



The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Committee of Adjustment
Monday, February 2, 2026
6:20 pm, Municipal Office, 4591 Lambton Line

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

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

Public Present: Jennifer Anderson – Agent
Richard (Tony) Butler
Jerry Burns

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

Disclosure of Pecuniary Interest:
No pecuniary interests were disclosed.

2026- 01 Moved by Councillor McGuire - Seconded by Councillor Meyer
That the minutes of November 17, 2025, Committee of Adjustment meeting be adopted. *Carried.*

Minutes, Nov. 17, 2025

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

Public Meeting: Consent Application B005-25
6:20 pm – 6:35 pm Applicant: Kathryn/Richard Butler Estate (Agent Jennifer Anderson)

Chairman Broad called the hearing to order, to consider Consent Application B005/25, made by Kathryn/Richard Butler Estate (Agent Jennifer Anderson) is seeking to sever 0.8 hectares (2.0 acres) of land. The lot currently includes a single-family dwelling and associated detached accessory buildings. The present lot size is +/- 19.76 (48.82 acres) farm property. The retained property presently has no buildings a frontage of +/- 207 metres (679 ft) and a proposed lot area of +/- 18.9 hectares (46.8 acres). This application is an in-fill lot creation associated with the adjacent small rural hamlet and not a surplus farm dwelling severance. The intent is to create a rural residential lot, with a lot frontage of +/- 81.67 metres (268 ft), a depth of +/- 99 metres (325 ft) and an area of +/- 0.8 hectares (2.0 acres).

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:

- a) Planning report dated January 19, 2026, from Ezio Nadalin, Lambton County Planner

- b) Septic report dated January 12, 2026, from Corrine Nauta, Lambton County Development Services
- c) Comment received December 2, 2025, from Jamie Botting, Lambton County Public Works
- d) Comment received January 12, 2026, from Shelby Campbell, St. Clair Region Conservation Authority
- e) Comment received December 9, 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:

2026-02 Moved by Councillor McGuire – Seconded by Councillor LeBoeuf

Decision B005-25

That consent application made by Kathryn/Richard Butler Estate (Agent Jennifer Anderson) requesting a severance of 2.0 acres(0.8 hectares) residential lot supporting an existing single-family dwelling and associated accessory building, from/retaining a 46.8 acre (+/- 18.9 ha) farm parcel, described as Concession 13 S PT Lot 26, PT SW ½ Lot 26 (known locally as 5714 Bentpath Line), in the Township of Dawn-Euphemia **be APPROVED subject to the following conditions:**

Recorded Vote	
Vote	
Y	A. Broad
-	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. This should be done for the residential parcel severance (B005/25).
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 placed 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 (Lambton County).
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. The septic system is not compliant, a new Part 8 system will be required to be installed.
7. That the septic system be clearly noted on the legal survey, and a copy provided to the Lambton County Building Services Department.

8. That a Zoning By-Law Amendment be obtained to re-zone the retained property to the R4 zone.
9. That a change of use permit will be required for the existing agricultural storage building, which must be converted into a residential accessory use, and all renovations(if any) completed.
10. 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.

2026-03 Moved by Councillor LeBoeuf - Seconded by Councillor McGuire
 That the Committee of Adjustment for Consent Application B005-25, is hereby adjourned at this hour of 6:35 pm. *Carried.*

Adjournment

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

Donna Clermont, Secretary-Treasurer