



The Corporation of the Township of Dawn-Euphemia

- A G E N D A -

Monday, December 15, 2025 – 3:00 pm

SPECIAL MEETING OF COUNCIL

Municipal Office, 4591 Lambton Line

FOR THE PURPOSE OF A VISIONING SESSION FOR OFFICIAL PLAN REVIEW

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. If you wish to attend via zoom, please contact the Clerk for an invitation.

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. DELEGATIONS

a) 3:00pm - J.L. Richards – Alison Bucking, Planner; Christie Kent, Senior Planner Re: Commencement of Official Plan Review for Dawn-Euphemia Township

4. ADJOURNMENT:

Next Meeting of Council

Regular Council Meeting

Monday, December 15, 2025 @ 4:30 pm

December 15, 2025

Dawn-Euphemia Official Plan Review

Project Overview and Visioning

Christie Kent, RPP, MCIP
Alison Bucking, RPP, MCIP



Platinum
member



Agenda

01 Planning Primer

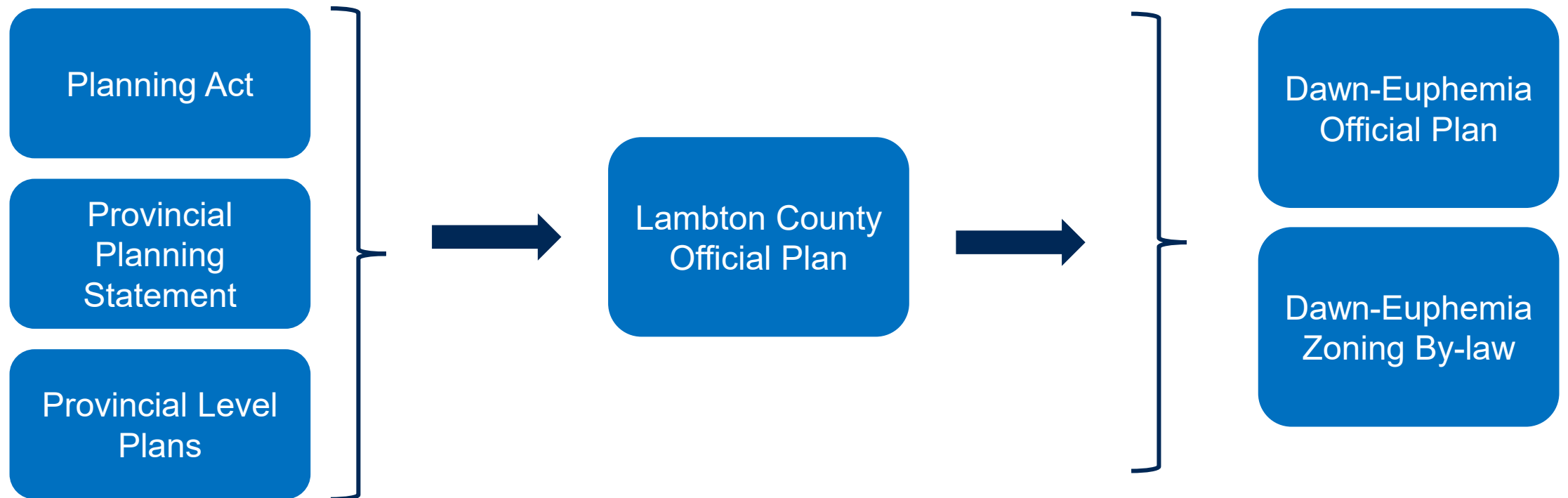
02 Project Overview

03 Opportunities for
Engagement

04 Visioning

Planning 101

How does the Township plan for land within its boundaries?



What is an Official Plan?

Establishes policies for how land should and will be used to meet the needs of your community

Adopted by Council and approved by the County

Addresses planning matters such as:

- Location of housing, businesses and industry
- Phasing and form of development (e.g., density, infill, affordability, etc.)
- Protection of provincial interests (e.g., wetlands, floodplains, agricultural lands, cultural heritage, etc.)





Why update the Official Plan?

Current Dawn-Euphemia Official Plan approved in 2014 and reflects direction from 2014 Provincial Policy Statement.

Recent legislative changes to the Planning Act – e.g., Bill 23, Bill 97, Bill 185 – which change the way municipalities plan for future development.

New Provincial Planning Statement 2024 and came into effect in October 2024 and contains new policies related to growth, housing and employment.

Lambton County is undergoing an update to its Official Plan with new population and employment forecasts.

Project Goals:

Account for new and pressing issues affecting land use and development

Ensure conformity with Lambton County Official Plan (2018)

Reflect recent legislative changes and provincial policy

Provide a solid foundation to guide growth and development over the next 20-30 years

Project Overview

Project Initiation

Detailed Workplan and Consultation Strategy

Notice of Project Commencement

Invitations to Indigenous Communities

Special Meeting of Council (**We are here**)

Fall 2025

Background Study and Directions Report

Technical Review of Current Official Plan

Jurisdictional Review of Best Practices and Background Information

Background Report

Fall 2025

Public and Stakeholder Engagement

Council Presentation

In-Person Public Engagement Session

Indigenous Meetings (in-person)

Finalize Background Report

Winter 2026

Draft Official Plan Revisions

Draft Official Plan

Circulate Draft Official Plan to Agencies

Public Open House (In-person)

Winter/Spring 2026

Finalization and Adoption

Incorporate Public, Agency & Stakeholder Feedback

Prepare Final Draft Official Plan

Statutory Public Meeting

Decision by Council on Final Official Plan

Decision by County on Final Official Plan

Spring/Summer 2026

Scope of Review



Legislative & Provincial/County Policy Changes



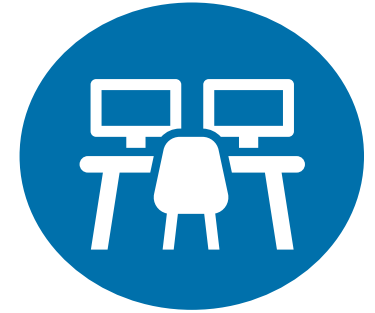
Land Needs
(where and how to grow)



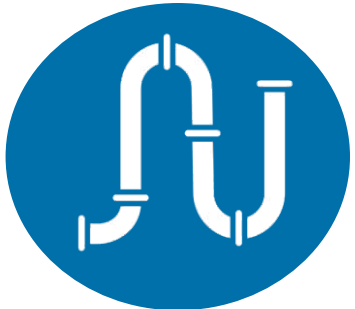
Housing
(i.e. affordable, additional residential units)



Climate Change
(i.e. adaption, mitigation)



Employment
(i.e. rural economic development)



Servicing



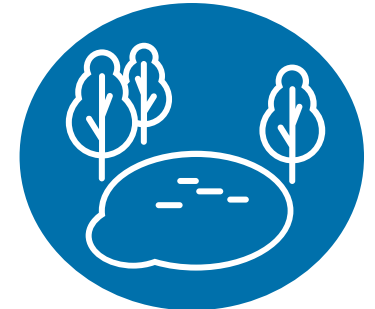
Transportation



Agriculture
(i.e. on-farm diversified uses, permitted uses)



Parkland



Natural Heritage and Hazards
(i.e. setbacks, permitted uses)

Get Involved!

Phase 1: Project Initiation



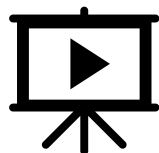
- Notice of Project Commencement
- Initial Engagement with Indigenous Communities
- Visioning Session

Phase 3: Public and Stakeholder Engagement



- Council Presentation – Background Report
- In-Person Public Engagement Session
- Meetings with Indigenous Communities

Phase 4: Draft Official Plan Revision



- In- Person Public Open House

Phase 5: Finalization and Adoption



- Statutory Public Meeting



VISIONING

- Understanding the long-term aspirations of the Township and Council's and the community's goals.
- Communicating why the Official Plan exists and what the Township aims to achieve.
- Reflecting the community's values and priorities in land use planning policies and decision-making frameworks.

Vision

Provide a strong planning and governance framework that ensures sustainable growth, sound financial management, and high-quality municipal services, while preserving the rural character, natural environment, and cultural heritage of the community.

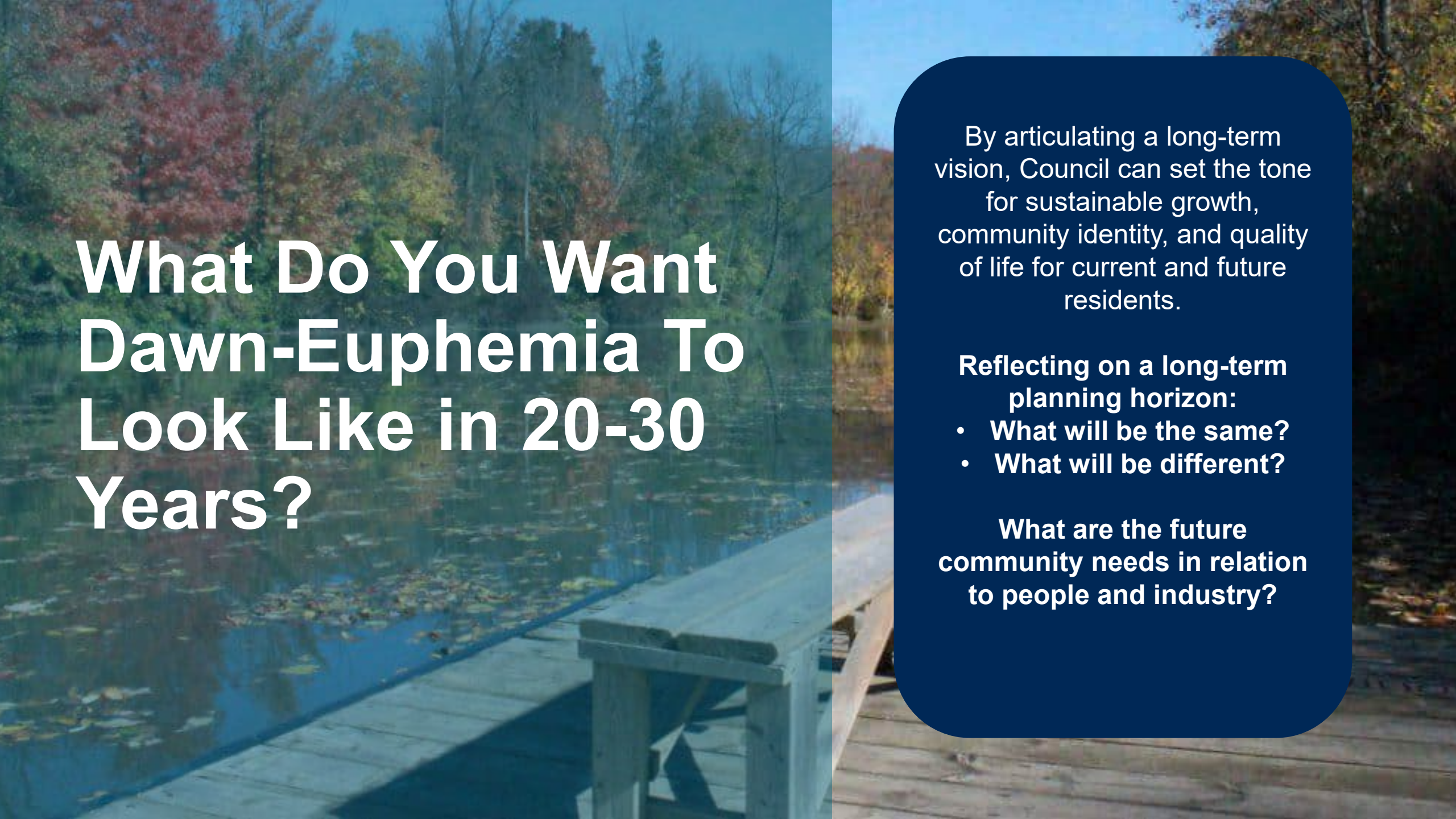
Mission

Be an engaged, progressive, and resilient rural community that values its unique identity, promotes diversity and balance, and strives for sustainable development.

The current Official Plan does not explicitly incorporate a formal local Mission and Vision statement. These Mission and Vision statements have been derived from the existing Community Vision section of the Official Plan.

Reflecting on the Vision and Mission statements:

- **What is the same?**
- **What has changed?**




What Do You Want Dawn-Euphemia To Look Like in 20-30 Years?

By articulating a long-term vision, Council can set the tone for sustainable growth, community identity, and quality of life for current and future residents.

Reflecting on a long-term planning horizon:

- What will be the same?
- What will be different?

What are the future community needs in relation to people and industry?



What Current Issues Should Be Addressed in the Official Plan Review?

The Official Plan needs to remain relevant and responsive to today's challenges while preparing for future opportunities.

Current issues such as infrastructure gaps, population trends, economic pressures, and service needs directly influence land use, growth strategies, and fiscal planning.

Considering these issues creates a bridge between the vision and goals, and actionable policies. This will ensure that the Official Plan is both forward-looking and grounded in reality.

Thank you!

We welcome any questions, comments, or discussion at this time.



Christie Kent, RPP, MCIP
Senior Planner
ckent@jlrichards.ca



Alison Bucking, RPP, MCIP
Planner
abucking@jlrichards.ca



www.jlrichards.ca

The Corporation of the Township of Dawn-Euphemia

4

RESOLUTION – SPECIAL MEETING

Date: December 15, 2025

Moved by:	Seconded by:	Order	Recorded Vote: 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 Special Meeting of Council be hereby adjourned at the hour of _____ pm, to meet again for the Regular Meeting of Council on December 15, 2025, at 4:30 pm or at the call of the Chair. *Carried.*