



The Corporation of the Township of Dawn-Euphemia

**- M I N U T E S -**

Committee of Adjustment  
Monday, March 16, 2026  
6:20 pm, Municipal Office, 4591 Lambton Line

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

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

Public Present: Adam McCallum – Agent (Via Zoom)  
Leonard McMurphy  
Ed Stinson  
Jonathan Langstaff

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

**Disclosure of Pecuniary Interest:**  
No pecuniary interests were disclosed.

**2026-04 Moved by Councillor McGuire - Seconded by Councillor Meyer**  
That the minutes of February 2, 2026, Committee of Adjustment meeting be adopted. *Carried.*

Minutes, Feb 2, 2026

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

**Public Meeting: Consent Application B001-26**  
**6:20 pm – 6:45 pm Applicant: Dane VanDaele (Agent Adam McCallum)**

Chairman Broad called the hearing to order, to consider Consent Application B001/26, made by Dane VanDaele (Agent Adam McCallum) is seeking to sever 0.545 hectares (1.35 acres) of land. The lot currently includes a single-family dwelling and a storage barn. The present lot size is +/- 20.2 (50 acres) farm property. The retained property presently has no buildings and a proposed lot area of +/- 18.9 hectares (48.7 acres). This application meets the general intent of a surplus farm dwelling severance.

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 March 2, 2026, from Ezio Nadalin, Lambton County Planner
- b) Septic report dated February 23, 2026, from Corrine Nauta, Lambton County Development Services

- c) Comment received February 13, 2026, 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. Secretary-Treasurer addressed a mistake in the Planning Report, the retained land should be 48.7 acres, not 47.7 acres as stated.

The details of the draft decision were reviewed, and a copy of which had been included in the Committee’s Agenda package.

Leonard McMurphy, abutting landowner, addressed the Committee of Adjustment, questioning the Consent Application’s reference to NO barns within 1km of the subject lands, stating there are barns, including one on his property within 1km of the subject lands. He also asked for clarity on how active livestock facilities are determined as addressed in the Planning Report “This proposal meets MDS as there are no other active livestock facilities either on the subject property or within the nearby vicinity”. Council asked the Administrator-Clerk to clarify...The Clerk responded: An “active” livestock facility is one that currently houses animals. An “inactive” facility is a barn or structure not being used for livestock at the time of review. MDS assessments are based on existing conditions at the time of application (a “snapshot in time”). MDS is calculated using provincial guidelines based on factors such as livestock type, number of animals, and manure storage. Only active livestock operations are included, as the formula is intended to address impacts (e.g., odor) from existing operations. Inactive barns may be used for livestock in the future, subject to applicable regulations. Any new or resumed livestock operation would need to comply with MDS requirements relative to existing nearby uses at that time. The Clerk will follow up with a response from the Planner. Comments were also made by Agent Adam McCallum with his understanding of the application.

Following the discussion, the Committee passed the following resolution:

**2026-05 Moved by Councillor McGuire – Seconded by Councillor LeBoeuf**

That consent application made by Dane VanDaele (Agent Adam McCallum) requesting a severance of 1.35 acres( 0.545 hectares) residential lot supporting an existing single-family dwelling and associated accessory building, from/retaining a 47.7 acre (+/- 18.9 ha) farm parcel, described as Concession 5, N PT LOT 30, NE ¼ Lot 30 (known locally as 1833 Tramway Road), in the Township of Dawn-Euphemia **be APPROVED subject to the following conditions:**

Decision B001-26

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. This should be done for the residential parcel severance (B001/26).
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 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.
4. The septic system is not compliant; a new Part 8 system will be required to be installed.

5. That the septic system be clearly noted on the legal survey, and a copy provided to the Lambton County Building Services Department.
6. That a Zoning By-Law Amendment be obtained to re-zone the retained property to the R4 zone. That a Zoning By-Law Amendment be required to re-zone the retained parcel from Agricultural – 1 (A1) to Zone Exception 3 to the Agricultural – No Farm Dwelling (A-NFD (3)) Zone and re-zone the severed parcel from Agricultural – 1 (A1) to Zone Exception 21 of the Agricultural – 1 (A1(21)).
7. 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.
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 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.

**2026-06 Moved by Councillor Gray - Seconded by Councillor Meyer**

That the Committee of Adjustment for Consent Application B001-26, is hereby adjourned at this hour of 6:45 pm. *Carried.*

Adjournment

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

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*Donna Clermont, Secretary-Treasurer*