGuire	_____	_____	M. McGuire
<input type="checkbox"/> J. Meyer	<input type="checkbox"/> J. Meyer	_____	_____	J. Meyer

That By-law 2025-05, being a by-law to amend Zoning By-Law 2014-54, be taken as read a first, second and third time, and finally passed this 3rd day of March, 2025. *Carried*



**The Corporation of the
Township of Dawn-Euphemia
Zoning By-Law 05 of 2025**

(Being a By-law to Amend By-law 54 of 2014)

Whereas the Council of the Corporation of the Township of Dawn-Euphemia passed a comprehensive Zoning By-law 54 of 2014 on the 24th day of November, 2014;

And whereas Section 34 (10) of the Planning Act, R.S.O. 1990, allows the Council of the Corporation of the Township of Dawn-Euphemia to amend the said By-law;

And whereas the Council of the Corporation of the Township of Dawn-Euphemia deems it desirable to amend the said By-law;

Now therefore, the Council of the Corporation of the Township of Dawn-Euphemia enacts as follows:

1. Schedule "A-1", attached, is hereby declared to form part of this By-law.
2. Schedule "A" to By-law 54 of 2014 is hereby amended by changing the zone symbol that applies to those lands indicated on Schedule "A-1" to this By-law from the "Agriculture 1 (A1) Zone" to the "Agriculture-No Farm Dwelling (A-NFD) Zone."
3. This By-law shall come into force and effect pursuant to Sections 34 (21) or Section 34 (30) of the Planning Act, R.S.O. 1990.

Read a first and second time this 3rd day of March 2025.

Read a third time and finally passed this 3rd day of March 2025.

Mayor

Administrator-Clerk



**Corporation of the
Township of Dawn-Euphemia
Zoning By-Law No. 05 of 2025**

Explanatory Note

The purpose of this amending by-law is to rezone lands described as Dawn Concession 1, Part Lot 31 (1842 Mandaumin Road):

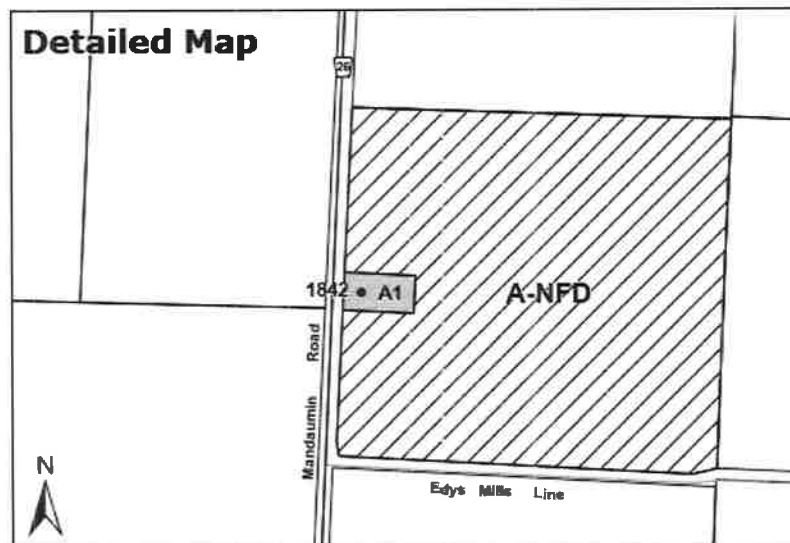
The amendment is initiated by the application of the owner concurrently with severance applications B001/25 for consent to sever a surplus farm dwelling and an associated property easement.

The retained agricultural lot would be re-zoned to the A-NFD while the severed parcel would remain within the is the same as the A1 Zone.

The zoning by-law amendment addresses a provincial policy requirement for the severance of surplus farm dwellings and as a condition of severance.

The Key Map shows more particularly the lands affected.

Township of Dawn-Euphemia
SCHEDULE "A"
to By-law No. _____
Dated this _____ Day of _____, 2025
Signed: _____
Alan Broad, Mayor
Donna Clermont, Administrator-Clerk



APPLICANT: 1838107 Ont. Ltd. (D. Buurma)
LOCATION: DAWN CON 1 PT LOT 31,
Geographic Township of Dawn
1842 Mandaumin Road, Dawn-Euphemia
File: ZA001-2025



CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA



4591 Lambton Line, RR 4, Dresden, ON N0P 1M0
Tel: 519-692-5148 Fax: 519-692-5511 Public Works: 519-692-5018
Email: roads@dawneuphemia.on.ca Website: www.dawneuphemia.ca

Meeting Date: March 3, 2025
To: Mayor Broad and Members of Council
From: Paul Dalton, Public Works Superintendent
Subject: **2025 Maintenance Gravel**

OPEN SESSION REPORT

BACKGROUND:

The Municipality needs to secure a source and an applicator for maintenance gravel in 2025. The purpose of this report is to recommend a supplier and applicator for this year.

COMMENTS:

Historically the municipality has enlisted the services of McKenzie and Henderson Ltd. of Forest to be the supplier and the applicator. This has worked extremely well in the past, as the supplier has worked with us to develop a superior gradation of material and provides more than adequate equipment and expertise to apply the material with precise spreading rates and communication amongst their drivers to permit unequalled accurate tonnage per day of application.

McKenzie and Henderson Ltd. have proposed an increase for the supply and application of aggregate as required. Costs have increased for the supply and delivery of all materials delivered to either former Township. Basically, costs have increased as much as \$3.20 per tonne, or 10.1%.

CONSULTATION:

Alan McKenzie of McKenzie and Henderson Ltd., and Dan Barriault, Southwestern Sales were consulted in preparing this report.

FINANCIAL IMPLICATIONS

McKenzie and Henderson Ltd. have provided a quote for supply and application of gravel delivered to the former Dawn Township for \$33.40 per tonne for granular "A", "M" and Dawn Blend, and \$ 32.90 per tonne for 0 - 2", for gravel delivered and applied within the former Euphemia Township for \$36.60 per tonne, for Granular "A", "M" and "Dawn Blend", and \$ 36.10 per tonne for 0 - 2". All pricing is net of any taxes, and includes the fuel surcharge as included. This increase was considered in the preparation of the Budget.

An increase per tonne, plus taxes as per the attached "Proposed Fuel Surcharge" would apply as follows:

An increase of \$0.00 per tonne if the rack price reaches \$1.30 per litre;

- An increase of \$0.25 per tonne if the rack price reaches \$1.40 per litre;
- An increase of \$0.50 per tonne if the rack price reaches \$1.50 per litre;
- An increase of \$0.75 per tonne if the rack price reaches \$1.60 per litre
- An increase of \$1.00 per tonne if the rack price reaches \$1.70 per litre.
- An increase of \$ 1.25 per tonne if the rack price reaches \$ 1.80- per litre
- An increase of \$ 1.50 per tonne if the rack price reaches \$ 1.90 per litre
- An increase of \$ 1.75 per tonne if the rack price reaches \$ 2.00 per litre
- An increase of \$ 2.00 per tonne if the rack price reaches \$ 2.25 per litre
- An increase of \$ 2.25 per tonne if the rack price reaches \$ 2.35 per litre

These increases will be accounted for when expending from the 2025 budget and any adjustments will be made to the amount purchased to remain within the budgeted limits.

STRATEGIC PLAN IMPLICATIONS:

There are no strategic plan implications.

RECOMMENDATIONS:

That Council receives the report from the Public Works Superintendent dated March 3, 2025, regarding the supply and application of maintenance gravel for 2025 from McKenzie and Henderson Ltd. for gravel delivered to the former Dawn Township for \$33.40 for Granular “A”, “M”, and “Dawn Blend”, and \$32.90 per tonne for 0 – 2”, and for gravel delivered to the former Euphemia Township for \$36.60 for Granular “A”, “M” and “Dawn Blend” and \$36.10 per tonne for 0 – 2” per tonne, plus taxes, plus any respective fuel surcharges as included in this report; And further that Council waives the requirements for a competitive process in favour of a negotiated process as the best interests of the Township would be served through negotiations for the reason that the Public Works Superintendent has worked extensively with this supplier in the past to develop a unique, durable blend of gravel that is considered to be a superior product for maintaining high quality gravel roads in the municipality, and as the supplier has the equipment and the expertise to deliver material in an expedient and efficient manner.

Attachment: Quotation from McKenzie and Henderson, dated February 20, 2025.

McKenzie & Henderson Ltd.

5996 Townsend Line, Forest, Ontario N0N 1J0

Date: Feb 20th 2025

Company: Township of Dawn Euphemia

Attention: Mr. Paul Dalton

Quotation: GC24-010

Project: Supply and Deliver Granular Material 2025 (Up to April 30 2025) – beyond that material rates to be agreed / discussed.

Dawn Township

- 0-2" and Gran A Limestone- \$ 24.00 material per metric tonne - trucking only \$ 8.90 per metric tonne
Gran A, M and Dawn Blend Dolomite- \$ 24.50 material per metric tonne - trucking only \$ 8.90 per metric tonne

Euphemia Township

- 0-2" and Gran A Limestone- \$ 24.00 material per metric tonne - trucking only \$ 12.10 per metric tonne
Gran A, M, Dawn Blend Dolomite - \$ 24.50 material per metric tonne - trucking only \$ 12.10 per metric tonne

Hopefully the above quotation is of interest to you, if you have any questions, please do not hesitate to contact me. We thank you for the opportunity to bid these works and are confident we can supply and deliver the quality products in an efficient and safe manner in coordination with yourselves.

Kind Regards,

Alan McKenzie
General Manager - McKenzie & Henderson Ltd.



Southwestern
SALES CORPORATION LIMITED

QUOTATION

Prices in effect until May 2, 2025

January 28, 2025

Alan McKenzie
McKenzie & Henderson LTD

Office: 519-828-3440
Fax: 519-828-3070

Re: Dawn-Euphemia Township Supply 2025 – 4-month pricing
Prices Effective January 1, 2025 to May 2, 2025.

Dear Alan,

Please find enclosed our prices for your above-named project from our Sombra dock facility.

Sombra Dock:

OPSS Granular A (100% Crushed Dolomite)	\$24.50 per metric tonne
Granular M (100% Crushed Dolomite)	\$24.50 per metric tonne
Dawn-Blend (100% Crushed Dolomite)	\$24.50 per metric tonne
OPSS Granular A (100% Crushed Limestone)	\$24.00 per metric tonne
Granular B Type II (100% Crushed Limestone)	\$24.00 per metric tonne

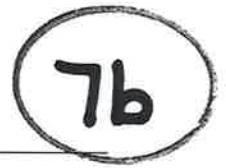
These prices include the loading and weighing of the aggregate onto your trucks at our Sombra dock location.

1. The above prices are valid for material brought in to our various dock facilities in the 2025 Construction Season only.
2. Regular season daily dock operating hours are 7am to 5pm Monday to Friday, and upon request 7am to 2pm Saturday. Winter hours are 8am to 3pm Monday to Friday, weather permitting.
3. Unfortunately, with the uncertainty of fuel escalations it may be necessary to implement a fuel surcharge. This surcharge would apply to both materials and trucking to capture unreasonable increases in delivery costs of materials via lake freighter to the docks, and delivery of materials via truck to the project.
4. Southwestern Sales will not assume responsibility for any cost due to delays in delivery or loading for reasons beyond our control such as labour disputes, accidents, breakdowns of machinery or equipment, availability of trucks, delays in material deliveries, or any other circumstances beyond our control.
5. Sampling of any aggregate for purposes of approval shall take place at Southwestern Sales' dock locations, along with a qualified Southwestern Sales representative. Samples taken at the jobsite will not be deemed representative of Southwestern Sales' materials.

Sales agents and brokers for bulk waterborne freight



THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA



4591 Lambton Line, RR # 4, Dresden, Ontario N0P 1M0
Tel: (519) 692-5148 Fax: (519) 692-5511 Public Works Department: (519) 692-5018
Email: admin@dawneuphemia.on.ca Website: www.dawneuphemia.ca

Meeting Date: March 3, 2025
To: Mayor Broad and Members of Dawn-Euphemia Township Council
From: Paul Dalton, Public Works Superintendent
Subject: Grader Tenders

OPEN SESSION REPORT

Background:

The purpose of this report is to provide Council with a recommendation regarding the purchase of a new Road Grader for the Public Works Department.

Comments : Invitations to Tender were sent to two major suppliers of Class 6 motor graders.(Cat and John Deere). Both Companies provided complete Tenders, as well as options to possibly provide an automatic lubrication system, as well as for additional warranty periods and plans.

Toromont Industries Limited was the lowest Tenderer, submitting a cost of \$ 630,550.27, taxes inclusive. The actual cost with net HST calculated is \$ 569,631.11.

Attached is also a request for proposals for options which were included with the Tender. I do not recommend purchasing the automatic lubrication system.

Subsequent to the options for Extended Warranties, I am including an e-mail from the Supplier, which is less cost for the 7-year term, as it is for 1,000 less hours in total, and includes an initiative rebate for the full 7 year term. I am recommending to include the "Premium Package" Warranty, at an extra cost of \$ 36,370.00, taxes not included, (net cost \$ 37,009.97). Total cost of machine with 7 year extended Premier Warranty is **\$ 606,641.08**. The amount is less than the amount Budgeted, which was \$ 650,000.00.

The total amount will be taken from the Reserve Account for these purposes. I had also requested that for Suppliers to provide "Lease to Own Options", which is attached, but basically, the options are based on a 6.5 % interest rate, thus, are not desirable to pursue.

Consultation: Representatives from suppliers submitting Tenders, and the Treasurer.

Financial Implications: The cost for the grader, taxes inclusive is \$ 632,550.27. The cost for the extended warranty is \$ 37,009.97, taxes. Inclusive. The net cost for the grader with extended warranty is **\$ 606,641.08**.

Recommendation:

That Council accepts low Tender from Toromont Industries Limited in the amount of \$632,550.27, including HST, for a new Cat 150 Grader, to include the 7 Year/6000 Hour Premier Warranty Package at a cost of \$ 36,370.00 plus taxes; And further that the cost of the grader come out of the Public Works Fleet Reserve.

Attachments : Tender Results, Options Page from Tender, Warranty Proposal e-mail

Grader Purchase

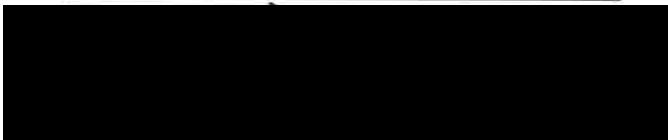
Closed February 24, 2025 at 12:00 p.m

Tender Opening – February 24, 2025

Tenderer	Total Amount
Brandt	664,440.00
Toromont Cat	632,550.27

Present for Opening:

Paul Dalton, Public Works Superintendent



**REQUEST FOR TENDER,
SUPPLY AND DELIVERY OF ONE CLASS 6 ARTICULATED MOTOR GRADER COMPLETE WITH ONE
WAY SNOW PLOW/SNOW WING TO THE TOWNSHIP OF DAWN-EUPHEMIA**

MOTOR GRADER – OPTIONS

To be priced and added separate from Grader Tender

**The Municipality reserves the right to or not to
add any or all options as listed.**

**All taxes to be added to any, or all options with
final invoice**

Automatic luber – Groeneveld Unit Or equivalent	Price
Groeneveld Twin Auto Grease System	\$ 10,770.00

EXTENDED WARRANTY INFORMATION

Year/Hours	Bumper to Bumper Warranty	Power Train ONLY Warranty
1 Year / 1000 Hours	\$ 0.00 Standard warranty is 1 yr/1000 hr bumper to bumper	\$ 0.00 Standard warranty is 1 yr/1000 hr bumper to bumper
2 Years / 2000 Hours	\$ 16,570	\$ 14,940
3 Years / 3000 Hours	\$ 18,230	\$ 15,570
4 Years / 4000 Hours	\$ 23,570	\$ 17,600
5 Years / 5000 Hours	\$ 28,340	\$ 19,390
6 Years / 6000 Hours	\$ 34,530	\$ 21,740
7 Years / 7000 Hours	\$ 44,040	\$ 24,790

Paul Dalton, Dawn-Euphemia Public Works, Superintendent

From: Daniel Kewin <[REDACTED]>
Sent: February 24, 2025 3:23 PM
To: Paul Dalton, Dawn-Euphemia Public Works, Superintendent
Subject: Toromont Cat - Warranty Options

Hello Paul,

As I mentioned on the phone, when you go with a 7 year warranty you will save \$2500 on the warranty.

- 7 year/6,000 hour Powertrain + Hydraulics + Technology extended warranty: \$28,830
- 7 year/6,000 hour Premier extended warranty: \$36,370

Please let me know if you have any questions.

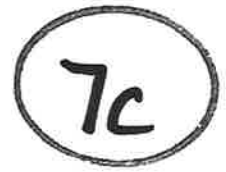
Thanks,
Dan Kewin
Machine Sales Representative



This e-mail and any attachments may be confidential or legally privileged. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Please notify us immediately by email at corpmail@toromont.com or by telephone (collect if necessary). Please delete this email and destroy any copies. Thank you for your cooperation. Toromont Industries Ltd., 3131 Highway 7 West, Concord, ON, L4K 1B7 www.toromont.com (416) 667-5511.



THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA



4591 Lambton Line, RR # 4, Dresden, ON N0P 1M0
Tel: (519) 692-5148 Fax: (519) 692-5511 Public Works Department: (519) 692-5018
Email: clerk@dawneuphemia.on.ca Website: www.dawneuphemia.ca

Meeting Date: March 3, 2025
To: Mayor Broad and Members of Dawn-Euphemia Township Council
From: Donna Clermont, Administrator-Clerk
Subject: **ACTIVITY REPORT FOR JANUARY & FEBRUARY**

OPEN SESSION REPORT

Background:

The purpose of this report is to provide Council with a brief summary of various meetings/activities for the months of January & February.

Jan 13 – The Annual 2025 License Report for Municipally-owned cemeteries was submitted to the Bereavement Authority of Ontario.

Jan 15 – I attended the 2025 Annual OPP Billing Overview and Municipal Policing Cost Recovery.

Municipal Policing Costs Overview, Base Service, Salary Rates, Multi-year Base Service-Calls for Service Cost Trends, 2025 Estimates and Reconciliations.

Jan 15 – I attended a Planning Consultation Meeting with Lambton County Planning Staff for a proposed severance.

Jan 17 – I attended the Lambton County CAO/Clerks Meeting at Lambton County. Various topics of mutual interest were discussed.

Jan 17 – The Roads Superintendent, Compliance Coordinator and I met attended a meeting in Lambton County with the Manager of Development Services including the Chief Building Official, Building Inspector and Township Planner to discuss several property violations in Dawn-Euphemia.

Jan 22 – I attended a virtual meeting with John Mascarin from Aird & Berlis to discuss the temporary transfer of Integrity Commissioner Services and to discuss potential future Integrity Commissioner Services. A report was brought to Council on February 3, 2025.

Jan 27 – The Mayor, Public Works Superintendent, Compliance Coordinator, Deputy-Clerk and I attended a meeting with Lambton County Representatives to discuss the Lambton County Library Report. A report is forthcoming to Council in February.

Jan 30 – Administration Staff participated in a free OMHRA Webinar regarding HR in the Workplace.

Jan 30 – Lambton County representatives, Public Works Superintendent and I attended a site visit regarding several planning/water/property standards violations.

Feb 6 – delivered the first virtual/remote commissioning of a document over zoom.

Feb 10 – Public Works Superintendent, Treasurer, Deputy-Treasurer and I conducted an interview for the Accounts Receivable/Receptionist Job.

Feb 11 – A complaint was received regarding burning without a permit. This property is a repeat offender and was sent an invoice for \$1,200 for a second offense and for the attendance of a Fire Department representative.

Feb 10, 18, 19 & 20 – Twelve (12) interviews were conducted for the Accounts Receivable/Receptionist position. There were 130 resumes received. The Public Works Superintendent, Deputy Treasurer, Treasurer and myself conducted the interviews. Janell Beemer from Chatham is the successful candidate and will start on March 3, 2025.

Feb 26 – The Planner, Manager of Development Services and I met with a resident regarding a potential severance and conservation easement on the Mulberry Meadows property in Florence.

PROPERTY COMPLAINTS			
Date of Complaint	Issue	Location	Result
Nov 6/23	Emergency Order – Demolition of building & subsequent clean up Property Standards Order	Florence Rd	Ongoing - Enforcement by Lambton County
Mar 19/24	Tidy Yard & Property Standards	Oakdale Rd	Ongoing - Enforcement by Lambton County - Orders Issued.
Sept 13/24	Zoning Violations	Florence Rd	Ongoing – Enforcement by Lambton County
Sept 16/24	Major renovations to house with no building, plumbing or electrical permits	Lambton Ln	Lambton County notified-Stop Work Orders issued.
Sept 17/24	Outstanding Order relating to septic permit.	Pantry School	Orders & Summons to appear in Court issued by Lambton County
Nov 12/24	Tidy Yard Violation	Dawn Mills Rd	Twp working with owner towards cleanup
MATTERS RESOLVED			
Jan 7/25	Dog running at large, no dog tags	Fansher Road	Resolved by Twp. Spoke to tenant & letter and invoice sent.
Feb 11/25	2 nd offense - burning without a permit	Oakdale Road	Invoiced \$1200 Resolved by Twp.
Feb 4/25	2 nd offense - Dogs running at Large, No tags	Fansher Road	Resolved by Twp. Phone call & letter sent.

Recommendation: Information Only



Engineering Department



St. Clair Civic Centre 1155 Emily Street, Mooretown, Ontario N0N 1M0
Phone 519-867-2021 • www.stclairtownship.ca



Municipal Class Environmental Assessment Schedule "C" ^{Township of Dawn-Euphrates}

for the Courtright Wastewater Treatment Plant (WWTP)

FEB 25 2025

Notice of Study Completion

RECEIVED

The Courtright Wastewater Treatment Plant (WWTP) is located at 1464 St. Clair Parkway, north of Courtright Line on the east side of the St. Clair Parkway in the Community of Courtright. The WWTP receives wastewater from the sanitary system, pretreated industrial wastewater. A septage facility is in place, however not in use at the time of this study. In the next three (3) years, there will be an increase in flows associated with future industrial sanitary loads within the Courtright collection area. Moreover, in the next twenty years, it is anticipated that future growth will increase the flows above the existing capacity.

The Township of St Clair (the Township) has retained Jacobs Consultancy Canada Inc. (the Consultant) to complete a Municipal Class Environmental Assessment Schedule "C" study (Class EA study) to assess the capacity and performance of the existing Courtright WWTP, identify and evaluate various alternatives, and ultimately select a preferred alternative to accommodate future industrial loads in addition to future growth within the Courtright collection area over the next twenty (20) years. Public and technical agency input has played a key role in the development of the study recommendations.

Figures 1 and 2 below show the location of the Courtright WWTP and the study area.

Figure 1



Figure 2



The Class EA study has been carried out according to the Municipal Engineers Association Municipal Class Environmental Assessment (October 2000, as amended), which is an approved Class of Environmental Assessment under the Environmental Assessment Act.



We want to hear from you

A Project File Report documenting the planning process undertaken, details of the study recommendations as well as potential impacts and mitigation measures, has been completed and is being made available for public review. Subject to the comments received following this Notice and receipt of approvals, the Township intends to proceed with construction of the recommended project as outlined in the Project File Report.


How we manage wastewater treatment systems affects you. It also affects the environment. Your feedback is an important part of the Class EA study. The Township recognizes that public consultation will be a key component of this Class EA study. Accordingly, a public consultation plan will be followed, and a set of activities will be arranged, including public information session, newspaper advertisements, postings on the Township's website and updates to Council throughout the study.

The Project File Report is now available for review on the Township's website

<https://www.stclairtownship.ca/wastewater-treatment-plan-expansion/> Appendices can be made available upon request and further information can be obtained from the project contacts identified below.

For more information

A dedicated email address has been set up for this study. To provide your comments, request more information, or if you require this notice to be provided in an alternative format as per the Accessibility for Ontarians with Disabilities Act (2005), please contact: CourtrightClassEA@jacobs.com, alternatively you can reach the Township and Consultant contacts below.



Brian Black
Director of Public Works
Township of St. Clair
1155 Emily Street
Mooretown, Ontario N0N 1M0
(519)867-2993 ext. 2252



Janice Rimmer
Project Manager
Jacobs Consultancy Canada
165 King Street west, Suite 201
Kitchener, Ontario, N2G 1A7
(705) 229-7140

In addition, a request to the Minister of the Environment Conservation and Parks for an order imposing additional conditions requiring an individual environmental assessment may be made on the grounds that the requested order may prevent, mitigate, or remedy adverse impacts on the constitutionally protected Aboriginal and Treaty Rights. Requests should include your full name and contact information.

Requests should specify what kind of order is being requested (additional conditions or individual environmental assessment), explain how an order may prevent, mitigate or remedy potential adverse impacts, and can include any supporting information.

The request should be sent in writing or by email to:

Minister of the Environment, Conservation, and Parks
Ministry of Environment, Conservation, and Parks 777
Bay Street, 5th Floor
Toronto, ON M7A 2J3
Minister.mecp@ontario.ca

Director, Environmental Assessment Branch Ministry
of Environment, Conservation, and Parks 135 St.
Clair Ave W 1st Floor
Toronto, ON M4V 1P5
EABDirector@ontario.ca





Requests should also be sent to the Township by mail or email. Please visit the Ministry's website for more information on requests for orders under Section 16 of the Environmental Assessment Act at:

<https://www.ontario.ca/page/class-environmental-assessments-part-ii-order>

All personal information included in your requests – such as name, address, telephone number, and property location – is collected, under the authority of Section 30 of the Environmental Assessment Act and is collected and maintained for the purpose of creating a record that is available to the general public. As this information is collected for the purposes of the public record, the protection of personal information provided in the Freedom of Information and Protection of Privacy Act (FIPPA) does not apply (s.37). Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential.

Please note that all corresponded will be maintained for reference throughout the project and will become part of the project record. Under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) and the Environmental Assessment Act (EAA), unless otherwise stated in the submission, any personal information such as name, address, telephone number and property location included in a submission will become part of the public record files for this project and will be released, if requested, to any person.

This notice was first issued on February 13, 2025.





The following is a summary of the Plumbing Permits issued for the Township of Dawn-Euphemia to the end of the month of January, 2025:

<u>PERMIT #</u>	<u>DESCRIPTION &/OR LOCATION</u>	<u>OWNER/CONTRACTOR</u>
PP-24-004	Mandaumin Rd, Con 1, S Pt Lot 17	



**TOWNSHIP OF DAWN-EUPHEMIA
JANUARY**

<u>PERMITS ISSUED</u>	<u>OWNER/CONTRACTOR</u>	<u>LOCATION</u>	<u>FEE</u>	<u>TYPE VALUE</u>
BP-24-020	, owner	Dawn Valley Con 1, N Pt Lot 25 EXC RP 25R506, Pt 6	2,520.00	Ind/Con 890,000 111.5 m ²
	(erect prefabricated odourant bldg.) Cont: owner Jan 31/2025 006-040-03400			
BP-24-021	owner	Dawn Valley Con 1, N Pt Lot 25 EXC RP 25R506, Pt 6	2,520.00	Ind/Con 80,250 26.6 m ²
	(erect prefabricated RTU bldg.) Cont: owner Jan 31/2025 006-040-03400			
BP-24-022	owner	Dawn Valley Con 1, N Pt Lot 25 EXC RP 25R506, Pt 6	2,520.00	Ind/Con 118,100 13.4 m ²
	(erect prefabricated gas control bldg.) Cont: owner Jan 31/2025 006-040-03400			
BP-24-027	owner	Dawn Valley Rd Con 2, W Pt Lot 25 RP25R9298, Pts 1 to 4	200.00	Ind/Dem 1,000,000
	(demolish existing odourant bldg.) Cont: owner Jan 31/2025 006-040-03400			
BP-24-029	owner	Dawn Valley Con 1, N Pt Lot 33	1,560.00	Res/Add 100,000 70 m ²
	(move existing dwelling onto new foundation) Cont: owner, Jan 30/2025 006-040-02100			



VOUCHER # 4 - 2025

03-Mar-25

INVOICES	CHEQUE RUN	CHEQUE #	TOTAL
Admin/P Wks/Fire/Drain/Water/DECC	18-Feb-25		\$ 208,022.73
Admin/P Wks/Fire/Drain/Water/DECC	19-Feb-25		\$ 35,298.23
			\$ -
		Grand total of all invoices	\$243,320.96
PAYROLL	PP # 5		
Administration	\$ 16,092.96		\$ 16,092.96
Public Works	\$ 45,009.67		\$ 45,009.67
Council	\$ 4,221.77		\$ 4,221.77
		Grand total of all Payroll	\$ 65,324.40
VOUCHER # 4 - 2025		GRAND TOTAL	\$308,645.36

GRAND TOTAL

\$308,645.36

RESOLUTION – REGULAR MEETING

Date: March 3, 2025

Moved by:	Seconded by:	Recorded Vote:		
		Order	Vote	
<input type="checkbox"/> A. Broad	<input type="checkbox"/> A. Broad	_____	_____	A. Broad
<input type="checkbox"/> A. Gray	<input type="checkbox"/> A. Gray	_____	_____	A. Gray
<input type="checkbox"/> P. LeBoeuf	<input type="checkbox"/> P. LeBoeuf	_____	_____	P. LeBoeuf
<input type="checkbox"/> M. McGuire	<input type="checkbox"/> M. McGuire	_____	_____	M. McGuire
<input type="checkbox"/> J. Meyer	<input type="checkbox"/> J. Meyer	_____	_____	J. Meyer

That By-Law 2025-04, being a By-Law to appoint and enter into agreement with Aird & Berlis LLP for the provision of Integrity Commissioner services, and to repeal By-Law 2023-01, be read as read a first, second, and third time, and finally passed this 3rd day of March, 2025. *Carried*



THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA

BY-LAW NUMBER 2025-04

Being a by-law to Appoint and Enter into Agreement with Aird & Berlis LLP, for the Provision of Integrity Commissioner Services & to Repeal By-Law 2023-01.

WHEREAS section 223.3 of the Municipal Act, 2001, S.O. 2001, c.25, authorizes the Corporation of the Township of Dawn-Euphemia (Township) to appoint an Integrity Commissioner who performs function with respect to the application of the Code of Conduct for members of Council and other procedures, rules or policies governing their ethical behavior;

WHEREAS the Corporation of the Township of Dawn-Euphemia is desirous of appointing Aird & Berlis LLP, to provide Integrity Commissioner Services;

NOW THEREFORE the Council of the Corporation of the Township of Dawn-Euphemia **ENACTS AS FOLLOWS:**

1. **THAT** Council for the Corporation of the Township of Dawn-Euphemia hereby appoints Aird & Berlis LLP to provide Integrity Commissioner Services for the Corporation of the Township of Dawn-Euphemia pursuant to S. 223.3 of the Municipal Act;
2. **THAT** the Clerk is hereby authorized and directed to execute on behalf of, and under the seal of, The Corporation of the Township of Dawn-Euphemia, any other necessary documentation associated with the Integrity Commissioner Services Agreement;
3. **THAT** By-Law 2023-01 is hereby repealed;
4. **THAT** this By-law shall come into force and take effect on the date of passing.

READ a FIRST and SECOND time this 3rd day of March, 2025.

READ a THIRD time and FINALLY PASSED this 3rd day of March, 2025.

Mayor – Alan Broad

Clerk – Donna Clermont

The Corporation of the Township of Dawn-Euphemia

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RESOLUTION – REGULAR MEETING

Date: March 3, 2025

Moved by:	Seconded by:	Recorded Vote:		
		Order	Vote	
<input type="checkbox"/> A. Broad	<input type="checkbox"/> A. Broad	_____	_____	A. Broad
<input type="checkbox"/> A. Gray	<input type="checkbox"/> A. Gray	_____	_____	A. Gray
<input type="checkbox"/> P. LeBoeuf	<input type="checkbox"/> P. LeBoeuf	_____	_____	P. LeBoeuf
<input type="checkbox"/> M. McGuire	<input type="checkbox"/> M. McGuire	_____	_____	M. McGuire
<input type="checkbox"/> J. Meyer	<input type="checkbox"/> J. Meyer	_____	_____	J. Meyer

That this Regular Meeting of Council be hereby adjourned at the hour of _____ pm, to meet again for the Regular Meeting of Council on March 17, 2025, at 6:30 pm or at the call of the Chair. *Carried.*