



## The Corporation of the Township of Dawn-Euphemia

### - A G E N D A -

**Monday, April 20, 2026 – 6:30 pm**

#### **REGULAR MEETING OF COUNCIL**

Municipal Office, 4591 Lambton Line

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.

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- 1. CALL TO ORDER**
- 2. DISCLOSURE OF PECUNIARY INTEREST**
- 3. ADOPTION OF MINUTES**
  - a) Minutes of Regular Council Meeting of April 7, 2026
- 4. BUSINESS ARISING FROM MINUTES**
- 5. PLANNING/DRAINAGE/PROPERTY**
  - a) **6:30 pm, Public Meeting – Zoning Amendment Application #ZA002-26**  
**1204977 Ontario Ltd (Dennis Jackson) 204 Irish School Road**
    - i. Notice of Public Meeting, mailed March 26, 2026
    - ii. Application for Zoning Amendment
    - iii. Planner's Report, dated April 7, 2026
    - iv. By-Law 2026-11, being a by-law to amend Zoning By-Law 2014-54
  - b) **6:40 pm, Public Meeting – Zoning Amendment Application #ZA003-26**  
**1204977 Ontario Ltd (Dennis Jackson) 403 Esterville Road**
    - i. Notice of Public Meeting, mailed March 26, 2026
    - ii. Application for Zoning Amendment
    - iii. Planner's Report, dated April 7, 2026
    - iv. By-Law 2026-12, being a by-law to amend Zoning By-Law 2014-54
- 6. DELEGATIONS**
  - a) **6:50 pm – MNP Auditors Presentation of the 2023 Financial Statements**  
Neila Fleet – Manager, Assurance and Accounting, Giovanni Spadafora-CPA, LPA, BMOS
    - i. Draft Audit Findings Report, December 31, 2023
    - ii. Draft Financial Statements, December 31, 2023
- 7. REPORTS**
  - a) Report from Public Works Superintendent Re: Watson-Turner Drain Tender Results
  - b) Report from the Administrator-Clerk Re: ICI Recycling Transition – 2027 Cost Structure and Municipal Options
- 8. CORRESPONDENCE**  
**Information Only**
  - a) Notice dated March 31, 2026, from Municipality of Brooke-Alvinston Re: Notice of Consideration of Drainage Work - Cherry Creek Drain and Cherry Creek Drain Branch
  - b) Memo dated April 10, 2026, from Ministry of Municipal Affairs & Housing Re: Municipal Buy Ontario Procurement Directive – Phased Implementation Dates

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9. **OTHER BUSINESS**

a) Accounts

10. **BY-LAW**

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11. **CLOSED SESSION**

12. **ADJOURNMENT:** *Next Meeting of Council*  
**Regular Council Meeting – Monday May 4, 2026 @ 6:30 pm**

The Corporation of the Township of Dawn-Euphemia

3

RESOLUTION – REGULAR MEETING

Date: April 20, 2026

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 the Minutes of the Regular Council Meeting of April 7, 2026,  
be adopted. *Carried.*



The Corporation of the Township of Dawn-Euphemia

**- MINUTES -**

Regular Council Meeting  
Tuesday April 7, 2026  
6:30 pm, Municipal Office, 4591 Lambton Line

Present: Mayor: A. Broad  
Councillors: A. Gray  
P. LeBoeuf  
M. McGuire  
J. Meyer (Left at 6:38pm)

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

**Disclosures:** None

**2026-43 Councillor McGuire – Councillor Meyer**

Minutes – March 16, 2026

That the minutes of the Regular Council Meeting of March 16, 2026, And the minutes from the Annual Emergency Management Program Committee/CCG Training Meeting and the Annual “Tabletop Exercise” Meeting on March 24, 2026, be adopted. *Carried.*

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

**2026-44 Councillor McGuire – Councillor LeBoeuf**

Drain Maintenance Request

That the following Drain Maintenance and/or Repair Request be referred to the Drain Superintendent with power to act; (1) The Hollman Drain Maintenance Request received March 17, 2026, submitted by Allan Bergsma. (2) Casey Creek Drain and Clifford Drain Maintenance Request received Mar 20, 2026, submitted by Randy Zemnick. *Carried.*

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

**2026-45 Councillor LeBoeuf – Councillor Gray**

Senior Scam Presentation

That Council direct the Clerk to work with the OPP Contact to arrange for the “Senior Scams” Presentation to be hosted at the Dawn-Euphemia Community Center at a date and time that is agreeable to the presenter; and further that the fees for the rental of Dawn-Euphemia Community Center be waived as it is an event hosted by Council and will be open free-of-charge to the public. *Carried.*

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

**2026-46 Councillor Gray – Councillor LeBoeuf**

Prevention and Inspection Services

That Council for the Township of Dawn-Euphemia supports the letter from the Fire Chiefs of Petrolia North Enniskillen, Dawn-Euphemia Township, Oil Springs, Brooke-Alvinston and Warwick, requesting the possibility of the County of Lambton expanding their services to include Fire Prevention/Inspection services a contract basis to our respective municipalities. *Carried.*

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

Councillor Meyer excused himself from the remainder of meeting at 6:38pm

**2026-47 Councillor LeBoeuf – Councillor Gray**

ICI Recycling Transition

That Council defer the Report dated April 7,2026 from the Administrator-Clerk Re: ICI Recycling Transition to an upcoming Council Meeting; And that staff are to provide an updated list of businesses that may be affected. *Carried.*

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

**2026-48 Councillor McGuire - Councillor LeBoeuf**

Senior of the Year

That Council hereby agrees to the 2026 Senior of the Year Award nomination, as selected by Council; And that staff be directed to submit the nomination accordingly; And that Council present the award to the nominee at a June 2026 Council meeting, in conjunction with Seniors Month. *Carried.*

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

**2026-49 Councillor Gray- Councillor McGuire**

Dalton Dawn Blend

That Council acknowledge receipt of letter dated March 18, 2026, from Southwestern Sales Corporation Ltd, renaming the Dawn Blend material to the "Dalton Dawn Blend" in honour of Paul Dalton. *Carried.*

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

**2026-50 Councillor LeBoeuf – Councillor Gray**

Craig Baird, Canadian History EHx

That Council receives and files the request received Monday March 30, 2026, from Craig Baird, Canadian History EHx, regarding a partnership for the creation of a dedicated promotional community video. *Carried.*

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

**2026-51 Councillor Gray – Councillor McGuire**

By-Law 2026-03 Watson-Turner 3<sup>rd</sup> Reading

That By-Law 2026-03, being a by-law of the Corporation of the Township of Dawn-Euphemia to provide for Drainage works on the Watson-Turner Drain in the Township of Dawn-Euphemia, be read a third time and finally passed this 7<sup>th</sup> day of April 2026. *Carried.*

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

**2026-52 Councillor LeBoeuf – Councillor Gray**

By-Law 2026-09 Lame Duck Restricted Acts

That By-Law 2026-09, being a By-law to Delegate Temporary Executive Authority to the Administrator-Clerk for Decisions during period August 21, 2026 (Nomination Day) to November 14, 2026 in the event Council finds itself subject to Section 275 of the Municipal Act regarding Restricted Acts After Nomination Day; and be read a first and second time, considered read a third time and finally passed this 7<sup>th</sup> day of April, 2026. *Carried.*

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

**2026-53 Councillor Gray – Councillor McGuire**

By-Law 2026-10 Enforcement Officers

That By-Law 2026-10, being a By-Law to Appoint a Chief Building Official, Municipal Law Enforcement Officers, Animal Control Officers, Property Standards Officers, and Provincial Offences Officers for the Township of Dawn-Euphemia; And Repeal By-Law 2011-37. *Carried.*

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

**2026-54 Councillor Gray – Councillor McGuire**

Closed Session

That Council hereby now moves into a session of the Regular Council Meeting that shall be closed to the public at 6:55 pm for one (1) Matter under S.239(2)(d) relating to Employee Negotiations and one (1) Matter under S.239(2)(b) Personal Matters about an Identifiable Individuals including Municipal Employees. *Carried.*

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

**Rise and Report**

Council met in a closed session for the purpose of consideration under S. 239 (2)(e) One (1) Matter under Personal Matters about an Identifiable Individuals including Municipal Employees; and One Matter under S.239(2)(d) Employee Negotiations. Council approved the hiring of the Deputy-Treasurer and other reports related to Employee Negotiations were deferred to the new Council.

**2026-55 Councillor McGuire – Councillor LeBoeuf**

Adjournment

That this Regular Session of Council be hereby adjourned at the hour of 7:11 pm, to meet again on April 20, 2026 @ 6:30 pm (Regular Meeting), or at the call of the Chair. *Carried.*

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Administrator-Clerk



RESOLUTION – REGULAR MEETING

Date: April 20, 2026

Moved by:	Seconded by:	Recorded Vote:	
		Order	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 the Township of Dawn-Euphemia Council hereby accepts Rezoning Application ZA002-26, 1204977 Ont Ltd. (Dennis Jackson) which proposes to amend the Township of Dawn-Euphemia Comprehensive Zoning By-Law 54-2014, by rezoning lands described as Dawn Con 5, Pt Lots 12 & 13 (known locally as 204 Irish School Road) the retained parcel from “Agricultural – 1 (A1) Zone to Agricultural – No Farm Dwelling (A-NFD) Zone. The re-zoning would comply with the current Provincial Policy Statement and Township of Dawn-Euphemia Official Plan requirements. And further that Council approves the Planning Report dated April 7, 2026, from Ezio Nadalin, County Planner. *Carried.*



The Corporation of the Township of Dawn-Euphemia  
4591 Lambton Line  
RR 4 Dresden, ON N0P 1M0  
Telephone: 519-692-5148  
Fax: 519-692-5511  
Email: admin@dawneuphemia.on.ca



**THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA  
NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Council of the Corporation of the Township of Dawn-Euphemia will hold a Public Meeting on April 20, 2026 at 6:30 p.m. at the Dawn-Euphemia Township Council Chambers, 4591 Lambton Line, to consider an application for a Zoning By-law amendment submitted by 1204977 Ont. Ltd. (C/O: Dennis Jackson) under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**THE PROPOSED ZONING BY-LAW AMENDMENT APPLICATION** proposes to amend the Township of Dawn-Euphemia Comprehensive Zoning By-Law 54 of 2014 as it applies to lands described as Dawn, Concession 5, Pt. Lots 12 and 13, Dawn-Euphemia Township (204 Irish School Road).

**CONSENT APPLICATION** B-003/26 has also been submitted to sever 0.8 hectares (2 acres) from the present +/- 60.7-hectare (150 acre) farm.

The approval of Consent Application B-003/26 includes a provisional consent condition that require the applicants to obtain the proposed re-zoning that will change the zoning of the retained land from "Agricultural 1 (A1) Zone" to the No Farm Dwelling (A-NFD) Zone."

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Zoning By-law Amendment.

**WRITTEN SUBMISSIONS** in respect of the proposed Zoning By-law Amendment can be made to the Administrator - Clerk of the Township of Dawn-Euphemia.

**IF A PERSON** or public body does not make oral submissions at a public meeting or make written submissions to the Township of Dawn-Euphemia before the by-law is passed; the person or public body is not entitled to appeal the decision of the Township of Dawn-Euphemia to the Ontario Land Tribunal (OLT).

**IF A PERSON** or public body does not make oral submissions at a public meeting or make written submissions to the Township of Dawn-Euphemia before the by-law is passed, the person or public body may not be added to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of Dawn-Euphemia on the proposed Zoning By-law Amendment, you must make a written request to the official and address noted below.

**ADDITIONAL INFORMATION** relating to the proposed amendment, including information about preserving your appeal rights, will be available for public inspection during regular office hours at the Municipal Office at 4591 Lambton Line, or by contacting the Official listed below.

**THE KEY MAP** shows more particularly the lands affected.

**DATED** at the Township of Dawn-Euphemia this 26th day of March 2026.



Donna Clermont  
Administrator-Clerk  
Township of Dawn-Euphemia  
4591 Lambton Line, RR 4  
Dresden, ON N0P 1M0  
Telephone: 519-692-5148  
Fax: 519-692-5511  
Email: clerk@dawneuphemia.on.ca

**TOWNSHIP OF DAWN-EUPHEMIA  
APPLICATION FOR AMENDMENT TO  
ZONING BY-LAW # 54 OF 2014**

Planning Act, R.S.O. 1990, c. P.13, s. 34(10); 1996, c. 4, s 20(5)  
O. Reg. 199/96, Schedule



FILE NO. 2A002.2

NAME OF OWNER 1204977 Ontario Ltd.	NAME OF AGENT (if the applicant is an agent authorized by the owner)
ADDRESS	ADDRESS
EMAIL	EMAIL
TELEPHONE	TELEPHONE

NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)	NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)
ADDRESS	ADDRESS

OFFICIAL PLAN - current designation Agriculture	ZONING - current zone A-1
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**DIMENSIONS OF SUBJECT LAND:**  
Frontage: 75 m      Depth: 108.4 m      Area: 87 103 ft<sup>2</sup>

**REZONING - Nature and extent of rezoning requested:**

House, Rezone retained parcel to A-MFD - Agriculture no Farm Dwelling

Surplus Farm Dwelling

Attach additional page if necessary

**DATE - Subject land was acquired by current owner on:**

**LEGAL DESCRIPTION** of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number, municipal address, and assessment roll number, if known)

Dawn Con 5 Pt Lots 12 and 13

Note: See page 4 for details of sketch required.

**ACCESS - Access to the subject land will be by:**

Provincial highway       Municipal Road - seasonal       County Road

Municipal Road - year round       Right-of-way       Private Road

Water       Other public road (specify).....

**WATER ACCESS** - Where access to the subject land is by water only:

Docking facilities (specify)..... Parking facilities (specify).....  
 distance from subject land..... distance from subject land .....

distance from nearest public road..... distance from nearest public road.....

EXISTING USES of the subject land:	LENGTH OF TIME the existing uses of the subject land have continued:

**EXISTING BUILDINGS - STRUCTURES** - Where there are any buildings or structures on the subject land, indicate for each:

TYPE - *Single Family Dwelling* Front lot line setback: ..... Height in metres: .....  
 DATE CONSTRUCTED..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: ..... *As per diagram*

TYPE - *Storage Shed* Front lot line setback: ..... Height in metres: .....  
 DATE CONSTRUCTED..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

attach additional page if necessary

**PROPOSED USES of the subject land**

*Residential - several*

*Agriculture - retained.*

**PROPOSED BUILDINGS - STRUCTURES** - Where any buildings or structure are proposed to be built on subject land, indicate for each:

TYPE - ..... Front lot line setback: ..... Height in metres: .....  
 DATE CONSTRUCTED..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

TYPE - ..... Front lot line setback: ..... Height in metres: .....  
 DATE CONSTRUCTED..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

attach additional page if necessary

**WATER** is provided to the subject land by:

Publicly-owned/operated piped water system       Lake or other water body  
 Publicly-owned/operated individual well       Privately owned and operated communal well  
 Private well       Other means (specify).....

**SEWAGE DISPOSAL** is provided to the subject land by:

Publicly owned/operated sanitary sewage system       Public communal septic system  
 Privately owned/operated individual septic system       Privy  
 Privately owned/operated communal septic system       Other means (specify).....

**STORM DRAINAGE** is provided to the subject land by:

Sewers       Ditches       Swales       Other means (specify).....

OTHER APPLICATIONS - if known, indicate if the subject land is the subject of an application under the Planning Act for:

- official plan amendment File #..... Status.....
- approval of a plan of subdivision (under section 51) File #..... Status.....
- severance (under section 53) File #...B003-26 Status.....
- previous rezoning application (under section 34) File #..... Status.....

### AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize .....  
to be the applicant in the submission of this application.

.....  
Signature of Owner

.....  
Signature of Owner

.....  
Signature of Witness

.....  
Date

### DECLARATION OF APPLICANT

I, 1204977 Ont Ltd ..... of the Township ..... of  
(name of applicant) (eg. city, town, Village, Township)  
Dawn-Euphemia ..... in the County of Lambton  
(name of local municipality)

solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the Township .....

of Dawn-Euphemia .....

in the County ..... of Lambton .....

.....  
Signature of Applicant

this 18 ..... day of February, 2026 .....

.....  
Signature of Commissioner, etc.

Brandi Poland, Deputy Clerk  
Commissioner for the  
Township of Dawn-Euphemia  
Province of Ontario

5a(iii)



PLANNING AND DEVELOPMENT SERVICES REPORT



REPORT TO:	TOWNSHIP OF DAWN EUPHEMIA COMMITTEE OF ADJUSTMENT
PREPARED BY: (COUNTY)	Ezio Nadalin, Planner
REPORT DATE:	April 7, 2026
MEETING DATE:	April 20, 2026
IN CAMERA:	Open Session
SUBJECT:	Agenda Item: B-003/26 and Z002/26 Consents to Sever: 204 Irish School Road DAWN CON 5, PT LOTS 12 & 13, Owner: 1204977 ONT. LTD. (C/O: Dennis Jackson)

SITE PHOTO



**EXECUTIVE SUMMARY:**

With regards to Application **B003/26**, the owner of 204 Irish School Road is seeking consent to **sever** +/- 0.8 hectares (2.0 acres) of land, (\***note**: the lot currently includes a single-family dwelling and two drive sheds) from the 60.7-hectare (150 acre) farm property. The **retained** property, (\***note**: which presently has no buildings) would have a proposed area of +/- 39.49 hectares (148 acres). This application is a surplus farm dwelling severance application resulting from a farm consolidation.

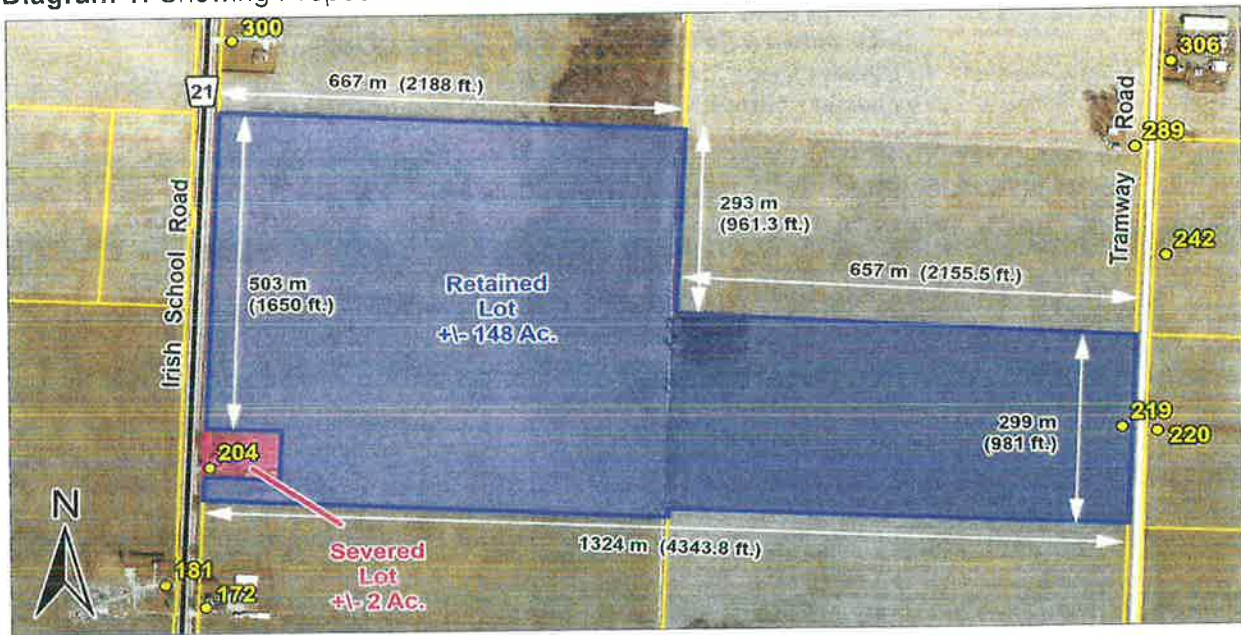
(iii) ac

With regards to **Z002/26** the corresponding Zoning By-law Amendment would re-zone the **retained** parcel from "Agricultural – 1 (**A1**) Zone to Agricultural – No Farm Dwelling (**A-NFD**) Zone. The re-zoning would comply with the current Provincial Policy Statement and Township of Dawn-Euphemia Official Plan requirements.

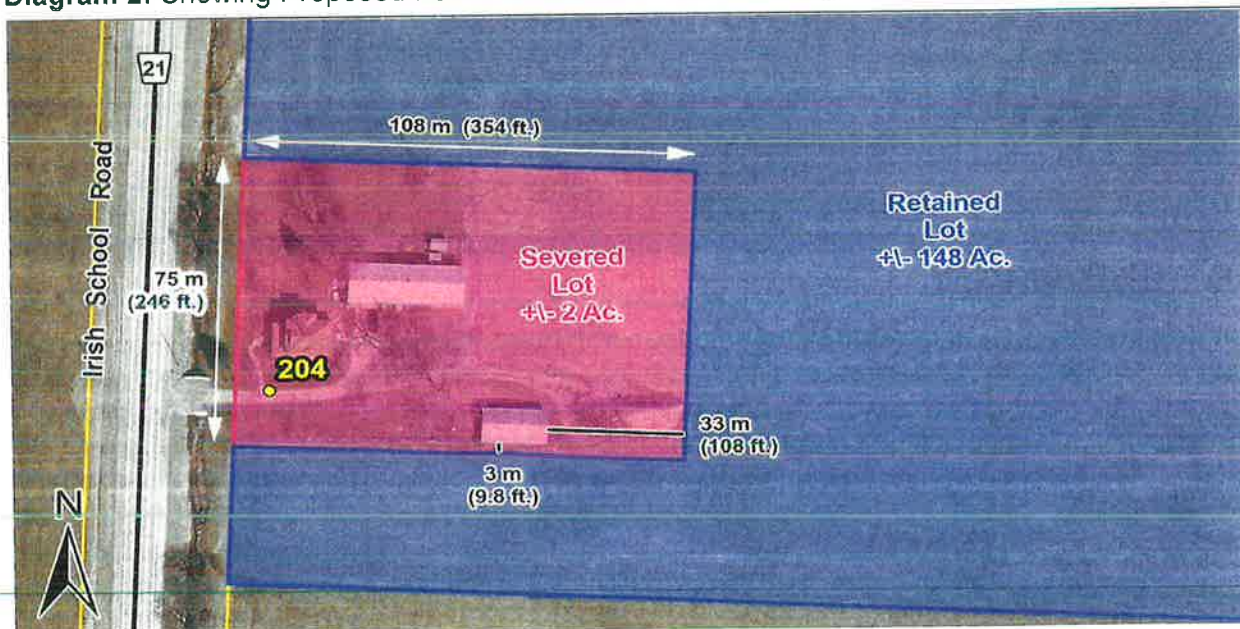
**BACKGROUND/SITE CONTEXT:**

The site is located within an agricultural area and fronts onto Irish School Road. The severed parcel would keep the single-detached dwelling and two farm storage sheds. The retained parcel is vacant agricultural land. Surrounding properties in the area contain single-detached dwellings with associated agricultural operations.

**Diagram 1: Showing Proposed Severance – Macro View.**



**Diagram 2: Showing Proposed Parcel Severance – Micro View.**



## PLANNING ACT/PROVINCIAL POLICY STATEMENT:

The goal of the PPS is to promote the protection of prime agricultural areas for long-term agricultural uses and to discourage any non-agricultural uses.

Section 2.3.3 of the PPS lists the permitted uses for the prime agricultural areas which include agricultural uses, agricultural-related uses, and on-farm diversified uses. Section 2.3.3 requires the creation of new lots to comply with minimum distance separation requirements (MDS).

There do not appear to be any active livestock operations nearby. The one possible livestock facility located at 172 Irish school Road, according to the information provided by the applicant, is currently used solely for storage and is effectively a series of drive sheds with two silos. This proposal therefore meets MDS as there are no other active livestock facilities either on the subject property or within the nearby vicinity.

Section 2.3.4 of the PPS sets policies for Lot Creation in Prime Agricultural Areas. Lot creation in Prime Agricultural Areas is discouraged and may only be permitted for a surplus farm dwelling as part of a farm consolidation. This application meets Section 2.3.4 as the owner has surplus farms because of farm consolidation.

According to Section 2.3.4.1, subsection c) of the PPS, the new lot must meet the minimum size requirements to accommodate the use, appropriate sewage and water services, and no new residential dwelling is permitted on the remnant parcel of farmland created by the severance.

The proposed **severed** residential lot at +/- +/- 0.8 hectares (2.0 acres) meets the minimum required area of 0.8 ha (2 acres) for the Agricultural A1 zone as per the Township of Dawn-Euphemia Table "A" Regulations and complies with Section 2.3.4 of the PPS.

## COUNTY OF LAMBTON OFFICIAL PLAN (OP):

Section 4.1 of The County of Lambton OP encourages the protection of prime agricultural lands and discourages the use of non-agricultural practices in farming areas. Section 4.2 of the OP sets out the policies for severances in the County.

Section 4.2.1 of the County OP states that severances to permit the creation of residential lots in Agricultural Areas may only be permitted if the proposed residential lot contains a residential dwelling surplus to a farming operation, if the construction of a dwelling is prohibited on the retained farm parcel and that the proposed lot is located at the required MDS 1 setbacks, whether or not already located on a separate lot from each other.

This proposal is for a surplus farm dwelling severance, where the retained parcel is proposed to be rezoned to Agricultural No Farm Dwelling (**A-NFD**) to prohibit the construction of a dwelling. The proposed rural residential severed lot meets the requirements of Section 4.2.1 of the County OP.

Section 4.2.3, subsection f) of the County OP states that consents in the Agricultural Area may be granted to create farm parcels that are not less than 30 ha (74.13 acres). The proposed severance complies with the County OP because the proposed retained farm parcel would be +/- 59.9 hectares (148 acres).

## TOWNSHIP OF DAWN-EUPHEMIA OFFICIAL PLAN:

The site is designated "Agricultural Area" in the Township of Dawn-Euphemia OP and permits agricultural uses of all types, sizes, and intensities as per Section 2.1 of the Dawn-Euphemia OP.

This proposal complies with the provisions in Section 2.17, subsection d (i) and (ii) because the surplus farm dwelling is rendered surplus because of a farm consolidation provided the proposed retained farm parcel is re-zoned to Agricultural No Farm Dwelling (**A-NFD**) to prohibit the construction of a dwelling.

#### **TOWNSHIP OF DAWN-EUPHEMIA ZONING BY-LAW:**

The subject lands are located within the Agricultural 1 (A1) Zone in the Township of Dawn-Euphemia Zoning By-Law (ZBLA), which permits agricultural uses.

"**TABLE A**" provides the zoning regulations for parcel size in the A1 Zone, which lists the minimum lot area of 0.8 ha (+/- 2 acres) for residential lots. As there is no minimum lot area listed for the A1 Zone for Agricultural lots in "TABLE A", the Township goes by the minimum lot area listed in the County OP which is 30 ha (74.13 acres). The proposed 59.9 hectares (148 acres). **retained**, and +/- 0.8 ha (+/- 2 acres) **severed** parcels meet and/or exceed the minimum lot area requirement in "**TABLE A**".

As a condition of Consent approval(s) a Zoning By-law Amendment (ZBLA) should be included to comply with the PPS and local Planning document policies.

#### **DRAFT ZONING BY-LAW AMENDMENT:**

With respect to the proposed Zoning By-Law amendment, staff has prepared the attached draft by-law. The amendment only affects the farm portion of the property which is currently zoned "Agriculture-1 (**A-1**)."

The **severed** lot will remain within the **A-1** zone while the **retained** lot will be re-zoned to the "Agriculture-No Farm Dwelling (**A-NFD**)" Zone. The A-NFD Zone would apply the standard A-1 zone standards to the created parcel with the exception that a dwelling is a prohibited use in perpetuity.

The proposed re-zoning would comply with the current Provincial Policy Statement and Township of Dawn-Euphemia Official Plan requirements.

#### **CONCLUSION:**

Planning staff supports approval of both above-noted applications as each application is consistent with the applicable policies and regulations and Planning Act requirements as noted above.

#### **RECOMMENDATION(S):**


With regards to the severance, we recommend that the Township of Dawn-Euphemia Committee of Adjustment **APPROVE** Consent Applications **B003/26** subject to the following conditions:

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, and in a form suitable for registration. This should be done for the rural residential parcel severance (**B003/26**).
2. That a Zoning By-Law Amendment be required to re-zone the retained property to the **A-NFD** zone to prohibit a dwelling on the retained farm in perpetuity.

3. Any alterations to the existing entrance of the proposed severed residential lot, because of the severance, shall require an Entrance Permit from the County of Lambton Public Works office. Additionally, any new access required for operation of the retained agricultural lands, because of this severance, shall also require an Entrance Permit from County of Lambton Public Works office.
4. That the septic system be partially uncovered to confirm the component location, size and condition.
5. 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.
6. That the septic system location be included in the survey (plotted on a copy by owner) and a copy provided to this Department for the property files.
7. That a Change of Use building permit is required to be undertaken for all agricultural buildings on the severed parcel to a residential use, fees paid, 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 endeavor 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.

**DEPARTMENT AND AGENCY COMMENTS:**

<p><b><u>County of Lambton Development Services Department:</u></b></p>	<p>The comments provided are related only to the Ontario Building Code considerations. All applications are reviewed by way of the email submission and information provided by the Township only.</p> <p>Please Note for All Applications:</p> <ul style="list-style-type: none"> <li>▪ All Ontario Building Code matters will be addressed at the time of permit application, including any required professionally engineered components and maximum openings verifications.</li> <li>▪ Support of the subject planning application does not imply that all Ontario Building Code parameters have been approved; this is a conceptual approval only.</li> </ul>
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	<ul style="list-style-type: none"> <li>▪ Applicable Fees will include building, septic, and plumbing fees, as they relate to permit issuance.</li> </ul>
	<p>Please note – the comments provided are based upon the planning submission, as proposed, and changes may result in additional Ontario Building Code requirements or additional variances or approvals, and/or there are changes to the proposal at the meeting.</p> <p><b><u>Building:</u></b></p> <p>If the application is approved, then a Change of Use building permit is required to be undertaken for all agricultural buildings on the severed parcel to a residential use, fees paid, and all renovations (if any) completed.</p> <p><b><u>Septic:</u></b></p> <p>Report Attached</p>  <p>SEV ZBLA - 204 Irish School Road - 120497</p>
<p><b><u>St. Clair Region Conservation Authority:</u></b></p>	<p><b><u>Recommendations:</u></b></p> <p>The subject property, including the entire proposed severed parcel, is within an area identified as being prone to flooding during a regional storm. To address natural hazard concerns, safe access should be demonstrated in accordance with PPS policy 5.2.8.b) and Dawn-Euphemia Official Plan policy 31.1.2 g).</p> <p>SCRCA supports the zoning by-law amendment to rezone the proposed retained parcel to prohibit dwellings.</p> <p>Written permission from the Conservation Authority under Ontario Regulation 41/24 will be required prior to any future development and/or site alteration within the regulated area. Any future development within the regulated area will require floodproofing, appropriate watercourse setbacks, and/or access upgrades to the</p>

satisfaction of SCRCA under Ontario Regulation 41/24.

**DELEGATED RESPONSIBILITY AND STATUTORY COMMENTS - (Provincial Planning Statement Sections 5.1 and 5.2 - Natural Hazards)**

SCRCA staff provide the following comments:

SCRCA recommends that access to the dwelling on the proposed severed parcel be upgraded to demonstrate safe access for both private and emergency vehicles. SCRCA recommends that the access laneway be raised to the centerline road elevation of Irish School Road at a minimum and that the culvert be assessed to ensure safe access standards are met.

The proposed severed parcel contains an existing dwelling and accessory structures, and currently, no new buildings or structures are proposed; therefore, the existing hazard is not aggravated.

As per policy 2.17 d) ii) of the Dawn-Euphemia Official Plan and the submitted zoning by-law amendment application, a dwelling will be prohibited on the retained farm parcel; therefore, a new hazard is not created. No adverse environmental impacts are anticipated. Consistency with policy 5.2.8 b) of the PPS and policy 31.1.2 g) of the Dawn-Euphemia Official Plan has not been demonstrated. To meet the policies of the PPS and Dawn-Euphemia Official Plan, safe access (as per Section 2.9 of the MNR River & Stream Systems: Flooding Hazard Limit Technical Guide) must be demonstrated.

**SUMMARY:**

Given the above comments, it is the opinion of the SCRCA that:

1. Consistency with Sections 5.1 and 5.2 of the PPS has not been demonstrated; and
2. Ontario Regulation 41/24 apply to the subject site. A permit from SCRCA

	will be required prior to any future development taking place.
<p><b><u>County of Lambton Public Works</u></b> <b><u>Department:</u></b></p>	<p>The County has reviewed the above noted application and has the following comments in relation to the proposed severance:</p> <p>Any alterations to the existing entrance of the proposed severed residential lot, because of the severance, shall require an Entrance Permit from this office. Additionally, any new access required for operation of the retained agricultural lands, because of this severance, shall also require an Entrance Permit from this office. Please be aware that Public Works will require correspondence from the Drainage Superintendent, verifying their requirements are met regarding any new culvert along the 4<sup>th</sup> &amp; 5<sup>th</sup> Concession Drain.</p> <p>As it relates to potential future impacts to the County roadway, Public Works recognizes that a provisional consent condition requiring the passing of a zoning by-law amendment shall be applied. This shall ensure the retained agricultural land will not have an option for a future farm dwelling. (I.e., providing for an A-NFD designation) Should this be incorrect, the Committee of Adjustment can inform the undersigned at their convenience.</p>

The Corporation of the Township of Dawn-Euphemia



RESOLUTION – REGULAR MEETING

Date: April 20, 2026

Moved by:	Seconded by:	Recorded Vote:		
		Order	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 By-Law 2026-11, being a By-law to Amend Zoning By-Law 54-2014, be taken as read a first, second and third time, and finally passed this 20th day of April 2026. *Carried.*



**The Corporation of the  
Township of Dawn-Euphemia  
Zoning By-Law 11 of 2026**

**(Being a By-law to Amend By-law 54 of 2014)**

**Whereas** the Council of the Corporation of the Township of Dawn-Euphemia passed a comprehensive Zoning By-law 54 of 2014 on the 24<sup>th</sup> day of November, 2014;

**And whereas** Section 34 (10) of the Planning Act, R.S.O. 1990, allows the Council of the Corporation of the Township of Dawn-Euphemia to amend the said By-law;

**And whereas** the Council of the Corporation of the Township of Dawn-Euphemia deems it desirable to amend the said By-law;

**Now therefore**, the Council of the Corporation of the Township of Dawn-Euphemia enacts as follows:

1. Schedule "A-1", attached, is hereby declared to form part of this By-law.
2. Schedule "A" to By-law 54 of 2014 is hereby amended by changing the zone symbol that applies to those lands indicated on Schedule "A-1" to this By-law from the "Agriculture 1 (A1) Zone" to the "Agriculture-No Farm Dwelling (A-NFD) Zone."
3. This By-law shall come into force and effect pursuant to Sections 34 (21) or Section 34 (30) of the Planning Act, R.S.O. 1990.

Read a first and second time this 20<sup>th</sup> day of April 2026.

Read a third time and finally passed this 20<sup>th</sup> day of April 2026.

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Mayor

---

Administrator-Clerk



**Corporation of the  
Township of Dawn-Euphemia  
Zoning By-Law No. 11 of 2026**

**Explanatory Note**

The purpose of this amending by-law is to rezone lands described as Dawn Concession 5, Part Lots 12 and 13 (204 Irish School Road):

The amendment is initiated by the application of the owner concurrently with severance applications B003/26 for consent to sever a surplus farm dwelling.

The retained agricultural lot would be re-zoned to the A-NFD while the severed parcel would remain within the is the same as the A1 Zone.

The zoning by-law amendment addresses a provincial policy requirement for the severance of surplus farm dwellings and as a condition of severance.

The Key Map shows more particularly the lands affected.

Township of Dawn-Euphemia

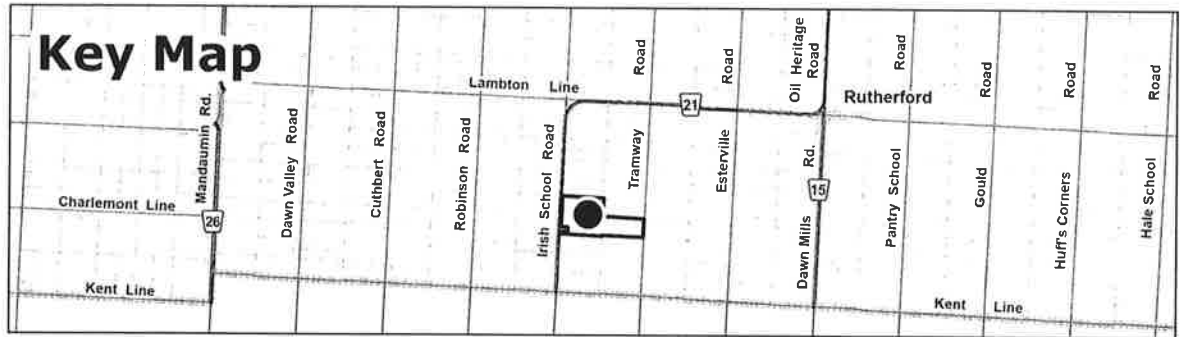
SCHEDULE "A"

to By-law No. 11 of 2026

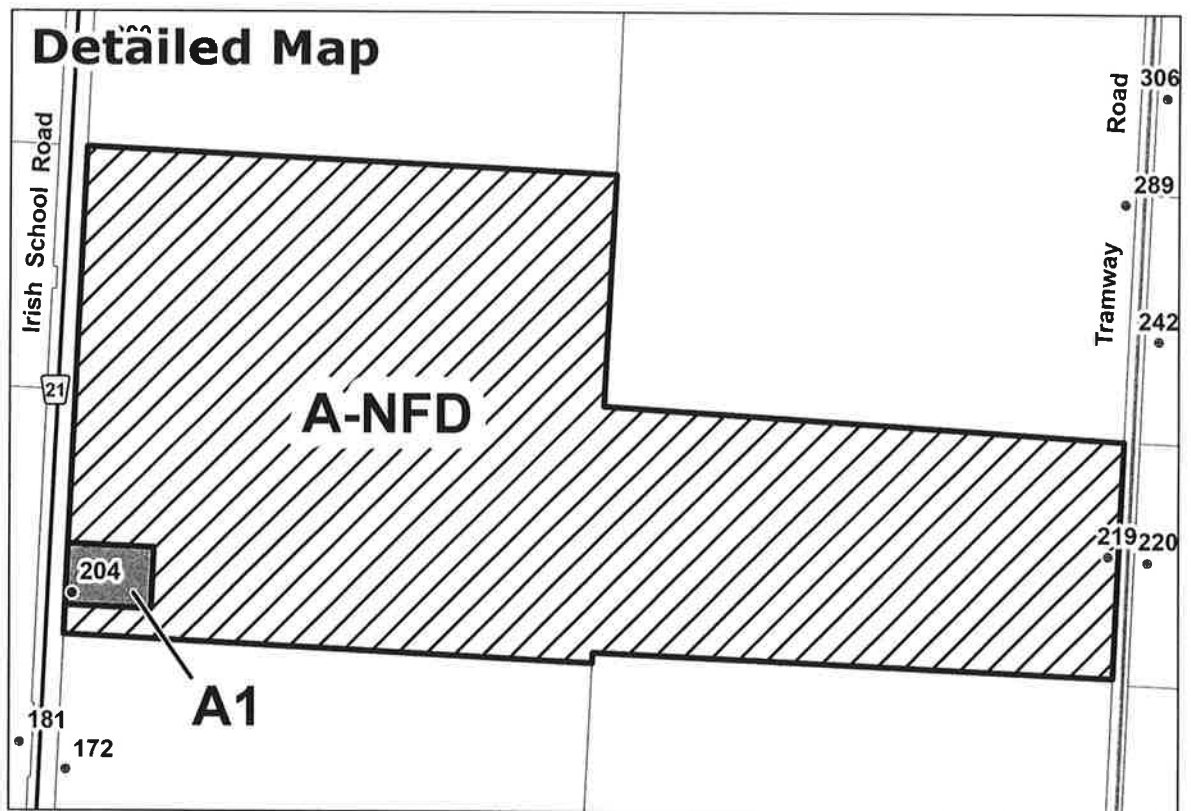
Dated this 30<sup>th</sup> Day of April, 2026

Signed: \_\_\_\_\_  
Alan Broad, Mayor

\_\_\_\_\_  
Donna Clermont, Administrator-Clerk



● Subject Property



APPLICANT: 1204977 Ontario Ltd. (c/o Dennis Jackson)

LOCATION: CON 5 PT LOTS 12 & 13  
Geographic Township of Dawn  
204 Irish School Road, Dawn-Euphemia

File: Z002-2026

The Corporation of the Township of Dawn-Euphemia



RESOLUTION – REGULAR MEETING

Date: April 20, 2026

Moved by:	Seconded by:	Recorded Vote:	
		Order	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 the Township of Dawn-Euphemia Council hereby accepts Rezoning Application ZA003-26, 1204977 ON Ltd (Dennis Jackson) which proposes to amend the Township of Dawn-Euphemia Comprehensive Zoning By-Law 54-2014, by re-zoning lands described as Dawn Con 6,N Pt Lot 14, N Pt E ½ Lot 14 (known locally as 403 Esterville Road) the retained parcel from Agricultural – 1 (A1) Zone to zone exception 4 to the Agricultural – No Farm Dwelling (A-NFD(4)) Zone which would prohibit future farm dwellings and recognize the reduced farm size of +/- 27.5 hectares (68 acres) while the severed property would be re-zoned to zone exception 22 to the Agricultural 1 (A1(22)) Zone which would allow no livestock facilities on the subject property and further that no existing structures shall have legal non-conforming status as livestock facilities. And further that Council approves the Planning Report dated April 7, 2026, from Ezio Nadalin, County Planner. *Carried.*



The Corporation of the Township of Dawn-Euphemia  
4591 Lambton Line  
RR 4 Dresden, ON N0P 1M0  
Telephone: 519-692-5148  
Fax: 519-692-5511  
Email: admin@dawneuphemia.on.ca



**THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA  
NOTICE OF PUBLIC MEETING  
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Council of the Corporation of the Township of Dawn-Euphemia will hold a Public Meeting on April 20, 2026 at 6:40 p.m. at the Dawn-Euphemia Township Council Chambers, 4591 Lambton Line, to consider an application for a Zoning By-law amendment submitted by 1204977 Ont. Ltd. (C/O: Dennis Jackson) under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**THE PROPOSED ZONING BY-LAW AMENDMENT APPLICATION** proposes to amend the Township of Dawn-Euphemia Comprehensive Zoning By-Law 54 of 2014 as it applies to lands described as Concession 6, N Pt. Lot 14, N Pt. Lot E ½ Lot 14, (municipally known as 403 Esterville Road).

**CONSENT APPLICATION B-004/26** has also been submitted to sever 0.8 hectares (2 acres) from the present +/- 28.3-hectare (70 acre) farm.

The approval of Consent Application B-004/26 includes a provisional consent condition that require the applicants to obtain the proposed re-zoning that will change the zoning of the retained land from "Agricultural 1 (A1) Zone" to the No Farm Dwelling (A-NFD) Zone."

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Zoning By-law Amendment.

**WRITTEN SUBMISSIONS** in respect of the proposed Zoning By-law Amendment can be made to the Administrator - Clerk of the Township of Dawn-Euphemia.

**IF A PERSON** or public body does not make oral submissions at a public meeting or make written submissions to the Township of Dawn-Euphemia before the by-law is passed; the person or public body is not entitled to appeal the decision of the Township of Dawn-Euphemia to the Ontario Land Tribunal (OLT).

**IF A PERSON** or public body does not make oral submissions at a public meeting or make written submissions to the Township of Dawn-Euphemia before the by-law is passed, the person or public body may not be added to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of Dawn-Euphemia on the proposed Zoning By-law Amendment, you must make a written request to the official and address noted below.

**ADDITIONAL INFORMATION** relating to the proposed amendment, including information about preserving your appeal rights, will be available for public inspection during regular office hours at the Municipal Office at 4591 Lambton Line, or by contacting the Official listed below.

**THE KEY MAP** shows more particularly the lands affected.

**DATED** at the Township of Dawn-Euphemia this 26th day of March 2026.



Donna Clermont  
Administrator-Clerk  
Township of Dawn-Euphemia  
4591 Lambton Line, RR 4  
Dresden, ON N0P 1M0  
Telephone: 519-692-5148  
Fax: 519-692-5511  
Email: clerk@dawneuphemia.on.ca

**TOWNSHIP OF DAWN-EUPHEMIA  
APPLICATION FOR AMENDMENT TO  
ZONING BY-LAW # 54 OF 2014**

Planning Act, R.S.O. 1990, c. P.13, s. 34(10); 1996, c. 4, s 20(5)  
O. Reg. 199/96, Schedule



FILE NO. TA.003-2

NAME OF OWNER <u>1204977 ONT Ltd.</u>	NAME OF AGENT (if the applicant is an agent authorized by the owner)
ADDRESS	ADDRESS
EMAIL	EMAIL
TELEPHONE	TELEPHONE

NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)	NAME OF HOLDER OF MORTGAGE (or Charge or Encumbrance)
ADDRESS	ADDRESS

OFFICIAL PLAN - current designation	ZONING - current zone
<u>Agriculture / Significant Woodlot</u>	<u>A1 - Agriculture and EP-WD Significant Woodlot</u>

<b>DIMENSIONS OF SUBJECT LAND:</b>		
Frontage:	Depth:	Area: <u>68 acres</u>

<b>REZONING - Nature and extent of rezoning requested:</b>
<u>Rezone retained parcel to A-NFD - Agriculture No Farm Dwelling</u>
<u>Surplus Farm Dwelling to be severed as per application B004-26.</u>
<small>Attach additional page if necessary</small>

DATE - Subject land was acquired by current owner on: <u>August 2022</u>
--

<b>LEGAL DESCRIPTION</b> of subject land (such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number, municipal address, and assessment roll number, if known)
<u>Con 6 N Pt Lot 14 N Pt E 1/2 Lot 14</u>
Note: See page 4 for details of sketch required.

<b>ACCESS - Access to the subject land will be by:</b>		
<input type="checkbox"/> Provincial highway	<input type="checkbox"/> Municipal Road - seasonal	<input type="checkbox"/> County Road
<input checked="" type="checkbox"/> Municipal Road - year round	<input type="checkbox"/> Right-of-way	<input type="checkbox"/> Private Road
<input type="checkbox"/> Water	<input type="checkbox"/> Other public road (specify).....	

**WATER ACCESS** - Where access to the subject land is by water only:

Docking facilities (specify) ..... Parking facilities (specify) .....

distance from subject land ..... distance from subject land .....

distance from nearest public road ..... distance from nearest public road .....

<b>EXISTING USES</b> of the subject land:	<b>LENGTH OF TIME</b> the existing uses of the subject land have continued:
Agriculture	
Residential	unknown

**EXISTING BUILDINGS - STRUCTURES** - Where there are any buildings or structures on the subject land, indicate for each:

TYPE - ..... Front lot line setback: ..... Height in metres: .....

DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: ..... *See diagram*

TYPE - ..... Front lot line setback: ..... Height in metres: .....

DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

attach additional page if necessary

**PROPOSED USES** of the subject land

Agriculture

**PROPOSED BUILDINGS - STRUCTURES** - Where any buildings or structure are proposed to be built on subject land, indicate for each:

TYPE - ..... Front lot line setback: ..... Height in metres: .....

DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

TYPE - ..... Front lot line setback: ..... Height in metres: .....

DATE CONSTRUCTED ..... Rear lot line setback: ..... Dimensions: .....

Side lot line setback: ..... Floor Area: .....

Side lot line setback: .....

attach additional page if necessary

**WATER** is provided to the subject land by:

Publicly-owned/operated piped water system       Lake or other water body

Publicly-owned/operated individual well       Privately owned and operated communal well

Private well       Other means (specify) .....

**SEWAGE DISPOSAL** is provided to the subject land by:

Publicly owned/operated sanitary sewage system       Public communal septic system

Privately owned/operated individual septic system       Privy

Privately owned/operated communal septic system       Other means (specify) .....

**STORM DRAINAGE** is provided to the subject land by:

Sewers       Ditches       Swales       Other means (specify) .....

OTHER APPLICATIONS - if known, indicate if the subject land is the subject of an application under the Planning Act for:

- official plan amendment File #..... Status.....
- approval of a plan of subdivision (under section 51) File #..... Status.....
- severance (under section 53) File #...B-04-26 Status...Ongoing
- previous rezoning application (under section 34) File #..... Status.....

### AUTHORIZATION BY OWNER

I, the undersigned, being the owner of the subject land, hereby authorize ..... to be the applicant in the submission of this application.

.....  
Signature of Owner

.....  
Signature of Owner

.....  
Signature of Witness

.....  
Date

### DECLARATION OF APPLICANT

1204977 ON Ltd.  
 I, Dennis Jackson of the Township of  
(name of applicant) (eg. city, town, Village, Township)  
Dawn-Euphemie in the County of Lambton  
(name of local municipality)

solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.



DECLARED before me at the Township  
 of Dawn-Euphemie  
 in the County of Lambton  
 this 25<sup>th</sup> day of February 20 26

.....  
~~Signature of Applicant~~

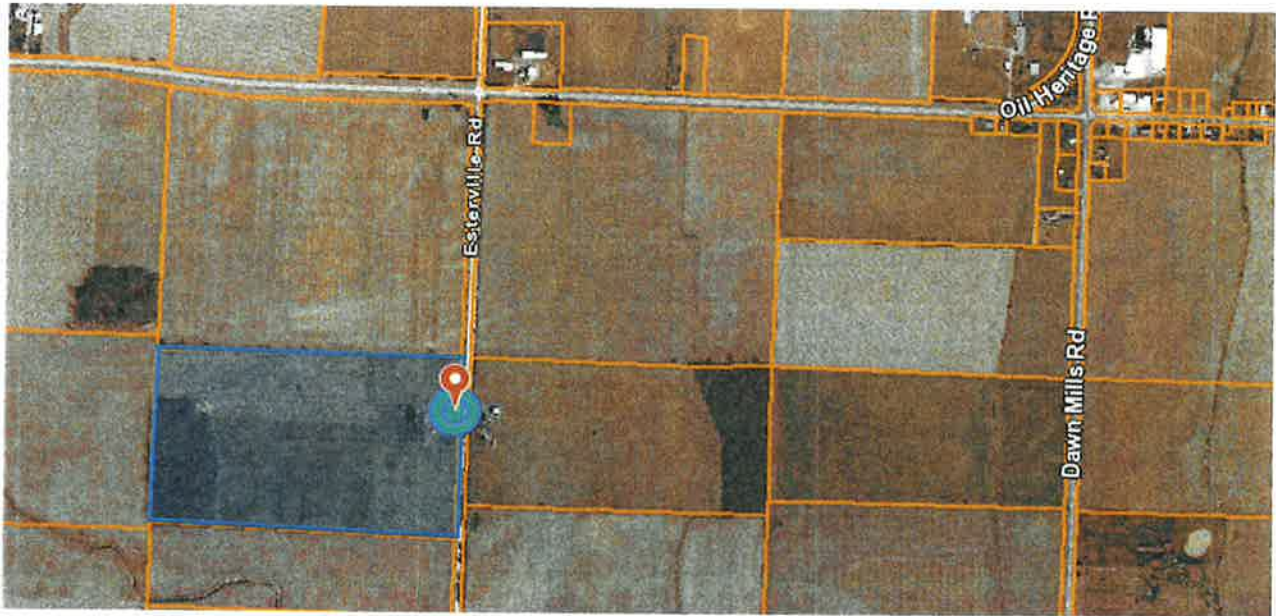
.....  
Signature of Commissioner, etc.

Brandi Poland, Deputy Clerk  
Commissioner for the  
Township of Dawn-Euphemie  
Province of Ontario

5b(iii)

	<b>PLANNING AND DEVELOPMENT SERVICES REPORT</b>	
<b>REPORT TO:</b>	<b>TOWNSHIP OF DAWN EUPHEMIA COMMITTEE OF ADJUSTMENT</b>	
<b>PREPARED BY: (COUNTY)</b>	<b>Ezio Nadalin, Planner</b>	
<b>REPORT DATE:</b>	<b>April 7, 2026</b>	
<b>MEETING DATE:</b>	<b>April 20, 2026</b>	
<b>IN CAMERA:</b>	<b>Open Session</b>	
<b>SUBJECT:</b>	<b>Agenda Item: B004/26 and Z003/26 Consents to Sever: 403 Esterville Road DAWN CON 6, N PT LOT 14, N PT E 1/2 LOT 14 Owner: 1204977 Ont. Ltd. (C/O: Dennis Jackson)</b>	

**SITE PHOTO**



**EXECUTIVE SUMMARY:**

With regards to Application **B004/26**, the owner of 403 Esterville is seeking consent to **sever** +/- 0.8 hectares (2 acres) of land, which currently includes a single-family dwelling, a detached garage, a barn and an open top silo) from the +/- 28.3-hectare (70 acre) farm property. The **retained** property, which has no buildings, would have a proposed area of +/- 27.5 hectares (68 acres). This application meets in our opinion meets the general intent of a surplus farm dwelling severance resulting from a farm consolidation as required under the Provincial Policy Statement (PPS). In reviewing this application, we will apply recent interpretive approach changes (see Memo sent by the County of Lambton Planning Department June 20, 2025). This new approach allows more interpretive flexibility while retaining the general intent and purpose of the PPS. The new approach would allow, depending on the site-specific circumstances, more flexibility with regards to the minimum size requirements for surplus farm dwelling severances.



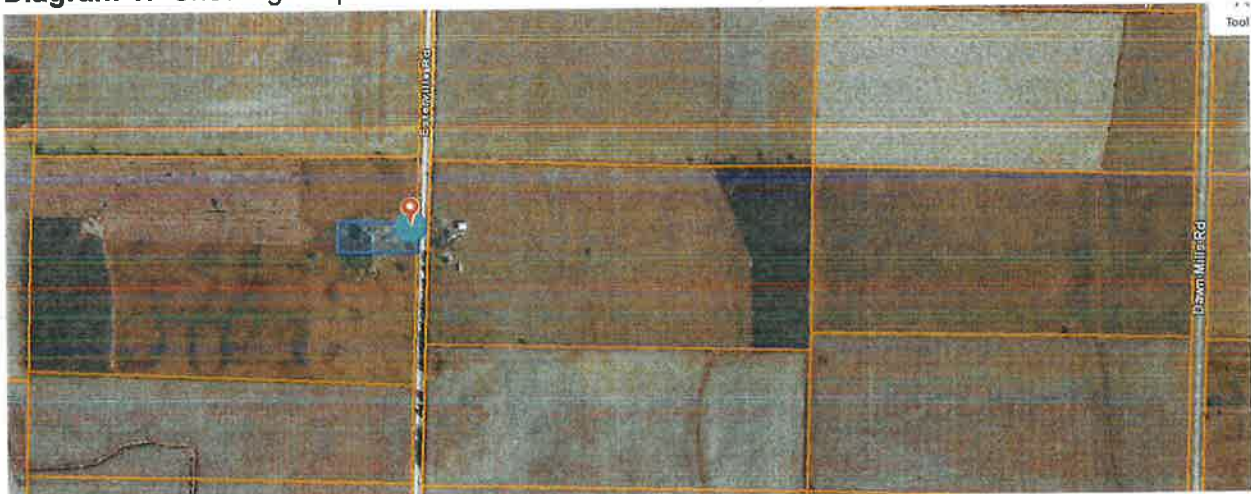
In the case of a surplus dwelling severance, the size of the retained farm parcel appears to be viable as proposed. As the parcel already exists (undersized) and as the proposed severance would only marginally reduce the property size the application merits further consideration.

With regards to **Z003/26** the corresponding Zoning By-law Amendment would re-zone the **retained** parcel from Agricultural – 1 (**A1**) Zone to zone exception 4 to the Agricultural – No Farm Dwelling (**A-NFD(4)**) Zone which would prohibit future farm dwellings and recognize the reduced farm size of +/- 27.5 hectares (68 acres) while the severed property would be re-zoned to zone exception 22 to the Agricultural 1 (**A1(22)**) Zone which would allow no livestock facilities on the subject property and further that no existing structures shall have legal non-conforming status as livestock facilities.

### **BACKGROUND/SITE CONTEXT:**

The site is located within an agricultural area and fronts onto Esterville Road. The severed parcel would keep the single-detached dwelling, the detached garage, the old bank barn and open top silo. The retained parcel is vacant agricultural land. Surrounding properties in the area predominantly include various agricultural operations with associated single-detached dwellings and farm buildings and/or structures.

**Diagram 1: Showing Proposed Severance – Macro View.**



**Diagram 2: Showing Proposed Parcel Severance – Micro View.**



## PLANNING ACT/PROVINCIAL POLICY STATEMENT:

The goal of the PPS is to promote the protection of prime agricultural areas for long-term agricultural uses and to discourage any non-agricultural uses.

Section 2.3.3 of the PPS lists the permitted uses for the prime agricultural areas which include agricultural uses, agricultural-related uses, and on-farm diversified uses. Section 2.3.3 requires the creation of new lots to comply with minimum distance separation requirements (MDS).

This proposal generally meets MDS as there are no other active livestock facilities within the nearby vicinity. However, as the subject property contains a former livestock facility a zone exception is recommended.

Section 2.3.4 of the PPS sets policies for Lot Creation in Prime Agricultural Areas. Lot creation in Prime Agricultural Areas is discouraged and may only be permitted for a surplus farm dwelling as part of a farm consolidation. This application meets Section 2.3.4 as the owner has surplus farms because of farm consolidation.

Section 4.3.3 (Lot Creation and Lot Adjustments) requires that: (1.) Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for: (a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

In the case of a surplus dwelling severance, the size of the retained farm parcel and consideration for its long-term flexibility is still important. However, the undersized parcel already exists and as the lot will only marginally be reduced in size there should be no issue.

The proposed application therefore meets the PPS objective regarding the minimal fragmentation of agricultural land.

## COUNTY OF LAMBTON OFFICIAL PLAN (OP):

Section 4.1 of The County of Lambton OP encourages the protection of prime agricultural lands and discourages the use of non-agricultural practices in farming areas. Section 4.2 of the OP sets out the policies for severances in the County.

Section 4.2.1 of the County OP states that severances to permit the creation of residential lots in Agricultural Areas may only be permitted if the proposed residential lot contains a residential dwelling surplus to a farming operation, if the construction of a dwelling is prohibited on the retained farm parcel and that the proposed lot is located at the required MDS 1 setbacks, whether or not already located on a separate lot from each other.

This proposal is for a surplus farm dwelling severance, where the **retained** parcel is proposed to be re-zoned to Zone Exception 4 to the Agricultural – No Farm Dwelling (A-NFD (4)) Zone which would prohibit future farm dwellings and recognize the reduced farm size.

The proposed rural residential **severed** lot meets the required MDS 1 setback requirements as there are no other active livestock facilities nearby the proposal meets the requirements of Section 4.2.1 of the County OP.

Section 4.2.3, subsection f) of the County OP states that consents in the Agricultural Area may be granted to create farm parcels that are not less than 30 ha (74.13 acres). The proposed severance does not technically comply with the County OP in that regard, however as this application does not involve a farm split and the current land parcel is already undersized, we would be willing to entertain approval of this application as submitted.

#### **TOWNSHIP OF DAWN-EUPHEMIA OFFICIAL PLAN:**

The site is designated “*Agricultural Area*” in the Township of Dawn-Euphemia OP and permits agricultural uses of all types, sizes, and intensities as per Section 2.1 of the Dawn-Euphemia OP.

This proposal complies with all MDS 1 Setbacks as required by Section 2.9 of the Dawn-Euphemia OP.

This proposal complies with the provisions in Section 2.17, subsection d (i) and (ii) because the surplus farm dwelling is rendered surplus because of a farm consolidation provided the proposed retained farm parcel is re-zoned to Agricultural No Farm Dwelling (A-NFD) to prohibit the construction of a dwelling.

#### **TOWNSHIP OF DAWN-EUPHEMIA ZONING BY-LAW:**

The subject lands are located within the “*Agricultural 1 (A1) Zone*” in the Township of Dawn-Euphemia Zoning By-Law (ZBLA), which permits agricultural uses.

“**TABLE A**” provides the zoning regulations for parcel size in the A1 Zone, which lists the minimum lot area of 0.8 ha (+/- 2 acres) for residential lots which is the approximate size of the proposed severed lot.

With regards to minimum lot area Agricultural lots, as prescribed in “**TABLE A**”, require the minimum lot area listed in the County OP which is 30 ha (74.13 acres). The proposed +/- 28 hectares (68 acres) is slightly below that standard but as previously discussed the proposal still has Planning merit. To address the decreased size a Zone Exception will be required.

As a condition of Consent approval(s) a Zoning By-law Amendment (ZBLA) should be included to comply with the PPS and local Planning document policies.

#### **DRAFT ZONING BY-LAW AMENDMENT:**

With respect to the proposed Zoning By-Law amendment, staff has prepared the attached draft by-law. The amendment only affects the farm portion of the property which is currently zoned “**Agriculture-1 (A-1)**.”

With regards to **Z001/26** the corresponding Zoning By-law Amendment would re-zone the **retained** parcel from **Agricultural – 1 (A1)** to the **Agricultural – No Farm Dwelling (A-NFD(4)) Zone** which would prohibit future farm dwellings and recognize the reduced farm size from going 50 acres to 47.7 acres and re-zone the **severed** parcel from **Agricultural – 1 (A1)** to the **Agricultural – 1 (A1(22)) Zone** to recognize the proposed undersized lot going from the required 0.8 hectares (2 acres) to 0.79 hectares (1.97 acres) and a second provision that would allow no

livestock facilities on the subject property and further that no existing structures shall have legal non-conforming status as livestock facilities.

The proposed re-zoning would comply with the current Provincial Policy Statement and Township of Dawn-Euphemia Official Plan requirements.

**CONCLUSION:**

Planning staff supports approval of both above noted applications as each application is consistent with the applicable policies and regulations and Planning Act requirements as noted above.


**RECOMMENDATION(S):**

With regards to the severance, we recommend that the Township of Dawn-Euphemia Committee of Adjustment **APPROVE** Consent Applications **B004/26** subject to the following conditions:

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, and in a form suitable for registration. This should be done for the rural residential parcel severance (B001/26).
2. That a Zoning By-Law Amendment be required to re-zone the retained parcel from Agricultural – 1 (A1) to Zone Exception 4 to the Agricultural – No Farm Dwelling (A-NFD (4)) Zone and re-zone the severed parcel from Agricultural – 1 (A1) to Zone Exception 22 of the Agricultural – 1 (A1(22)) Zone.
3. That both the retained land and the severed lot have adequate access to the road allowance subject the approval of the appropriate road authority. The driveway entrance to both the retained and severed parcels has adequate access to the Township Road allowance.
4. A new Part 8 system will be required to be installed in accordance with the County of Lambton Development Services requirements.
5. That the septic system location be included in the survey (plotted on a copy by owner) and a copy provided to County of Lambton Development Services Department for the property files.
6. A change of use permit will be required for the existing agricultural storage building, which must be converted into a residential storage building.
7. 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 endeavor 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.

**DEPARTMENT AND AGENCY COMMENTS:**

<p><b><u>County of Lambton Development Services</u></b> <b><u>Department:</u></b></p>	<p>Please Note for All Applications:</p> <ul style="list-style-type: none"><li>▪ All Ontario Building Code matters will be addressed at the time of permit application, including any required professionally engineered components and maximum openings verifications.</li><li>▪ Support of the subject planning application does not imply that all Ontario Building Code parameters have been approved; this is conceptual approval only.</li><li>▪ Applicable Fees will include building, septic, and plumbing fees, as they relate to permit issuance.</li></ul> <p><b>Please note:</b> the comments provided are based upon the planning submission, as proposed, and changes may result in additional Ontario Building Code requirements or additional variances or approvals, and/or there are changes to the proposal at the meeting.</p> <p><b><u>Building</u></b></p> <p>If the application is approved, then a Change of Use building permit is required to be undertaken for all agricultural buildings on the severed parcel to a residential use, fees paid, and all renovations (if any) completed.</p> <p><b><u>Septic</u></b></p> <p>Report Attached.</p> <div style="text-align: center;"> SEV ZBLA - 403 Esterville - 1204977 O</div>
---	--

<p><b><u>St. Clair Region Conservation Authority:</u></b></p>	<p>Portions of the subject property are regulated by the Conservation Authority under Ontario Regulation 41/24. There is sufficient area on both the proposed severed and retained lots to allow for future development to be located outside of the hazards and regulated area. SCRCA has no concerns with the consent application. Any future development and/or site alteration within the regulated area will require written permission from the Conservation Authority under Ontario Regulation 41/24.</p>
<p><b><u>D-E Township Public Works Department:</u></b></p>	<p>The Township of Dawn-Euphemia Public Works has reviewed the above noted application is supportive of the application as proposed.</p>



RESOLUTION – REGULAR MEETING

Date: April 20, 2026

Moved by:	Seconded by:	Recorded Vote:	
		Order	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 By-Law 2026-12, being a By-law to Amend Zoning By-Law 54-2014, be taken as read a first, second and third time, and finally passed this 20th day of April 2026. *Carried.*



**The Corporation of the  
Township of Dawn-Euphemia  
Zoning By-Law 12 of 2026**

**(Being a By-law to Amend By-law 54 of 2014)**

**Whereas** the Council of the Corporation of the Township of Dawn-Euphemia passed a comprehensive Zoning By-law 54 of 2014 on the 24<sup>th</sup> day of November, 2014;

**And whereas** Section 34 (10) of the Planning Act, R.S.O. 1990, allows the Council of the Corporation of the Township of Dawn-Euphemia to amend the said By-law;

**And whereas** the Council of the Corporation of the Township of Dawn-Euphemia deems it desirable to amend the said By-law;

**Now therefore**, the Council of the Corporation of the Township of Dawn-Euphemia enacts as follows:

1. Schedule "A-1", attached, is hereby declared to form part of this By-law.
2. Section 5.4 of By-law 54 of 2014 is hereby amended by adding the following Subsection:

**5.4.22 Agricultural 1 (22) A1 (22) ZONE**

**Special Provisions:**

Notwithstanding any provisions to the contrary, the following provision shall apply to the lands known as Concession 6, North Part Lot 14, North Part East ½ Lot 14, (403 Esterville Road):

- a) No livestock facilities shall be permitted on the subject parcel and further that no existing structures shall have legal non-conforming status as livestock facilities
3. Section 6.5 of By-law 54 of 2014 is hereby amended by adding the following Subsection:

**6.5.4 AGRICULTURAL – NO FARM DWELLING (4) A-NFD (4) ZONE**

**Permitted Uses:**

Notwithstanding "TABLE A", the minimum Lot size area of 27.5 hectares (68 acres) shall be permitted on lands described as Concession 6, North Part Lot 14, North Part East ½ Lot 14.

4. Schedule "A-1", attached, is hereby declared to form part of this By-law.

This By-law shall come into force and effect pursuant to Sections 34 (21) or Section 34 (30) of the Planning Act, R.S.O. 1990.

Read a first and second time this 20<sup>th</sup> day of April 2026.

Read a third time and finally passed this 20<sup>th</sup> day of April 2026.

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Mayor

---

Administrator-Clerk

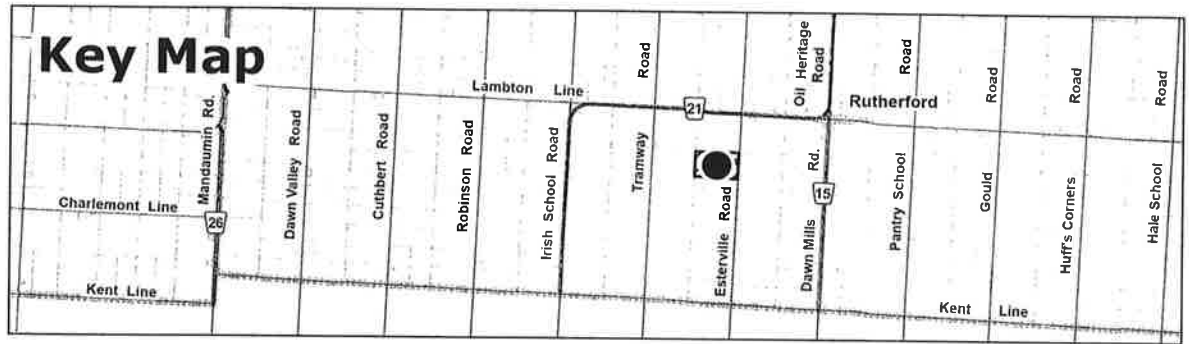
Township of Dawn-Euphemia  
SCHEDULE "A"

to By-law No. 12 of 2026

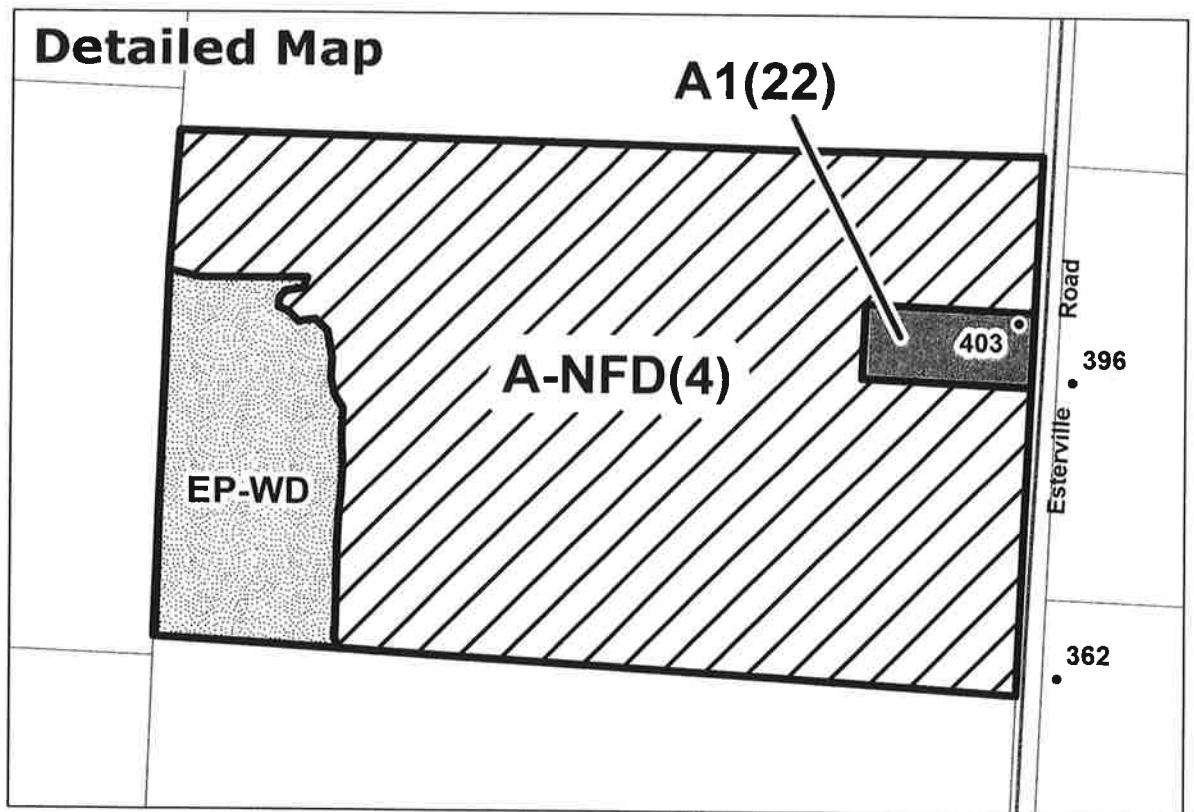
Dated this 20<sup>th</sup> Day of April, 2026

Signed: \_\_\_\_\_  
Alan Broad, Mayor

\_\_\_\_\_  
Donna Clermont, Administrator-Clerk



● Subject Property



APPLICANT: 1204977 Ontario Ltd. (c/o Dennis Jackson)

LOCATION: CON 6, N PT LOT 14, N PT E 1/2 LOT 14  
Geographic Township of Dawn  
403 Esterville Road, Dawn-Euphemia

File: 2003-2026

The Corporation of the Township of Dawn-Euphemia

6a

RESOLUTION – REGULAR MEETING

Date: April 20, 2026

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 Council approves the Draft December 31, 2023 Audit Finding Report and the Draft December 31, 2023 Financial Statements, from MNP at the Regular Meeting of Council on this 20<sup>th</sup> day of April, 2026. *Carried.*

The Corporation of the Township of Dawn-Euphemia



RESOLUTION – REGULAR MEETING

Date: April 20, 2026

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 Council accepts the low tender as recommended by R. Dobbin Engineering Inc, on April 7, 2026, for the construction of the Watson-Turner Drain from Robinson Farm Drainage, as per specifications by R. Dobbin Engineering Inc., for the amount of \$416,501.05 taxes inclusive. *Carried.*



4218 Oil Heritage Road  
Petrolia, Ontario, N0N 1R0  
Phone: (519) 882-0032 Fax: (519) 882-2233  
www.dobbineng.com

The Mayor and Council  
Township of Dawn-Euphemia  
4591 Lambton Line  
Dresden, Ontario  
N0P 1M0

April 7, 2026

Attention: John Collison, Drainage Superintendent

**Re: Watson Turner Drain Tender Results**

Four (4) sealed tenders for the Watson Turner Drain were received and opened on April 7, 2026 at the Township of Dawn-Euphemia's office.

Following the tender opening, the schedule of tender prices from each bid were reviewed by R. Dobbin Engineering Inc. to ensure correct unit prices and total tender prices. The following are the confirmed and corrected tender prices submitted (HST included):

- Robinson Farm Drainage \$416,501.05
- McNally Excavating Ltd. \$447,480.00
- VanBree Infrastructure \$468,017.07
- Gillier Drainage Inc. \$512,342.00

The bid received from Robinson Farm Drainage in the amount of \$416,501.05 (including HST) is the lowest price tendered, and meets all of the requirements stipulated in tender documents. This price is 22% lower than the Engineer's Estimate of \$530,595.00 (including HST).

Therefore, it is our recommendation to award the Watson Turner Drain Tender to Robinson Farm Drainage.

I trust this meets your requirements at this time; however, should you have any questions regarding this information, please feel free to call.

Yours truly,

David Moores  
519-882-0032, ext. 203  
R. Dobbin Engineering Inc.



## THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA



4591 Lambton Line, RR # 4, Dresden, ON N0P 1M0

Tel: (519) 692-5148 Fax: (519) 692-5511 Public Works Department: (519) 692-5018

Email: [admin@dawneuphemia.on.ca](mailto:admin@dawneuphemia.on.ca) Website: [www.dawneuphemia.ca](http://www.dawneuphemia.ca)

To: Members of Dawn-Euphemia Township Council  
Meeting Date: April 21, 2026  
From: Donna Clermont, Administrator-Clerk  
Subject: **ICI RECYCLING TRANSITION – 2027 COST STRUCTURE AND MUNICIPAL OPTIONS**

### Open Session Report

#### Background:

Attached are three (3) previous reports dated December 1, 2025 and December 15, 2025, April 7, 2026, regarding the transition of Industrial, Commercial, and Institutional (ICI) recycling services.

At the April 7<sup>th</sup> Council Meeting the following resolution was passed:

**2026-47** Councillor LeBoeuf – Councillor Gray  
*That Council defer the Report dated April 7, 2026 from the Administrator-Clerk Re: ICI Recycling Transition to an upcoming Council Meeting; And that staff are to provide an updated list of businesses that may be affected. Carried.*

Attached is the updated list of businesses as requested.

Blue Water Recycling has now confirmed that effective January 1, 2027, the annual cost for ICI recycling wheelie bins will be \$160 per bin, per year.

#### Comments:

#### Municipal Options as provided by Blue Water Recycling

As municipalities plan for 2027, the following options are available:

- **Maintain the current service model**  
Municipalities may choose to continue providing ICI recycling services and absorb the associated costs within their existing funding structure.
- **Implement cost recovery through user fees**  
Municipalities may elect to pass through a portion or the full cost of service directly to commercial properties.
- **Discontinue municipal ICI recycling collection**  
Municipalities may choose to exit the provision of ICI recycling services, forcing businesses to seek private sector solutions.

## **BRA Recommendation**

- BRA recommends that municipalities consider implementing **direct cost recovery from commercial properties.**
- Given that ICI recycling is no longer included within the residential Blue Box program, it is appropriate that commercial users assume the cost of the services they receive, rather than relying on residential tax or user fee subsidization. This approach also encourages businesses to assess their actual service needs and consider more efficient collection solutions, such as front-end recycling dumpsters, where appropriate. At the same time, fully discontinuing ICI recycling services may lead to reduced diversion and could accelerate landfill capacity pressures beyond current projections.

I had surveyed the Lambton County Municipalities, however, most did not respond or have not made a decision yet. So unfortunately I don't have that information for you to assist you in your decision.

### **Recommendation:**

***Being that regulatory changes have removed Industrial, Commercial and Institutional (ICI) from the Blue Box Program; And That Bluewater Recycling Association (BRA) has implemented a dedicated ICI collection system to ensure continued service for businesses across member municipalities; That Council agrees to implement full cost recovery of Industrial, Commercial, and Institutional (ICI) recycling services through user fees directly to commercial properties at a cost of \$160 per bin, per year commencing January 1, 2027.***

### **Attach:**

ICI Wheelie Bins Summary Dawn-Euphemia Township – 1 pg

Email dated Mar 27/26 from BRA Re: ICI Recycling Transition – 2 pgs

Report Ineligible Commercial Properties – April 7, 2026 – 1 pg

Dear CAO / Municipal Staff / Members,

I am writing to provide an update on the transition of Industrial, Commercial, and Institutional (ICI) recycling services, as well as to outline the approach to bin provisioning and program costs moving forward.

As you are aware, recent regulatory changes have removed ICI recycling from the residential Blue Box program. In response, the Bluewater Recycling Association (BRA) has implemented a dedicated ICI collection system to ensure continued service for businesses across our member municipalities.

### **2026 Transition Approach**

Recognizing the magnitude of this shift, BRA absorbed the incremental costs associated with segregating and servicing ICI recycling wheelee bins in 2026. This was done to support a smooth transition, minimize disruption for municipalities and the business community, and allow time to establish appropriate service levels under the new framework.

### **2027 Cost Structure**

Effective January 1, 2027, the annual cost for ICI recycling wheelee bins will be:

#### **\$160 per bin, per year**

This fee reflects the full cost of delivering ICI recycling services across a large and predominantly rural service area.

ICI collection presents inherent operational challenges. Routes are often long and dispersed, requiring significant travel between stops while generating relatively low tonnage per location. Additionally, the material collected through the ICI stream is typically comprised of lower-value commodities, limiting the ability to offset costs through recycling revenue.

Accordingly, the annual fee incorporates:

- Collection-related costs, including labour, fuel, and fleet maintenance across extended routes,
- Program administration and service delivery requirements, and
- Bin lifecycle costs, including procurement, maintenance, and replacement.

This structure is necessary to ensure the long-term sustainability of the program while maintaining consistent and reliable service levels.

### **Municipal Options**

As municipalities plan for 2027, the following options are available:

- **Maintain the current service model**  
Municipalities may choose to continue providing ICI recycling services and absorb the associated costs within their existing funding structure.
- **Implement cost recovery through user fees**  
Municipalities may elect to pass through a portion or the full cost of service directly to commercial properties.
- **Discontinue municipal ICI recycling collection**  
Municipalities may choose to exit the provision of ICI recycling services, forcing businesses to seek private sector solutions.

### **BRA Recommendation**

BRA recommends that municipalities consider implementing direct cost recovery from commercial properties.

Given that ICI recycling is no longer included within the residential Blue Box program, it is appropriate that commercial users assume the cost of the services they receive, rather than relying on residential tax or user fee subsidization. This approach also encourages businesses to assess their actual service needs and consider more efficient collection solutions, such as front-end recycling

dumpsters, where appropriate. At the same time, fully discontinuing ICI recycling services may lead to reduced diversion and could accelerate landfill capacity pressures beyond current projections. BRA remains committed to working collaboratively with each municipality to determine the most practical and cost-effective path forward based on local circumstances.

**Response Requested**

To support planning and program implementation for 2027, we kindly request confirmation of your municipality's preferred approach by:

**Tuesday, June 30, 2026**

This timeline ensures sufficient lead time for equipment planning, routing adjustments, and overall program alignment.

Should you wish to review your current service levels or discuss options in more detail, our team would be pleased to meet with you.

Thank you for your continued partnership and collaboration as we navigate this transition.

**Thanks,**

**Michelle Courtney, CPA, CA**

*President & CEO*



**Bluewater Recycling Association**

📍 P.O. Box 547  
415 Canada Avenue  
Huron Park, ON N0M 1Y0

☎ 519.228.6678 ext. 224

📠 519.228.6656

✉ [michelle@bra.org](mailto:michelle@bra.org)

🌐 [www.bra.org](http://www.bra.org)



## THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA

4591 Lambton Line, RR # 4, Dresden, ON N0P 1M0  
Tel: (519) 692-5148 Fax: (519) 692-5511 Public Works Department: (519) 692-5018  
Email: [admin@dawneuphemia.on.ca](mailto:admin@dawneuphemia.on.ca) Website: [www.dawneuphemia.ca](http://www.dawneuphemia.ca)

To: Members of Dawn-Euphemia Township Council  
Meeting Date: April 7, 2026  
From: Donna Clermont, Administrator-Clerk  
Subject: **ICI RECYCLING TRANSITION – 2027 COST STRUCTURE AND MUNICIPAL OPTIONS**

### Open Session Report

#### Background:

Attached are two (2) previous reports dated December 1, 2025 and December 15, 2025 regarding the transition of Industrial, Commercial, and Institutional (ICI) recycling services.

At the December 15<sup>th</sup> Council Meeting the following resolution was passed:

#### **2025-197 Councillor McGuire – Councillor Meyer**

***That Council review cost increases for ICI Recycling Pickup once new costs and fee requirements are fully clarified and the new collection structure and associated costs are provided to Council by Blue Water Recycling; Carried.***

Blue Water Recycling has now confirmed that effective January 1, 2027, the annual cost for ICI recycling wheelie bins will be \$160 per bin, per year.

#### Comments:

Please see attached email from Blue Water Recycling which is self-explanatory and provides an update regarding the ICI Recycling Transition and 2027 Cost Structure along with Municipal Options.

#### Recommendation:

***Being that regulatory changes have removed Industrial, Commercial and Institutional (ICI) from the Blue Box Program; And That Bluewater Recycling Association (BRA) has implemented a dedicated ICI collection system to ensure continued service for businesses across member municipalities; That Council agrees to implement full cost recovery of Industrial, Commercial, and Institutional (ICI) recycling services through user fees directly to commercial properties at a cost of \$160 per bin, per year commencing January 1, 2027.***

**Attach:** Email dated Mar 27/26 from BRA Re: ICI Recycling Transition – 2 pgs  
Report Ineligible Commercial Properties – December 1, 2025 – 2 pgs  
Report Ineligible Commercial Properties – December 15, 2025 – 3 pgs

Township of Dawn-Euphemia

APR 09 2026

RECEIVED

3236 River St. P.O. Box 28  
Alvinston, ON N0N 1A0

Phone: 519.898.2173  
Fax: 519.898.5653



March 31, 2026

**NOTICE OF CONSIDERATION OF DRAINAGE WORKS  
Cherry Creek Drain and Cherry Creek Drain Branch**

Dear Sir and/or Madam:

You are hereby notified that the Engineer appointed by the Council of the Municipality of Brooke-Alvinston under the *Drainage Act, 1990*, did, file at our office a report on the **Cherry Creek Drain and Cherry Creek Drain Branch**

**This report will be considered in the auditorium at the B.A.I.C.C.C. at 3310 Walnut Street, Alvinston**

**Thursday, April 23, 2026 at 4:00 pm**

Attached is a copy of the Engineer's Report for the proposed drainage work for your perusal prior to the meeting. Please bring your copy of the report to the meeting.

If you wish to object to the report, please submit your written objections to the undersigned prior to the meeting.

**APPEALS AGAINST ASSESSMENT ARE NOT CONSIDERED AT THIS MEETING.**

If the report is adopted, you will receive a copy of the provisionally adopted by-law indicating the assessments and notifying you of the date of the first sitting of the Court of Revision. You are hereby requested to take notice that the proposed work included in the report will be commenced after all appeals have been finally resolved.

Janet Denkers  
Clerk Administrator

The Corporation of the Township of Dawn-Euphemia



RESOLUTION – REGULAR MEETING

Date: April 20, 2026

Moved by:	Seconded by:	Recorded Vote:	
		Order	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 Council acknowledges receipt of the Directive dated April 10, 2026 from the Ministry of Municipal Affairs and Housing, Re: Municipal Buy Ontario Procurement Directive – Phased Implementation Dates. *Carried.*

April 10, 2026

**Memorandum to:** Municipal Chief Administrative Officers, City Managers

**Subject:** Municipal Buy Ontario Procurement Directive – Phased Implementation Dates

In the fall of 2025, the Ontario government introduced and enacted the *Buy Ontario Act (Public Sector Procurement), 2025*. This Act allows the government to issue procurement directives that require prioritizing Ontario/Canadian goods and services in public sector procurements.

To leverage public sector procurement spending to support Ontario's economy, workers and key sectors, municipalities and municipal entities—including local boards and wholly-owned municipal services corporations—are now prescribed as public sector entities under the Act. As a result, all these organizations will have to comply with the newly released Municipal Buy Ontario Procurement Directive.

We recognize the significant work municipalities do to deliver services and build infrastructure in your communities, and we appreciate your partnership as these new requirements are introduced.

### **Timelines for effective dates**

The new Municipal Buy Ontario Procurement Directive will include requirements related to fleet vehicles and capital infrastructure. This applies to municipalities, local boards, and municipal services corporations on the following phased timeline:

#### **Municipalities**

- Fleet vehicles requirements: April 13, 2026
- Capital infrastructure requirements: May 15, 2026

#### **Local boards and municipal services corporations (MSCs)**

- Capital infrastructure and fleet vehicles requirements: June 1, 2026

To assist with implementation, guidance materials and other support resources are available on [Ontario.ca](https://www.ontario.ca) and [Supply Ontario's website](#) to help your organization understand the requirements and apply them consistently.

### **Actions required of municipalities**

1. Municipalities should begin preparing procurement teams and internal stakeholders in advance of these effective dates. Additional guidance and supports, such as training sessions, will be provided to facilitate implementation.

2. Municipalities should inform applicable local boards and municipal services corporations of the Municipal Buy Ontario Procurement Directive and the phased effective dates above.

Questions related to implementation and support can be directed to [doingbusiness@supplyontario.ca](mailto:doingbusiness@supplyontario.ca).

Yours truly,

***Original Signed by***

Martha Greenberg  
Deputy Minister of Ministry of Municipal Affairs and Housing

c: Samantha Poisson, Deputy Minister, Ministry of Public and Business Service  
Delivery and Procurement  
Lindsay Jones, Executive Director, Association of Municipalities of Ontario – AMO

# **Municipal Buy Ontario Procurement Directive**

**Municipal Sector Entities**

**Management Board of Cabinet**

**Effective Date:** April 13, 2026

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## **1.0 Introduction**

The Buy Ontario Act (Public Sector Procurement), 2025 establishes a framework to prioritize Ontario and Canadian goods and services in procurement across the public sector. This supports Ontario workers and businesses by ensuring that public spending strengthens local supply chains and reduces exposure to global economic and trade uncertainty.

The Municipal Buy Ontario Procurement Directive supports this by requiring the municipal sector to prioritize Ontario and Canadian goods and services in procurements.

This directive is issued by Management Board of Cabinet under the authority of the Buy Ontario Act (Public Sector Procurement), 2025.

The Chair of Treasury Board and Management Board of Cabinet has the delegated authority to make periodic updates to procurement value thresholds in this Directive, in alignment with Ontario's trade commitments.

## **2.0 Purpose**

The purpose of this Directive is to enable Ontario to set out procurement requirements in support of the government's Buy Ontario mandate.

## **3.0 Application and Scope**

This Directive applies to municipal sector entities, which means all municipalities, local boards, and municipal services corporations that are prescribed as public sector entities under the Buy Ontario Act (Public Sector Procurement), 2025.

Municipal sector entities should refer to the regulation under the Buy Ontario Act (Public Sector Procurement), 2025 for details about the specific entities that are prescribed.

The table below specifies the dates that each of the requirements of this Directive take effect for specific municipal sector entities.

<b>Organization→</b>	<b>Municipalities</b>	<b>Local Boards</b>	<b>Municipal Services Corporations</b>
4.1 General	April 13, 2026	June 1, 2026	June 1, 2026
4.2.1 Strategic Category - Fleet Vehicles	April 13, 2026	June 1, 2026	June 1, 2026
4.2.2 Strategic Category - Capital Infrastructure	May 15, 2026	June 1, 2026	June 1, 2026

The Municipal Buy Ontario Procurement Directive does not apply to:

- Procurements needed to address a situation that is both urgent and unforeseen (i.e. emergencies). In these cases, organizations should follow their internal procedures to effectively manage these emergency procurements.

This Directive does not prevail over legislation.

## **4.0 Requirements**

### **4.1 General**

#### Documentation

Municipal sector entities are required to retain documentation for any procurements covered by this Directive, including details to support any decisions or approvals related to the application of this Directive.

#### Reporting

Municipal sector entities must prepare and provide information and data as requested by Supply Ontario, Ministry of Public and Business Service Delivery and Procurement (MPBSDP), the Ministry of Municipal Affairs and Housing (MMAH), and Treasury Board Secretariat (TBS).

### **4.2 Strategic Categories**

These requirements set out Ontario's approach to procurements in key strategic categories that support the goals of the Buy Ontario Act (Public Sector Procurement), 2025. The requirements reflect Ontario's priorities for public sector procurement and may change over time to respond to emerging issues or challenges.

## **4.2.1 Fleet Vehicles**

### **Objective**

The objective of section 4.2.1 is to support the domestic automotive industry and jobs in the province by leveraging the significant purchasing power of the public sector.

Municipal sector entities are required to purchase or lease vehicles that are manufactured in Ontario or from original equipment manufacturers operating in Ontario as specified below.

### **Scope**

Section 4.2.1 applies:

- To all new procurements of new light-duty passenger fleet vehicles with a Gross Vehicle Weight Rating at or less than 4,500 kg.
- Regardless of the value or method of the procurement (invitational, open competitive or non-competitive) or procurement type (purchase or lease).

Section 4.2.1 does not apply to:

- Existing contracts that were executed prior to the effective date of this policy
- Contract extensions included in the original agreement
- Short term leases up to 12 months
- Vehicles that are physically modified or upfitted (excluding changes that only affect the visual appearance of the vehicle) for an intended operational use or function. This includes, but is not limited to specialty vehicles, such as ambulances, school buses, police cruisers, enforcement vehicles and emergency response vehicles
- Vehicles purchased for covert or surveillance purposes
- Vehicles with a Gross Vehicle Weight Rating (GVWR) greater than 4,500 kg
- Used vehicles

### **Requirement**

Municipal sector entities must purchase or lease Made-in-Ontario Fleet Vehicles when they acquire new light-duty passenger vehicles using an applicable procurement process.

If a Made-in-Ontario Fleet Vehicle is unavailable or if a municipal sector entity determines that it is not operationally feasible to purchase or lease such a vehicle, the entity is required to purchase or lease a new vehicle from an Ontario Vehicle Producer.

If a Made-in-Ontario Fleet Vehicle or a vehicle from an Ontario Vehicle Producer is unavailable, or if the municipal sector entity determines that purchasing or leasing such

a vehicle is not operationally feasible, the entity may consider alternative acquisition strategies.

Municipal sector entities should refer to the Operational Guide for information about how to apply these requirements.

### Documentation

If a Made-in-Ontario Fleet Vehicle or a vehicle from an Ontario Vehicle Producer is unavailable or the vehicle is not operationally feasible, document the rationale and seek appropriate approval.

## **4.2.2 Capital Infrastructure**

### **Objective**

The objective of section 4.2.2 is to maximize the use of Ontario-Made and Canadian-Made Goods and Ontario and Canadian Services in procurements covered by the Directive, while maintaining value for money for Ontario and the timely delivery of infrastructure projects.

### **Scope**

Section 4.2.2 applies to all new capital infrastructure procurements. For the purposes of this section, “capital infrastructure procurements” means:

- Construction (see Definitions).
- Fixtures, furniture and equipment that are included in and incidental to the Construction of the facility and required to support the facility’s operational readiness immediately following completion of Construction, whether those items are delivered through the construction contract or procured separately.
- Transit fleet vehicles, including rolling stock (e.g., subways and rail cars) and buses, but excluding light duty passenger vehicles.

Municipal sector entities must apply this Directive to the use of Vendor of Record arrangements (VORs) managed by Supply Ontario or other purchasing arrangements, whenever possible. Municipal sector entities must not use purchasing arrangements to avoid the requirements of this Directive.

Section 4.2.2 does not apply to the procurement of:

- Medical equipment.
- Information technology.
- Fixtures, furniture or equipment acquired solely for ongoing or operational purposes after the facility is operational.

- Routine maintenance, repair, and operations (MRO) unless the MRO activities involve repairing or renovating the physical structure.

Municipal sector entities may apply the requirements of the Directive to procurements not covered by the Directive, where feasible.

**Requirement**

Municipal sector entities must do all of the following in respect of each capital infrastructure procurement:

- Include in the procurement documents:
  - A list of each major good and each service required for the deliverables being procured.
  - A requirement for vendors to submit a Domestic Supply Chain Plan that identifies, at a minimum, the source of each of the listed major goods and each service.
- Use one of the applicable methods for Domestic Supply Chain Plans described in Table 1 below that best supports the objective of this section (4.2.2).

**Table 1 – Domestic Supply Chain Plan Methods**

<b>Domestic Supply Chain Plan Approach</b>	<b>Method to be Applied</b>
<b>Domestic Supply Chain Plan - Evaluated</b>	<p>Include in the procurement documents one of the approaches below to evaluate the Domestic Supply Chain Plan. The approach should be selected based on the estimated procurement value.</p> <p><b>Below \$347,400 for construction procurements, and below \$139,000 for goods or services procurements</b></p> <ul style="list-style-type: none"> <li>• Apply a 10% evaluation advantage to the bidder with the highest proportion of Ontario-Made Goods and Ontario Services in their Domestic Supply Chain Plan.</li> </ul> <p><b>At or above \$347,400 for construction procurements, and at or above \$139,000 for goods or services procurements</b></p> <p>Choose <u>one</u> of the following:</p> <ul style="list-style-type: none"> <li>• Apply a 10% evaluation advantage to the bidder with the highest proportion of Ontario-Made Goods and Ontario Services, followed by Canadian-Made Goods and Canadian Services in their Domestic Supply Chain Plan; or</li> </ul>

	<ul style="list-style-type: none"> <li>• The Domestic Supply Chain Plan accounts for 10% of the total evaluation score for the procurement. Select the vendor whose Domestic Supply Chain Plan score is at least 50% higher than the top-ranked vendor, and <ul style="list-style-type: none"> <li>○ their bid price is within 10% and</li> <li>○ their construction schedule is no more than 10% longer, the municipal sector entity should award the contract to that vendor, subject to all other award conditions.</li> </ul> </li> </ul>
<b>Domestic Supply Chain Plan - Commitment</b>	Include in the procurement documents a mandatory eligibility requirement for vendors to commit in a Domestic Supply Chain Plan to meet or exceed a specified proportion of Ontario or Canadian-Made Goods and Services as a part of the procurement. The specified proportion may be any percentage of the total estimated procurement value that the municipal sector entity has determined would maximize the use of Ontario and Canadian-made Goods and Services.

If it would not be feasible to require vendors to submit a Domestic Supply Chain Plan on account of the procurement model, municipal sector entities may use an alternative method that is consistent with and advances the objective of this section (4.2.2).

Municipal sector entities may refer to operational guidance issued by the ministry for direction about how to apply of any of these requirements, including but not limited to Domestic Supply Chain Plans or methods, etc.

#### Value for money exclusion

On a case-by-case basis where strictly necessary, a municipal sector entity may exclude a procurement from the requirements of section 4.2.2 when the following criteria are met:

- A detailed market assessment indicates that applying the requirements in this section (4.2.2) could increase the procurement's estimated cost by 25% or more compared to not applying the requirements; and,
- Appropriate approval has been obtained to exclude the procurement based on the value of the procurement.

A municipal sector entity may be required to provide information about any approved exclusion as a part of the reporting requirement under section 4.1 of this Directive.

#### Conflicts with funding agreements

If a capital infrastructure procurement is or will be funded in part by the Crown in right of Canada, municipal sector entities should:

- Where possible, negotiate terms for the funding that would allow requirements of section 4.2.2 to apply to the capital infrastructure procurement; and
- Apply the requirements to the capital infrastructure procurement unless they conflict with the funding arrangement with the Crown in right of Canada.

### Reliance on attestations

Municipal sector entities may rely on a vendor's Domestic Supply Chain Plan as evidence of what goods are Ontario or Canadian-Made or what services are Ontario or Canadian services for the purposes of this Directive.

## **5.0 Implementation and Support**

Municipal sector entities should use the information and operational direction designed to support this Directive, available publicly on the following sites:

- Doing Business with the Government of Ontario
- Supply Ontario's website
- Questions? Contact [doingbusiness@supplyontario.ca](mailto:doingbusiness@supplyontario.ca)

## **6.0 Definitions**

For the purposes of this Directive the following definitions apply:

“Canadian-Made Good” means a good that meets any one of the following criteria:

- Is wholly manufactured or originating in Canada,
- At least 51% of the total direct costs of producing or manufacturing the good have been incurred in Canada, or
- Is labelled as “Made in Canada” or “Product of Canada”.

“Canadian Service” means a service wholly provided by individuals (natural persons) located in Canada.

“Construction” means construction, reconstruction, demolition, repair or renovation of a building, structure or other civil engineering or architectural work and includes site preparation, excavation, drilling, seismic investigation, the supply of products and materials, the supply of equipment and machinery if they are included in and incidental to the construction, and the installation and repair of fixtures of a building, structure or other civil engineering or architectural work, but does not include professional consulting services related to the construction contract unless they are included in the procurement.

“Made-in Ontario Vehicle” means a vehicle that is manufactured in Ontario and contains the number “2” as the first digit of the Vehicle Identification Number (VIN).

“major goods” means durable materials, systems or components that are essential to ensuring the operational readiness or performance of the deliverable, and include:

- Structural materials: Concrete, steel and other metals, lumber, stone, aggregates
- Building envelope components: Windows, glass, roofing systems, bricks
- Mechanical and electrical systems: HVAC units, generators, elevators
- Specialty items: Prefabricated panels, major fixtures
- Fixtures, furniture and equipment
- Transit fleet vehicles

“new procurement” means a procurement that has not yet been issued or posted by the date the applicable section of this Directive takes effect.

“Ontario Service” means a service wholly provided by individuals (natural persons) located in Ontario.

“Ontario Vehicle Producer” means an Original Equipment Manufacturer (OEM) that sells vehicles and would meet the threshold of 1,500 annualized jobs across their Ontario footprint of active and/or planned fully and partially owned vehicle assembly and plants.

“Ontario-Made Good” means a good that meets any one of the following criteria:

- It is wholly manufactured or originating in Ontario, or
- At least 51% of the total direct costs of producing or manufacturing the good have been incurred in Ontario.



VOUCHER # 7 - 2026

20-Apr-26

INVOICES	CHEQUE RUN	CHEQUE #	TOTAL
Admin/P Wks/Fire/Drain/Water/DECC	7-Apr-26	4975 - 4997	\$ 841,405.47
Admin/P Wks/Fire/Drain/Water/DECC	9-Apr-26	EFT	\$ 124,990.38
Grand total of all invoices			<u>\$966,395.85</u>
PAYROLL	PP # 8		
Administration	\$ 13,239.32		\$ 13,239.32
Public Works	\$ 35,414.91		\$ 35,414.91
Council			
Grand total of all Payroll			<u>\$ 48,654.23</u>
<b>VOUCHER # 7 - 2026</b>		<b>GRAND TOTAL</b>	<b><u>\$1,015,050.08</u></b>

The Corporation of the Township of Dawn-Euphemia

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RESOLUTION – REGULAR MEETING

Date: April 20, 2026

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 Regular Meeting of Council be hereby adjourned at the hour of \_\_\_\_\_ pm, to meet again for the Regular Meeting of Council on Monday, May 4, 2026, at 6:30 pm or at the call of the Chair. *Carried.*