



The Corporation of the Township of Dawn-Euphemia

- MINUTES -

Committee of Adjustment
Monday, November 17, 2025
6:20 pm, Municipal Office, 4591 Lambton Line

Present: Mayor: A. Broad
Councillors: A. Gray (Arrived at 6:25)
P. LeBoeuf
M. McGuire (Via Zoom)
J. Meyer

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

Public Present: Tim Brennan - Agent

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

Disclosure of Pecuniary Interest:

No pecuniary interests were disclosed.

2025-10 Moved by Paul LeBoeuf - Seconded by Jason Meyer

That the minutes of November 3, 2025, Committee of Adjustment meeting be adopted. *Carried.*

Minutes, Nov. 3, 2025

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

Public Meeting: **Consent Application B004-25**
6:20 pm – 6:33 pm Applicant: Neil MacAulay. (Agent Tim Brennan)

Chairman Broad called the hearing to order, to consider Consent Application B004/25, made by Neil Macaulay (Agent Tim Brennan) requesting a severance of the parcel described as Concession 5 Pt Lot 30, W ½ Lot 30, RP 25R7278 Pt 2, known locally as 1740 Dobbryn Road. The applicant is seeking consent to sever +/- 0.8 hectares (2.0 acres) of land, with an existing dwelling and detached accessory building from the +/- 40.4-hectare (99.92 acre) farm property. The retained property would have a proposed area of +/- 39.49 hectares (97.6 acres). This application is a surplus farm dwelling severance application resulting from a farm consolidation.

The Secretary-Treasurer confirmed notice of this public meeting had been given by mailing 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 November 3, 2025, from Ezio Nadalin, Lambton County Planner
- Septic report dated October 31, 2025, from Corrine Nauta, Lambton County Development Services
- Comment received November 4, 2025, from Melissa Deisley, St. Clair Region Conservation Authority
- Comment received October 31, 2025, from John Collison, Dawn-Euphemia Public Works/Drainage Superintendent

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.

No Comments were received from the public or the applicant in attendance.

Following the discussion, the Committee passed the following resolution:

2025-11 Moved by Paul LeBoeuf – Seconded by Jason Meyer

That consent application made by Neil Macaulay (Agent Tim Brennan) requesting a severance of a +/- 0.8 ha(2.0 ac) residential lot supporting an existing single-family dwelling and detached accessory building from/retaining a +/- 39.6 ha (97.9 ac) farm parcel, described as Concession 5 W Pt Lot 30, W 1/2 Lot 30, RP 25R7278 Pt 2 in the Township of Dawn-Euphemia **be APPROVED subject to the following conditions:**

Decision B004-25

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 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.
3. That the fee for the 911 address sign be paid and that the sign be installed on the retained farm parcel.
4. 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.
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. That a change of use permit be obtained for the existing agricultural storage building, which must be converted to a residential storage building.
7. That the septic system be partially uncovered to confirm the component location, size and condition. This must be completed to the satisfaction of the Private Sewage System Coordinator or Lambton County Building Services Manager.
8. 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.
9. That the septic system location be clearly noted on the legal survey (plotted on a copy by owner), and a copy provided to the Lambton County Building Services Department for the property file.

10. That a Zoning By-Law Amendment be obtained to re-zone the retained property to the A-NFD zone to prohibit a dwelling on the retained farm property in perpetuity.
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 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.

2025-12 Moved by Paul LeBoeuf - Seconded by Ann Gray

That the Committee of Adjustment for Consent Application B004-25, is hereby adjourned at this hour of 6:33 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