



The Corporation of the Township of Dawn-Euphemia

- MINUTES -

Committee of Adjustment
Monday, November 3, 2025
6:10 pm, Municipal Office, 4591 Lambton Line

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

Staff Present: D. Clermont, Administrator-Clerk
B. Poland, Deputy-Clerk

Public Present: Jeff Rowe -- Applicant
Stuart Kiar

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

Disclosure of Pecuniary Interest:

No pecuniary interests were disclosed.

2025-06 Moved by J. Meyer - Seconded by A. Gray

That the minutes of June 16, 2025, Committee of Adjustment meeting be adopted. *Carried.*

Minutes, June 16, 2025

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

Public Meeting: Consent Application B002-25
6:10 pm – 6:20 pm Applicant: 1607250 ON. Inc. (Agent Jeff Rowe)

Chairman Broad called the public hearing to order, to consider Consent Application B002-25 made by 1607250 ON. Inc. (Agent Jeff Rowe), requesting a severance of the parcel described as Concession 7, Part Lot 15, RP25R8992 Part 1, known locally as 477 Dawn Mills Road. The applicant is requesting a severance of the existing 0.83-hectare (2.04 acre) land parcel, with the intent to create three residential lots, each with a lot frontage of +/- 30.6 meters and depth of +/- 89.6 meters.

The Secretary-Treasurer confirmed that due to the postal strike, notice of this public meeting had been given by hand delivering and emailing notices 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:

- Planning report dated October 20, 2025, from Ezio Nadalin, Lambton County Planner
- Septic report dated October 13 2025, from Corrine Nauta, Lambton County Development Services
- Comment received October 9, 2025, from Melissa Deisley, St. Clair Region Conservation Authority
- Comment received September 30, 2025, from Jamie Botting, Lambton County Public Works

- e) Comment received October 21, 2025, from John Collison, Dawn-Euphemia Public Works/Drainage Superintendent
- f) Hydrogeological Assessment dated May 9, 2025, from Ian D. Wilson Associates Ltd.

The Secretary-Treasurer confirmed that no comments had been received from the public nor 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.

Following the discussion, the Committee passed the following resolution:

2025-07 Moved by J. Meyer – Seconded by P. LeBoeuf

Decision B002-25

In the case of an application made by 1607250 Ont. Inc / Jeff Rowe requesting to sever the property into three residential lots (two retained and one severed) of +/- .27ha each, of which the one retained lot has an existing dwelling and out buildings on the parcel described as Concession 7, Part Lot 15, RP 25R8992, Part 1, (477 Dawn Mills Road), 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, in a form suitable for registration.
2. That a minor variance be obtained to recognize a reduced minimum frontage from 45m to 30.6m and a minimum lot size of 0.8ha to +/-0.27 ha for all three (3) lots.
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 fees for two 911 address signs be paid, to be installed on the two new severed lots.
5. 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.
6. Any new entrance off Dawn Mills Road for the proposed residential lots, or any modification to the existing entrance, shall require an Entrance Permit from the Lambton County Public Works Department.
7. That a certified Lot Grading Plan shall be approved by the Township for the lot that contains the existing dwelling.
8. That the Report by Ian D. Wilson and Associates Limited, dated May 9, 2025, be registered to all three property titles and proof provided to the Township.
9. That a new septic system be installed on the parcel that contains the existing dwelling. A permit and inspections shall be completed prior to the titles being finalized.
10. That the new septic system on the parcel that contains the existing dwelling be clearly noted on the legal survey, and a copy provided to the Lambton County Building Services Department.

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.*

Chairman Broad advised of the appeal process.

Public Meeting: Minor Variance Application A001-25
6:20 pm – 6:25 pm Applicant: 1607250 Ont. Ltd. (Agent Jeff Rowe)

Chairman Broad called the public hearing to order, In the case of an application made by 1607250 ON Inc. / Jeff Rowe), with respect of lands described as Dawn, Concession 7, Part Lot 15, RP 25R8992, Part 1, Dawn-Euphemia (477 Dawn Mills Road), the Applicant is seeking a minor variance from Table “A” of the Township of Dawn-Euphemia’s Zoning By-Law 54-2014 which requires a minimum frontage of 45 m and a minimum lot size of 0.8 ha whereas the applicant has proposed lot frontages of 30.6 m and lot sizes of +/- 0.27 ha.

The Secretary-Treasurer confirmed that due to the postal strike, notice of this public meeting had been given by hand delivering and emailing notices 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 October 20, 2025, from Ezio Nadalin, County Planner
- (b) Comment received October 9, 2025, from Melissa Deisley, St. Clair Region Conservation Authority
- (c) Hydrogeological Assessment dated May 9, 2025, from Ian D. Wilson Associates Ltd.

The Secretary-Treasurer confirmed that no comments had been received from the public nor 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.

Chairman Broad opened the meeting to anyone wishing to speak in opposition to, or in support of, the application - no one in attendance spoke in favor or against the application. The Chair reviewed the details of the draft decision, a copy of which had been included in the Committee’s Agenda package.

Following the discussion, Chairman Broad requested the Committee to make a decision regarding the Application, and the following resolution was passed:

2025-08 Moved by J. Meyer – Seconded by A. Gray

That Minor Variance Application A001 /25 affecting the property described as Concession 7, Part Lot 15, RP 25R8992 Part 1 and municipally known as 477 Dawn Mills Road to recognize a reduced lot frontage from 45m to 30.6m and reduced lot size from 0.8 ha to +/- 0.27 ha **BE APPROVED, with no conditions.** *Carried.*

Decision A001-25

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

REASONS FOR DECISION: The minor variance meets the four tests required by Section 45(1) of the Planning Act, in that: the variance is considered to be minor in nature; maintains the intent of the Official Plan and Zoning By-Law and is appropriate for the use of the property.

EFFECT OF SUBMISSIONS: Submissions were received and assisted the Committee in making an informed decision with appropriate conditions of approval.

Chairman Broad reviewed the appeal process and advised that the public can contact the Municipal Clerk for information and paperwork outlining the appeal process for the subject decision.

2025-09 Moved by P. LeBoeuf - Seconded by A. Gray

That the Committee of Adjustment for Consent Application B002-25 and Minor Variance Application A001-25, is hereby adjourned at the hour of 6:25 pm. *Carried.*

Adjournment

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

Donna Clermont, Secretary-Treasurer