



The Corporation of the Township of Dawn-Euphemia

- A G E N D A -

Monday, June 1, 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.

-
1. **CALL TO ORDER**
 2. **DISCLOSURE OF PECUNIARY INTEREST**
 3. **DELEGATIONS**
 - a) 6:30 pm J.L. Richards & Associates Ltd. - Official Plan Background Report Review
David Welwood, Senior Planner and Alison Bucking, Planner
 - i. Slide Show
 4. **ADOPTION OF MINUTES**
 - a) Minutes of Regular Council Meeting of May 19, 2026
 5. **BUSINESS ARISING FROM MINUTES**
 6. **PLANNING/DRAINAGE/PROPERTY**
 7. **REPORTS**
 - a) Report from Public Works Superintendent Re: Surplus Equipment
 - b) Report from Administrator-Clerk Re: Motion to Reconsider – ICI Recycling Transition - 2027
Cost Structure and Municipal Options
 8. **CORRESPONDENCE**
 - a) Letter dated May 25, 2026 from Accounts Receivable/Receptionist Re: Resignation Letter
 - b) Email dated May 21, 2026 from OPP Michael Marsh Re: Remote Workspace
Information Only
 - c) Memo dated May 22, 2026 from Tim McKinlay, Assistant Deputy Attorney General Re: Tailgate
Event Permits
 - d) Plumbing Permits – April 2026
 9. **OTHER BUSINESS**
 - a) Accounts
 10. **BY-LAW**
 - a) By-Law 2026-13 – Being a By-law to Establish Joint Compliance Audit Committee
 - b) By-Law 2026-14 – By-law and Report from Administrator-Clerk Re: Prescribe the Height and
Type of Fences
 11. **CLOSED SESSION**
 12. **ADJOURNMENT:** **Next Meeting of Council**
Regular Council Meeting – Monday June 15, 2026 @ 6:30 pm



Township of Dawn-Euphemia Official Plan Review

The Township of Dawn-Euphemia is undertaking a review and update to its Official Plan. An Official Plan describes the Township's policies on how it will grow, what will be protected and how land in your community should be used. It is prepared with input from your community to ensure it reflects community goals and priorities. This review will address changes to provincial legislation, ensure the documents conform to the Lambton County Official Plan and consider local planning issues that impact your community.

We want to hear about what is important to you – have your say in shaping the future of land use planning and development in your community!

Drop in at the Public Information Session!

An in-person Public Information Session is scheduled for **Monday June 1 from 4-6 pm** to introduce the project, share initial background review findings and directions, and give residents the opportunity to ask questions and offer feedback on the upcoming steps. The session will be informal, allowing attendees to drop in without a formal presentation.



Monday June 1, 2026 from 4 to 6 pm.

Council Chambers

4591 Lambton Line, RR4
Dresden, ON N0P 1M0

Background Report Presentation to Council

J.L. Richards and Associates Limited will present the preliminary research findings and directions from the background research and feedback gathered to date. Members of the Public are invited to attend in-person or virtually to view the presentation.

To join virtually via zoom, please contact the clerk.



Monday June 1, 2026 at 6:30 pm.

Council Chambers

4591 Lambton Line, RR4
Dresden, ON N0P 1M0

Have any question or comments?

We encourage you to provide comments or questions by sending an email to:

Donna Clermont, Clerk

Phone: 519-692-5148

Email: clerk@dawneuphemia.on.ca



Township of Dawn-Euphemia Official Plan Review

The Project Review Process

1. Project Initiation

- Detailed Workplan and Consultation Strategy
- Notice of Project Commencement
- Invitations to Indigenous Communities
- Special Meeting of Council

Timing: Fall 2025

2. Background Study and Directions Report

- Technical Review of Current Official Plan
- Jurisdictional Review of Best Practices and Background Information
- Background Report

Timing: Fall 2025 / Spring 2026

3. Public and Stakeholder Engagement

- Council Presentation
- In-Person Public Engagement Session
- Indigenous Meetings (in-person)
- Finalize Background Report

Timing: Spring / Summer 2026

← **We are here!**

4. Draft Official Plan Revisions

- Draft Official Plan
- Circulate Draft Official Plan to Agencies
- Public Open House (In-person)

Timing: Summer 2026

5. Finalization and Adoption

- Incorporate Public, Agency & Stakeholder Feedback
- Prepare Final Draft Official Plan
- Statutory Public Meeting
- Decision by Council on Final Official Plan
- Decision by County on Final Official Plan

Timing: Fall 2026 / Early 2027

June 1, 2026

Dawn-Euphemia Official Plan Review

Background Report Presentation

David Welwood, RPP, MCIP
Alison Bucking, RPP, MCIP



Platinum
member



J.L. Richards

ENGINEERS · ARCHITECTS · PLANNERS

Agenda

01 Project Scope

02 Key Findings

03 Next Steps

04 Questions



Scope of Review

- Incorporate previous amendments
- Address recent legislative changes to the Planning Act – e.g., Bill 23, Bill 97, Bill 185 – which change the way municipalities plan for future development
- Ensure documents have regard to matters of Provincial Interest
- Ensure Consistency with new 2024 PPS and conformity with County Official Plan (including proposed amendments)
- Address certain local interests and issues

Project Goals:

Account for new and pressing issues affecting land use and development

Ensure conformity with Lambton County Official Plan (2018)

Reflect recent legislative changes and provincial policy

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

Project Overview

Project Initiation

Detailed Workplan and Consultation Strategy

Notice of Project Commencement

Invitations to Indigenous Communities

Special Meeting of Council

Fall 2025

Background Study and Directions Report

Technical Review of Current Official Plan

Jurisdictional Review of Best Practices and Background Information

Background Report

Fall 2025/Spring 2026

Public and Stakeholder Engagement

Council Presentation

In-Person Public Engagement Session

Indigenous Meetings (in-person)

Finalize Background Report

Spring/Summer 2026

Draft Official Plan Revisions

Draft Official Plan

Circulate Draft Official Plan to Agencies

Public Open House (In-person)

Summer 2026

Finalization and Adoption

Incorporate Public, Agency & Stakeholder Feedback

Prepare Final Draft Official Plan

Statutory Public Meeting

Decision by Council on Final Official Plan

Decision by County on Final Official Plan

Fall 2026/Early 2027

Scope of Background Review



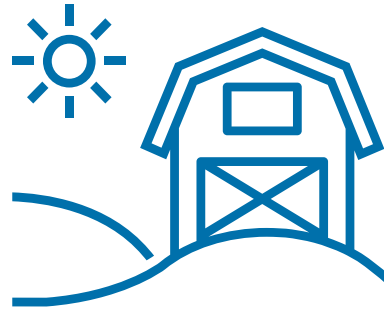
- Provincial legislation, policies, plans and guidelines
- Lambton County policies and plans
- Dawn-Euphemia Official Plan
- Supporting documents included:
 - DRAFT Lambton County Land Needs Assessment and Draft Growth Projects (September 2025)
 - Dawn-Euphemia Strategic Plan



Key Focus Areas



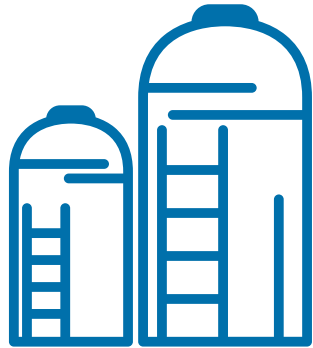
**Legislative & Provincial/County
Policy Changes**



**Protect Agricultural Lands and
Reflect The Unique Nature of
Farming in the Township**



**Support Modest Population
Growth**



**Protect Existing Industries
While Providing Opportunities
for Economic Diversification**



**Protect The Natural
Environment**



**Protect Public Health and
Safety**

Legislative and Policy Changes



The following is a summary of key Planning Act changes that will be addressed through this review:

- Update policies related to site plan control to reflect legislative changes to the *Planning Act*.
- Include policies which enables the Township to delegate the passing of minor Zoning By-law Amendments to staff.
- Update complete application requirements in accordance with proposed provincial regulation
- Remove reference to bonusing
- Update parkland dedication requirements

Protect Agricultural Lands and Reflect The Unique Nature of Farming in the Township



- **Minimum Farm Lot Size:**
 - Update Township OP to a minimum 30 ha lot to reflect County OP policies
 - Explore 20 ha parcels through County OP Review to reflect historic farm patterns
- **Surplus Farm Dwelling Severance – Severed Lot**
 - Reduce lot sizes to minimize loss of farmland (approx. 0.4 ha sandy / 0.8 ha clay)
 - Allow smaller lots where supported by a hydrogeotechnical report
 - **Consideration:** *Should we restrict severances to farm operators with a primary residence on another farm within Lambton, Chatham-Kent, or Southwest Middlesex?*
- **Surplus Farm Dwelling Severance – Retained Lot**
 - Clarify that a retained parcel must be minimum 18 ha

Protect Agricultural Lands and Reflect The Unique Nature of Farming in the Township



- **Original Farm Parcel**
 - Remove policy prohibiting severances unless the lot is an original farm parcel
- **Additional Residential Units**
 - Permit up to two additional residential units on prime agricultural lots subject to servicing, MDS, and size/subordination criteria
 - Farm worker housing permitted in addition to ARUs
- **On-Farm Diversified Uses**
 - Simplify policy criteria and permit small-scale renewable energy uses (PPS 2024).
- **Inadvertent Lot Mergers**
 - No changes required — Planning Act updates already address this

Support Modest Population Growth



- **Population & Dwelling Forecasts**
 - Update the OP to align with County OP Review using Metroeconomics projections to 2051 of 2,416 people and 475 jobs
- **Land Supply Sufficiency**
 - Existing vacant lands can accommodate ~166 new dwellings; no boundary expansions required.
- **Servicing Hierarchy**
 - Update OP to reflect PPS preference for communal systems over private services for larger developments.

Support Modest Population Growth



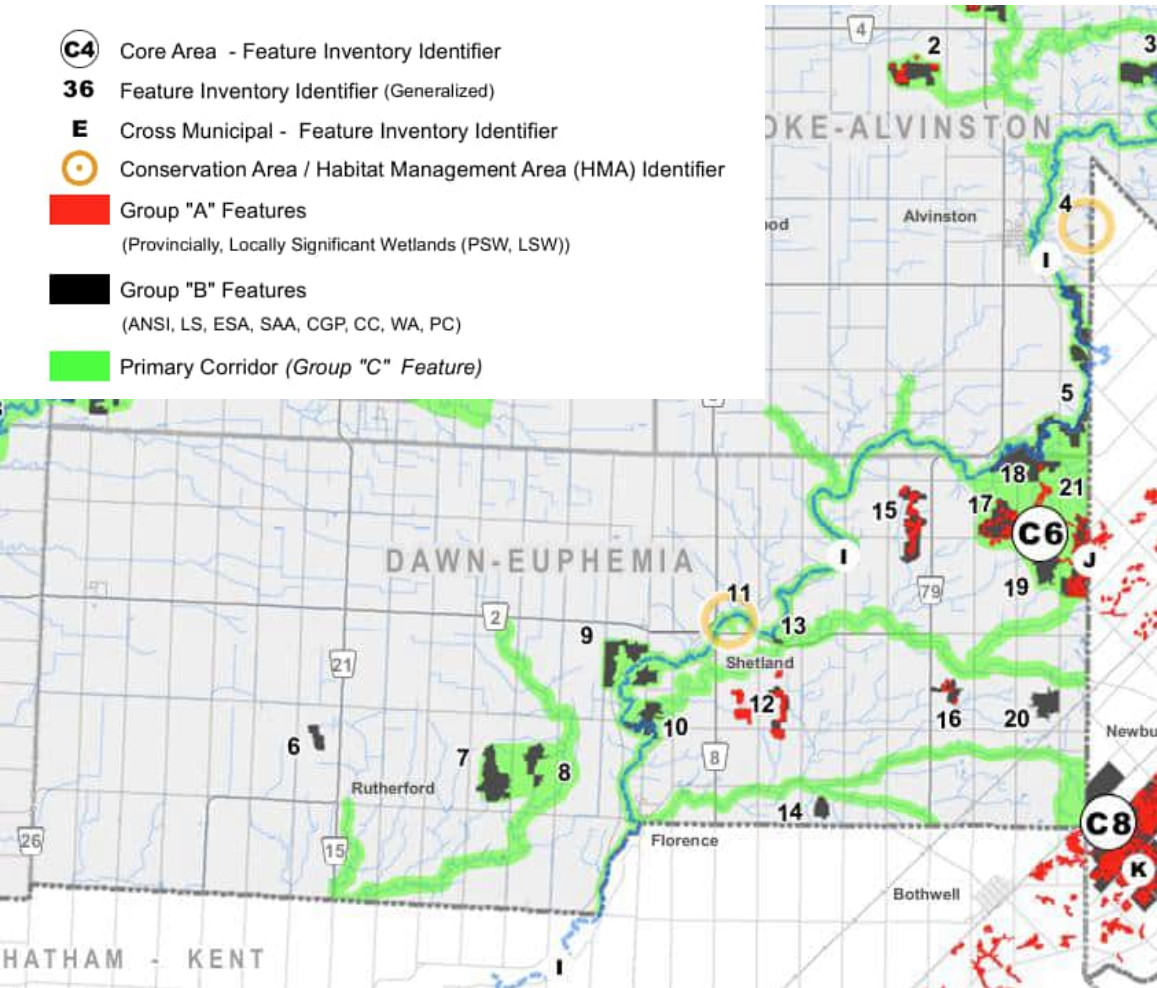
- **Hamlet Development Opportunity**
 - Allow development beyond minor infill where municipal or communal servicing is available.
- **Housing Policies**
 - Permit up to one additional residential units per lot in a Hamlet subject to criteria and update affordable/supportive housing definitions.
- **Urban Settlement Designation**
 - Remove designation and rely on enhanced Hamlet policies to guide growth where services exist.

Protect Existing Industries While Providing Opportunities for Economic Diversification



- **Gas Compressor Station Area**
 - Expand permitted uses to include complementary industrial and commercial uses; recognize the area as a formal Employment Area consistent with the LCOP and PPS.
- **Designation Updates**
 - Update Schedule A to reflect the full extent of the Gas Compressor Station Area and remove the redundant Industrial Policy Area designation.
- **Oil, Gas & Salt Resources**
 - Add a general Natural Resources policy section outlining considerations for petroleum extraction and operations across all land use designations
- **Mineral Aggregates**
 - Remove the Resource Extractive designation; retain policies to protect future aggregate resources through the general Natural Resources section.

Protect The Natural Environment



• County NHS Identification

- Reference County OP Group A, B, and C features and rely on County mapping, with natural heritage features shown on a new OP schedule.

• Natural Heritage as Overlays

- Designate only PSWs and ANSIs as Protected Areas; show all other natural heritage features as overlays rather than a land use designation.

• Environmental Impact Studies (EIS)

- Rely on County EIS requirements and identify situations where an EIS is not required (e.g. small-scale agriculture, additions distant from features, road-separated sites).

• Significant Woodlands

- Recognize that mapped woodlands may not exist on the ground and provide staff discretion to determine policy application.

Protect Public Health and Safety



- **Criteria for When Limited Development May Be Permitted**
 - Introduce criteria that may allow limited development outside floodplains where hazards can be safely addressed and no new or worsened hazards are created.
 - This would include the following conditions:
 - Confirmation of safe emergency access, and confirmation of no adverse environmental impacts.
 - The following uses would continue to be prohibited: institutional uses, emergency services, and hazardous substance manufacturing, storage, or disposal in hazard areas.
- **Wildland Fire Risk**
 - Add policies for Hazardous Forest Types consistent with the PPS, relying on County Official Plan mapping.

Other Considerations



- **Renewable Energy**
 - Update OP policies to reflect post-Green Energy Act authorities: permit small-scale, on-site wind and solar and restrict large-scale wind and grid-scale solar on prime agricultural lands, and regulate facilities through OP, Zoning, and Site Plan Control.
- **Indigenous Relationships**
 - Add a land acknowledgement and policies requiring early engagement with Indigenous communities on land use planning, environmental stewardship, and cultural heritage, consistent with PPS and County OP direction.
- **Cannabis Facilities**
 - Permit cannabis cultivation and processing in agricultural areas subject to OP criteria, including compatibility, minimum separation from sensitive uses, and servicing capacity.
 - Require Zoning By-law Amendments to address site-specific matters such as setbacks, odour, lighting, parking, and accessory uses.

Next Steps/Get Involved

Phase 3: Public Engagement

- In-Person Public Engagement
- Council Presentation (**WE ARE HERE**)
- Revise Background Report

- Attend the public engagement sessions!
- Attend or speak at a Council Meeting
- Send written comments to staff

Phase 4: Draft Official Plan (Summer 2026)

- Draft Official Plan and Zoning By-law
- Circulate Draft Official Plan to Agencies
- Public Open House

Phase 5: Final Official (Fall 2026/ Early 2027)

- Incorporate Public, Agency & Stakeholder Feedback
- Prepare Final Draft Official Plan
- Final Public Engagement
- Decision by Council on Final Official Plan Decision by County on Final Official Plan

Thank you!

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



David Welwood, RPP, MCIP
Senior Planner
dwelwood@jlrichards.ca



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



www.jlrichards.ca

Township of Dawn-Euphemia- Official Plan Consistency Matrix with Provincial Planning Statement, 2024

Dated: May 11, 2026

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
2.1	Planning for People and Homes			
2.1.1.	Base population and employment growth forecasts on Ontario Population Projections published by Ministry of Finance. <i>Note alternative qualifier policy in Section 2.1.2.</i>	Dawn-Euphemia needs to update OP using the growth projections prepared by the County. The County’s Land Needs Assessment forecasts a population increase from 2,050 (2021) to 2,415 (+366) by 2051 with an estimated 166 new dwellings required to accommodate this growth.	Current projections are out of date and will be updated as part of the County OP review.	Create a new Planning Framework Section which includes growth forecasts.
2.1.3.	Sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for 20-30 years.	Dawn-Euphemia will need to update its policies per the land needs assessment prepared by the County to ensure there is sufficient land available for 20 to 30 years. Due to the lack of full municipal services in the Township’s secondary settlement areas, the Land Needs Assessment indicates that all growth will be accommodate within Rural Areas and in the form of single detached dwellings. As it relates to employment growth, primary jobs , which is employment not tied to industrial, commercial or institutional employment is projected to decrease (-76 jobs). Whereas there is modest projected job growth in the commercial (+14 jobs), industrial (+22) and institutional (+15) employment sectors. The Land Needs Assessment determines that approximately 1.3 hectares of industrial land, 0.2 hectares of commercial land and 0.4 hectares of institutional land are required to meet forecasted demand.	County is in the process of updating its Land Needs through its Official Plan review.	Create a new Planning Framework Section which includes growth forecasts and settlements area expansion policies.
2.1.4. a)	Ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development	A Land Needs Assessment was prepared by Lambton County which is the Regional Market Area, through the County's Official Plan update it will ensure that sufficient land is available to provide for a range and mix of housing types. Land Needs assessment does not identify the need for additional residential land.	County is in the process of updating its Land Needs through its Official Plan review.	Create a new Planning Framework Section which includes growth forecasts.
2.1.4. b)	Land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans	A Land Needs Assessment was prepared by Lambton County which is the Regional Market Area, through the County's Official Plan update it will ensure that sufficient land is available to provide for a range and mix of housing types. Land Needs assessment does not identify the need for additional residential land.	County is in the process of updating its Land Needs through its Official Plan review.	N/A
2.1.5	Land supply maintained by lower-tier municipality per Section 2.1.4 to reflect population and unit allocation by upper tier municipality	The Dawn-Euphemia Official Plan will need to be updated based on the growth forecast and land needs assessment prepared by the County through its Official Plan review.	County is in the process of updating its Land Needs through its Official Plan review.	Create a new Planning Framework Section which includes growth forecasts.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
2.1.6	Support achievement of complete communities:	The Dawn-Euphemia Official Plan permits a range of uses which are appropriate for rural service levels to meet the communities long term needs; however requires updates as it relates to on-farm diversified uses and additional residential units.	County Official Plan does not contain provisions for additional residential units and does not reflect changes to on-farm diversified uses from 2024 PPS	Update permitted uses in the Hamlet Area and Agricultural Area in accordance with 2024 PPS.
2.1.6 a)	Accommodate appropriate range/mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities, recreation, parks and open space, and other uses to meet long-term needs	Same as above.	N/A	N/A
2.1.6 b)	Address land use barriers by improving accessibility for people of all ages/abilities	The Dawn-Euphemia Official Plan includes enabling policies regarding implementing provincial accessibility standards and removing barriers at municipal facilities (12.1.2), incorporating accessibility standards for affordable housing and apartments that considers the potential needs of future residents (25.4) and conditions to require developments incorporate accessibility standards through site plan control agreements (29.2.3.a).x).	Lambton County Official Plan contains similar policies (2.3.11, 2.3.17, 2.4.9, 2.4.10, 10.5.4.h))	No updates required.
2.1.6 c)	Improve social equity/quality of life for people of all ages/abilities/incomes, including equity-deserving groups	The vision for the Dawn-Euphemia strives to enhance the quality of life for its residents through sustainable development and continuous improvement of municipal service delivery (15). This is built upon in the cultural identity (16.1), affordable housing (25) and general policies (5.1).	Section 2 of the Lambton County Official Plan contains policies aimed at improving the quality of life for all ages/abilities/incomes.	No updates required.
2.2	Housing			
2.2.1.	Provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area	See responses below.		
2.2.1. a)	Minimum targets for the provision of housing that is affordable to low and moderate income households and Coordinating land use planning and planning for housing with Service Managers	Lambton County is the Regional Market Area and establishes a minimum affordability target of 30%. Since the plan was last updated, there have been updates to the definitions of affordable and supportive housing. The Dawn-Euphemia Official Plan (s. 25) acknowledges the County of Lambton Affordable Housing Strategy	Section 2.4 of the County Official Plan outlines the affordable housing policies and section 2.4.13 establishes the	The Official Plan should recognize the County's affordable housing target and state that the Township will work with the County to achieve it across the whole county. The definitions for affordable housing and supportive housing should be updated to reflect legislative and policy changes.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
		and outlines efforts it will make to encourage the provision of affordable housing.	affordability target of 30%.	
2.2.1. b)(1)	Permitting and facilitating all housing options required to meet the needs of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities	The Dawn-Euphemia Official Plan currently permits a range of residential dwelling types that are appropriate for rural service levels but requires updates to include permissions for additional residential units.	The current Lambton Official Plan permits a range of dwelling types but does not yet contain policies for additional residential units.	<p>Include “additional residential units” as a permitted use in the Hamlet Area and Agricultural Area designation subject to criteria.</p> <p>Proposed Policy language is outlined below:</p> <p>Within the Agricultural Area: Up to two additional residential units may be permitted in the Agricultural Area subject to the following criteria: i) Only one ARU may be detached from the principal dwelling. An ARU in a principal dwelling may be within or attached to the primary dwelling; ii) ARU(s) must be compatible with, and not hinder, surrounding agricultural operations; iii) A detached ARU must be located within the existing building cluster, be subordinate in size to the principal dwelling and minimal agricultural land is taken out of production iv) the lot should be sufficiently sized to accommodate private sewage services and adequate water and waste water servicing shall be available to support the ARU; v) where an ARU is proposed in an area affected by natural hazards, safe access must be established either through planning approval or a Conservation Authority Permit; vi) A detached ARU must comply with the minimum distance separation formulae; and, vii) the combined total of residential units including a primary residential unit will not exceed three units on a lot. This shall not include farm worker housing.</p> <p>Within the Hamlet Area: One additional residential unit may be permitted on a lot with a single detached, semi detached or townhouse dwelling subject to the following criteria: i) The additional residential unit may be detached from the principal building, attached to or within the principal dwelling. ii) The lot size must be sufficient for private sewage disposal and adequate water and waste water servicing shall be available to support the ARU; iii) The additional residential units shall be located on the</p>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
				<p>same lot as the primary dwelling unit and shall be compatible in design and subordinate in scale and function to the primary dwelling unit;</p> <p>iv) Requirements for parking, access and landscaping as set out by the Zoning By-law; and</p> <p>v) The combined total of residential units including a primary residential unit, will not exceed two units on a lot.</p> <p>3.2.4.15 Additional residential uses shall not be permitted where a dwelling is only permitted as an accessory use.</p> <p>3.2.4.16 The Zoning By-law shall set out applicable standards for additional residential units. The Committee of Adjustment may consider exceptions where the intent of this Plan's policies applicable to additional residential units and section 3.2.4 is maintained. In particular, greater flexibility may be given regarding size and form on larger lots that are more rural or recreational in character and provide greater separations to neighbouring uses. Where lot creation policies can be met, creation of a separate building lot may be more appropriate in some cases than variances for size.</p>
2.2.1. b)(2)	Permitting and facilitating all types of residential intensification (e.g., development and redevelopment of underutilized commercial and institutional sites, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units)	The Official Plan includes policies to facilitate infill and intensification in its Hamlet Areas (s.3.2.4.3), and in its affordable housing policies (25.3). However, as its hamlets are sustained with partial servicing there are limitations on what types of intensification can occur. New policies to permit additional residential units subject to criteria will help to ensure greater consistency with this policy.	The Lambton County Official Plan contains similar policies.	To include policies to permit additional residential units in the Hamlet and Prime Agricultural Area per the draft policy referenced above.
2.2.1. c)	Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation	The Dawn-Euphemia Official Plan currently promotes densities that can be sustained on rural service levels and promotes efficient development in its Hamlet Areas.	The Lambton County Official Plan contains similar policies.	None required.
2.2.1. d)	Requiring transit-supportive development and prioritizing intensification in proximity to transit	N/A	N/A	N/A
2.3	Settlement Areas and Boundary Expansions			

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
2.3.1.1	Focus growth and development in settlement areas	In the Township of Dawn-Euphemia Official Plan non-agricultural development is directed to its settlement areas. However, growth can only occur via infilling and minor rounding out as these areas are only serviced through partial services which places a limitation to the intensity of growth that can be accommodated.	The Lambton County Official Plan contains similar policies.	None required.
2.3.1.2	Base land use patterns within settlement areas on densities and a mix of land uses which: a) Use land/resources efficiently b) Optimize existing/planned infrastructure/public service facilities c) Support active transportation d) Support transit e) Support freight	Land Use patterns in its Hamlet Areas seeks to promote efficient and cost effective development.	The Lambton County Official Plan contains similar policies.	None required.
2.3.1.3.	Support general intensification and redevelopment to support the achievement of complete communities	The Township Official Plan is consistent as intensification, infilling and redevelopment is the only method in which development can occur in the Hamlet Area.	The Lambton County Official Plan contains similar policies.	None required.
2.3.1.4.	Minimum targets for intensification and redevelopment within built-up areas based on local conditions	The current Official Plan does not establish a minimum intensification target for its Hamlet Areas. Growth is only intended to occur through infilling and intensification in its built-up area. Per the County's Land Needs Assessment, all growth is intended to be accommodated in the rural area, outside of the hamlets. However, 3% of residential building permit activity occurred in the Hamlets. To ensure consistency with the PPS and conform to the Lambton County OP, the local OP could state that the township will work with the County to achieve the County wide intensification target of 20%.	Section 3.2 of the County Official Plan states that Secondary Settlements (i.e. Hamlets) are not to be focuses of growth. This is due to partial services, limited variety of land uses and proximity to urban centres which should be the centre of growth. The County OP (s.2.3.12) establishes an intensification target of 20%	In the new Planning Framework Section, add a policy which states: "The Township will work with the County to achieve its County-wide intensification target of 20% by encouraging infill, redevelopment and infilling in its Hamlets where development can be adequately serviced. "
2.3.1.5	Establish density targets for designated growth areas based on local conditions <i>Note that large and fast-growing municipalities are encouraged to plan</i>	There are no designated growth areas in the Township.	N/A	N/A

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	<i>for target of 50 residents and jobs per gross hectare</i>			
2.3.1.6	Establish/implement phasing policies to ensure orderly development aligned with timely provision of infrastructure and public service facilities within designated growth areas	As development in Hamlets can only occur via minor infilling, intensification or redevelopment, phasing policies are not required to ensure orderly development.	N/A	N/A
2.3.2.1	<p>Criteria for considering new or expanded settlement areas:</p> <ul style="list-style-type: none"> a) Need to designate and plan for additional land to accommodate an appropriate range and mix of land uses; b) Sufficient capacity in existing or planned infrastructure and public service facilities; c) Applicable lands comprise specialty crop areas; d) Evaluation of alternative locations which avoid prime agricultural areas or consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas where avoidance is not possible; e) Compliance with the minimum distance separation formulae; f) Avoid impacts on agricultural system, or minimize/mitigate to extent possible as demonstrated through Agricultural Impact Assessment g) Provides for the phased progression of urban development. 	There are currently no policies in the Township Official Plan for considering new or expanded settlement areas. Section 3.5 of the County Official Plan establishes policies for the creation of expansion of a settlement area based on the policies of the former 2020 Provincial Policy Statement. However, it appears that the intent of these policies is to provide direction for settlement area expansions in urban areas not secondary settlements. New policies should be added to the plan to account for the potential for the introduction of an municipal wastewater system or communal system to accommodate growth. This could build off the policies of Section 8, which should be removed and reintroduce as settlement area expansion criteria.	See section 3.5 of the County Official Plan.	Add policies for the consideration of settlement area boundary expansions through an amendment to both the local and county Official Plans.
2.3.2.2	May identify a new settlement area only where infrastructure and public service facilities are planned or available to support development	See above.	See above.	See above.
2.4	Strategic Growth Areas			
2.4.1.1	Identify/focus growth/development in strategic growth areas	N/A	N/A	N/A

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
2.4.1.2	Factors to consider in planning strategic growth areas: <ul style="list-style-type: none"> a) Accommodate significant population/employment growth b) Focal areas for education, commercial, recreational, cultural uses c) Accommodate/support transit network with connection points for inter/intra regional transit d) Support affordable, accessible, equitable housing 	N/A	N/A	N/A
2.4.1.3	Factors to consider in planning strategic growth areas: <ul style="list-style-type: none"> a) Prioritize planning/investment for infrastructure/public service facilities b) Identify appropriate scale/type of development and built form transition to adjacent areas c) Permit development/intensification to support complete communities and compact built form d) Consider student housing strategy e) Support redevelopment of retail commercial lands to support mixed-use residential 	N/A	N/A	N/A
2.4.2.1	Delineate the boundaries of major transit station areas on higher order transit corridors (i.e., an area within an approximately 500 to 800- metre radius of a transit station that maximizes the number of potential transit users that are within walking distance of the station).	N/A	N/A	N/A
2.4.2.2	Within major transit station areas on higher order transit corridors, planning authorities shall plan for a minimum density target of: <ul style="list-style-type: none"> (a) 200 residents and jobs combined per hectare for those that are served by subways; 	N/A	N/A	N/A

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	<p>(b) 160 residents and jobs combined per hectare for those that are served by light rail or bus rapid transit; or</p> <p>(c) 150 residents and jobs combined per hectare for those that are served by commuter or regional rail.</p> <p><i>Note alternative qualifier policy in Section 2.4.2.4.</i></p>			
2.4.2.3	<p>Factors for promoting development/intensification in major transit station areas:</p> <p>a) Plan for land uses/built form that supports achieving min. density targets</p> <p>b) Support redevelopment of surface parking lots to be transit-supportive and promote complete communities</p>	N/A	N/A	N/A
2.4.2.5	May delineate boundaries and establish minimum density targets for major transit station areas not on higher order transit corridors	N/A	N/A	N/A
2.4.2.6	<p>Factors for achieving multimodal access to stations/connections to nearby major trip generators within major transit station areas:</p> <p>a) Connections to local/regional transit services for service integration</p> <p>b) Infrastructure supportive of range of mobility needs and active transportation</p> <p>c) Commuter pick-up/drop-off areas</p>	N/A	N/A	N/A
2.4.3.1	Plan for intensification on lands that are adjacent to existing and planned frequent transit corridors, where appropriate	N/A	N/A	N/A
2.5	Rural Areas in Municipalities			

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
2.5.1	<p>Factors for supporting healthy, integrated, viable rural areas:</p> <ul style="list-style-type: none"> a) Build on rural character and leverage rural amenities/assets b) Promote regeneration, including redevelopment of brownfields c) Accommodate appropriate range/mix of housing in rural settlement areas d) Use rural infrastructure/public service facilities efficiently e) Promote economic diversification, including value-added products and sustainable management/use of resources f) Provide opportunities for sustainable/diversified tourism g) Conserve biodiversity h) Provide opportunities for economic activities in prime agricultural areas 	The Township Official Plan contains policies in line with the PPS.	The County Official Plan contains similar policies.	None required.
2.5.2	<p>Focus growth and development in rural settlement areas and promote their vitality and regeneration. <i>Note alternative qualifier policy in Section 2.5.3.</i></p>	Per Section 3.0 of the Township Official Plan, non farm development is to be directed to the Hamlets.	The County Official Plan directs non-farm growth to settlements areas.	None required.
2.5.3	Consider locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels when directing development to rural settlement areas.	Section 3.2 of the Township Official plan considers local service levels in the Hamlets and states that development will only be permitted where it can be supported based on a local service levels.	The County Official Plan contains a growth hierarchy with the majority of growth to be directed to the Urban Centres and Urban Settlement Areas. Development in Secondary Settlements is limited to infilling and minor rounding out and that development can only occur subject to the conditions in Section 3.2.6 (servicing conditions).	<p>It is recommended that the local official plan development policies be expanded to speak to criteria in section 3.2.6 c) and d.</p> <p>“g) new development should be consistent with the County’s natural heritage goals. h)designated groundwater and surface vulnerable areas must be protected”</p>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
2.6	Rural Lands in Municipalities			
2.6.1	Permitted uses: a) management or use of resources; b) resource-based recreational uses (including recreational dwellings not intended as permanent residences); c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services; d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards; e) home occupations and home industries; f) cemeteries; and g) other rural land uses.	Within the Gas Compressor Station designated, rural industrial uses and utility uses are permitted. The OP also has considerations for resource extractive uses. There are policies for a “rural industrial policy area” which are no longer required as the “Gas Compressor Station is recognized as an industrial area in the County OP.	The County Official Plan contains similar policies.	Merge and refine the policies of the Gas Compressor Station and Industrial Policy Area to permit accessory and complementary industrial and commercial uses subject to criteria.
2.6.2	Promote development that can be sustained by rural service levels	Development that can be sustained by rural service levels is promoted in this plan.	The County Official Plan contains similar policies.	None required.
2.6.3	Development shall be appropriate to the planned/available infrastructure and avoid need for uneconomical expansion	Noted. Only the Gas Compressor Station is subject to these policies and permitted uses are limited to utility uses. The existing Official Plan contains servicing policies which ensure that development is appropriately planned.	The County Official Plan contains similar policies.	Minor modifications will be required to permit complementary industrial uses.
2.6.4	Support economic diversification by protecting agricultural/resource-related uses and directing other development to areas where constraint on such uses is minimized	Non-farm development is directed to the Hamlets and industrial uses associated with Union Gas are directed to the Gas Compressor Station designation.	The County Official Plan contains similar policies. Section 7.7 of the County Official Plan states that “facilities should be designed to minimize the amount of agricultural land taken out of production”.	Add the following policy “4.2.f facilities should be designed to minimize the amount of agricultural land taken out of production and provide sufficient area for agricultural expansion”.
2.6.5	New land uses and lot creation shall comply with MDS	As infrastructure and resource extraction are not subject to MDS requirements, the current Official Plan does not contain policies for MDS compliance in Section 4 and 7. If accessory or complementary industrial or commercial uses are permitted in the Gas Compressor	The Lambton County OP contains policies for compliance with	A policy should be added requiring that development satisfy MDS.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
		Station Designation, they will be required to comply with MDS requirements.	MDS in its agricultural areas.	
2.7	Territory Without Municipal Organization			
2.7.1	Focus of development shall be related to sustainable management or use of resources and resource-based recreational uses (including recreational dwellings not intended as permanent residences)	N/A	N/A	N/A
2.7.2	Development shall be appropriate to the planned/available infrastructure and avoid need for unjustified or uneconomical expansion	N/A	N/A	N/A
2.7.3	Establishment of new permanent townsites shall not be permitted.	N/A	N/A	N/A
2.7.4	Criteria for permitting other uses in areas adjacent to/surrounding municipalities: a) Forms part of a planning area b) Necessary infrastructure and public service facilities are planned/available and financially viable over their lifecycle to support development c) Development will not unduly strain public service facilities and infrastructure of adjacent municipalities, regions, or Province	N/A	N/A	N/A
2.8	Employment			
2.8.1.1 a)	Provide appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs	<p>The Township OP permits a range of small scale industrial, farm related industrial and institutional uses in its Hamlets. However, it differentiates between a for profit and non-profit nursing home or day nursey. A distinction between these uses is not required.</p> <p>The Gas Compressor Station is primarily intended for the existing gas compressor and associated facilities.</p> <p>In the agricultural area, a range of agricultural related uses are permitted including on-farm diversified uses and agriculture related uses.</p>	Section 5 of the County OP encourages the diversification of local agricultural crops and value added processing and on-farm diversification. Policy 5.5.5 encourages industrial and commercial activities not requiring an agricultural	<p>Update on-farm diversified use policies to recognize expand the uses that may be permitted as an on-farm diversified use, such as small scale renewable energy facilities for farm purposes.</p> <p>Expand permitted uses in the Gas Compressor Station designation in accordance with Lambton County policies.</p>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
			designation to locate in fully serviced employment areas and the Gas Compressor Designation.	
2.8.1.1 b)	Provide opportunities for a diversified economic base (e.g., maintain a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses)	Given its rural nature, the majority of economic activity occurs in the agricultural area. The OP continues to permit a range of appropriate employment uses. Modifications to the existing OP to expand the on-farm diversified use and Gas Compressor Station designation policies is recommended to continue to support a diversified economic base.		
2.8.1.1 c)	Identify strategic sites for investment, monitor the availability and suitability of employment sites, and address potential barriers to investment	The Township Official Plan currently permits a range of uses within its Hamlets. The Zoning By-law establishes where industrial uses are to be located in the Hamlets. The plan encourages the development of industrial uses near the Gas Compressor Station through the creation of a 'Industrial Special Policy Area'. It is recommended that the 'Industrial Special Policy Area' be removed as the 'Gas Compressor Station' designation is recognized in the Lambton County Official Plan as an Industrial Area. With the removal of the Industrial Special Policy Area, new policies which direct where industrial uses are encouraged, are recommended.	Policy 5.5.5 encourages industrial and commercial activities not requiring an agricultural designation to locate in fully serviced employment areas and the Gas Compressor Designation.	The Official Plan should be updated to include policies which encourage industrial uses in proximity to County roads and in proximity to the Gas Compressor Station, provided those uses do not hinder its operations.
2.8.1 d)	Encourage intensification of employment uses and compatible compact/mixed-use development to support complete communities	The current Official Plan does not encourage intensification of specific employment uses or mixed use development. However, as intensification, infill and rounding out are the only methods to develop within the Hamlets, it can be argued that the Official Plan encourages compact development. The Official Plan may benefit from permitting mixed use development in specific areas, subject to criteria.	The County Official Plan (s.3.2.11) states the development will promote an efficient and compact land use pattern to minimize land consumption, control infrastructure costs and limit non-farm growth pressure.	It is recommended that policies be added to the economic development policies (s23) which states the development will promote an efficient and compact land use pattern.
2.8.1.1 e)	Address land use compatibility adjacent to employment areas by providing appropriate transition to sensitive land uses	Section 13.5 of the Official Plan contains policies which address land use compatibility between sensitive uses and employment areas.	The County Official Plan has policies which speak to compatibility but not ones directly related to the d-series guidelines	While the Official Plan is technically consistent with the PPS, for clarity it is recommended that Section 3 be updated to include land use compatibility policies as follows: <i>Any new industrial development adjacent to existing or future sensitive uses must:</i>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
			nor providing appropriate separation distances between industrial and sensitive land uses.	<i>o provide adequate screening, buffering, and/or separation in accordance with the Provincial D-series Guidelines;</i> <i>o minimize the impacts of parking, storage, loading and lighting; and</i> <i>o ensure that all industrial processes, traffic flows, building forms and relationships to neighbouring buildings do not negatively impact the adjacent residential area.</i>
2.8.1.2	Encourage industrial, manufacturing, small-scale warehousing uses compatible with sensitive land uses to locate outside of employment areas, within strategic growth areas and other mixed-use areas with frequent transit service available	N/A	N/A	N/A
2.8.1.3	On lands within 300m of employment areas, development shall avoid or minimize/mitigate potential impacts on long-term economic viability of employment uses within existing/planned employment areas	N/A	N/A	N/A
2.8.1.4	Direct major office/institutional development to major transit station areas or other strategic growth areas with frequent transit service available	N/A	N/A	N/A
2.8.2.1	Plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided	The Gas Compressor Station designation identifies the only formal employment area in the Township. Its primary purpose is to project lands for the existing gas compressor station but allows associated facilities. It contains policies to ensure this area remains protected. This area key infrastructure in the form of the natural gas.	The Lambton OP contains similar policies and further states that the local OP “shall contain criteria respecting the types of compatible industrial uses that may be permitted within the Gas Compressor Station Designation (s.7.7.2.f)”	The Local Official Plan should be revised to permit compatible industrial uses in the Gas Compressor Station designation including Warehousing and logistics, light industrial, utilities and infrastructure and commercial uses. Provided the use satisfies the following criteria: (a) The proposed use does not result in the need for additional noise or vibration and air quality mitigation measures that would prevent the Gas Compressor Station from operating or expanding in the future. (b) The proposed industrial use does not involve significant water use, liquid effluent or wet processes.
2.8.2.2	Protect employment areas located near major goods movement facilities and	N/A	N/A	N/A

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	corridors for the employment area uses that require those location			
2.8.2.3	Designate, protect and plan for all employment areas in settlement areas by:	N/A No designated employment areas with the settlement areas	N/A	N/A
2.8.2.3 a)	Plan for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;	N/A No designated employment areas with the settlement areas	N/A	N/A
2.8.2.3 b)	Prohibit residential uses, commercial uses, public service facilities and other institutional uses	N/A No designated employment areas with the settlement areas	N/A	N/A
2.8.2.3 c)	Prohibit retail and office uses that are not associated with the primary employment use	N/A No designated employment areas with the settlement areas	N/A	N/A
2.8.2.3 d)	Prohibit other sensitive land uses that are not ancillary to uses permitted in the employment area	N/A No designated employment areas with the settlement areas	N/A	N/A
2.8.2.3 e)	Include appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability	N/A No designated employment areas with the settlement areas	N/A	N/A
2.8.2.4	Shall assess and update employment areas identified in official plans to ensure designation is appropriate to the planned function of employment areas and to maintain land use compatibility between sensitive land uses and employment areas	No updates required.	N/A	N/A
2.8.2.5	Criteria for removal of employment lands: a) Identified need for the removal and land is not required for employment uses over long term; b) proposed uses would not negatively impact the overall viability of the employment area by:	N/A No designated employment areas with the settlement areas	N/A	N/A

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	<ul style="list-style-type: none"> 1. avoiding, or minimizing and mitigating potential impacts to existing or planned employment area uses; 2. maintaining access to major goods movement facilities and corridors; c) existing or planned infrastructure and public service facilities available to accommodate proposed uses; d) sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan. 			
2.9	Energy Conservation, Air Quality and Climate Change			
2.9.1	Plan to reduce GHG emissions and prepare for the impacts of climate change through approaches that:			
2.9.1 a)	Support the achievement of compact, transit-supportive, and complete communities	The proposed Official Plan is consistent with this policy as development in the hamlets will be through infill, intensification and redevelopment thus facilitating the development of a compact and complete community.	Section 2.7 of the County Official Plan speaks to climate change and promotes compact built forms.	No changes required.
2.9.1 b)	Incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities	The existing Official Plan does not contain climate change considerations for planning for and the development of infrastructure.	Section 2.7 of the County Official Plan states that the development approval process should take into consideration stormwater volumes. Section 2.7 further states that a goal of the Plan is to foster infrastructure and services that are adaptive and capable of functioning within or quickly recovering from climatic and weather conditions that fall	It is recommended that policies to incorporate climate change considerations in planning for infrastructure be added to Section 13.4 including: 13.4 [...] Planning for stormwater management facilities should meet Provincial standards for effective management of stormwater, including the use of Green Infrastructure.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
			outside of historic norms.	
2.9.1 c)	Support energy conservation and efficiency.	The current Official Plan encourages energy conservation measures to be incorporated into the design of development. Section 12.1.2 speaks to the consideration of the incorporation of energy efficient designs when making decisions about municipal facilities. Further it encourages innovative housing designs that offer energy efficiency (s.3.2.4.6). As it relates to land division, it encourages lot layouts that promote energy efficiency.	Section 2.8 encourages local municipalities to implement green initiatives and energy efficient policies in building and landscape design.	No additional policies are recommended.
2.9.1 d)	promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality	There are currently no policies in the Official Plan which promote green infrastructure and low impact development.	Section 2.8 encourages local municipalities to implement green initiatives and energy efficient policies in building and landscape design.	It is recommended that the following policies be added: 13.4.1.f) The use of Low Impact Development (LID) principles and measures, where reliance on such facilities are not within a right-of-way, such as permeable surfaces, soft landscaping and other factors that impact on stormwater management, may be permitted in the preparation of stormwater management plans and existing groundwater recharge rates shall be maintained in development, where possible; Adapting and Mitigating Impacts From a Changing Climate 19.3 The Township is committed to mitigating and adapting to a changing climate by in accordance with the climate change and sustainability policies of the County Official Plan.
2.9.1 e)	Consider any additional approaches that help reduce GHG emissions and build community resilience to climate change	The Official Plan does not contain policies which addresses section 2.9.1e).	Section 2.7 and 2.8 of the County Official Plan outline additional measures to help reduce GHG emissions at a County and local level.	See recommended policy addition above.
3.1	General Policies for Infrastructure and Public Service Facilities			
3.1.1	Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they: a) financially viable over their life cycle;	Section 13 of the Official plan contains policies to ensure infrastructure delivery is coordinated and integrated. Section 12 contains policies to ensure the coordinated delivery of public services and utilities.	The Lambton County Official Plan also contains policies which speak to the coordination and integration of	No updates required.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	<ul style="list-style-type: none"> b) leverage the capacity of development proponents; c) available to meet current and projected needs. 		infrastructure and public service delivery.	
3.1.2	<p>Criteria for considering new infrastructure and public service facilities:</p> <ul style="list-style-type: none"> a) optimize use of existing infrastructure and public service facilities b) consider feasible opportunities for adaptive reuse 	<p>The existing Official Plan does not contain specific criteria for the consideration of new infrastructure and public service facilities. There are policies in Section 34 which states that:</p> <p><i>“ the ability of the Municipality to finance public services is dependent upon property taxes and related to the type of development that occurs. Future development will be regulated by this Plan to ensure that the level of expenditure and debt, as compared to revenue and equalized assessment is maintained at equitable levels. Council may:</i></p> <ul style="list-style-type: none"> <i>a) restrict development if the amount of such development causes an imbalance in the assessment ratio; or</i> <i>b) delay any proposed development where it becomes necessary to carry out large scale public works in order to adequately serve such development.”</i> 	The Lambton Official Plan contains policies which requires new development to be located to ensure the maximum use of existing and future infrastructure and services (s.2.1.6).	<p>It is recommended that policy language be added to Section 13 which states:</p> <p><i>Infrastructure is important in achieving a number of priorities for the Township. Infrastructure policies will ensure that the Township:</i></p> <ul style="list-style-type: none"> <i>a) optimize the use of existing infrastructure and public service facilities prior to considering the development of new infrastructure facilities;</i> <i>b) encourage the strategic location of public service facilities and key infrastructure to support the effective and efficient delivery of emergency management services; and,</i> <i>c) consider opportunities for adaptive re-use as it relates to public service facilities and infrastructure buildings.</i>
3.1.3	Strategically locate infrastructure and public service facilities to support effective/efficient delivery of emergency management services and to ensure protection of public health and safety per Sections 5.1, 5.2, 5.3	There are no direct policies which speak to the strategic location of infrastructure and public service facilities to support effective and efficient delivery of emergency management services.	There are no policies in the County Official Plan which directly address this policy of the PPS.	See recommended policy addition above.
3.1.4	Plan/co-locate public service facilities with one another and parks/open space to promote cost-effectiveness and facilitate service integration, active transportation and transit access	There are policies in the OP which encourage the co-location of multiple telecommunication service providers. As it relates to collocating public service facilities	There are policies in the County Official Plan which encourage the co-location of telecommunications facilities and utilities.	It is recommended that a new policy be added to section 12.1.2 which states that when making decisions with respect to the construction, renovation or maintenance of municipal facilities and assets and in the provision of services the township will “ consider the co-location with existing public service facilities”
3.1.5	Consider innovative approaches in design of schools and associated child care facilities in strategic growth areas and areas with compact built form in collaboration with school boards	N/A	N/A	N/A
3.2	Transportation Systems			
3.2.1	Provide transportation systems which are safe, energy-efficient, facilitate movement of people/goods,	Section 11 of the Official plan states that it is the policy of the plan to provide and maintain efficient, cost effective and reliable	The County Official Plan contains similar policies.	Add a sentence to introductory paragraph of section 11 which states “ The Municipality will encourage the delivery

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	appropriate to address projected needs, support use of zero/low-emission vehicles	transportation systems. However, there are currently no policies which support the use of zero/low emission vehicles.		of infrastructure which promotes the use of zero-emission and low-emission vehicles.”
3.2.2	Make efficient use of existing/planned infrastructure, including use of transportation demand management strategies	The existing Official Plan is consistent with Section 3.2.2 as it supports/promotes the efficient use of existing and planned infrastructure.	The County Official Plan contains similar policies.	None.
3.2.3	Plan for, maintain, and improve connectivity within/among transportation systems/nodes, including connections which cross jurisdictional boundaries	The existing Official Plan is consistent with the PPS as it aims to provide a reliable transportation system, that integrates with adjacent systems and those of other jurisdictions to serve the needs of the local population.	The County Official Plan contains similar policies.	None.
3.3	Transportation and Infrastructure Corridors			
3.3.1	Plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.	The existing Official Plan contains policies which plan and protect rights-of-way for infrastructure.	The County Official Plan contains similar policies.	None.
3.3.2	Major goods movement facilities and corridors shall be protected for the long term	Railways and pipelines are protected in the existing Official Plan, consistent with the PPS.	The County Official Plan contains similar policies.	None.
3.3.3	Prohibit development in planned corridors that would preclude/negatively impact use of corridor for planned function	There are no planned corridors in the Township.	N/A	None.
3.3.3	Ensure new development proposed adjacent to planned corridors/transportation facilities is compatible with its long-term purpose and designed to avoid or minimize/mitigate negative impacts and adverse effects from the corridor/transportation facilities	Section 11.2 and 12.6 contains policies which ensure that new development is compatible and designed to avoid/mitigate negative impacts.	The County Official Plan contains similar policies.	None.
3.3.4	Preserve and reuse abandoned corridors that maintain the corridor’s integrity and continuous linear characteristics wherever feasible	Section 12.2 contains policies that encourage the protection and reuse of abandoned corridors, consistent with the PPS.		None.
3.3.5	Promote co-location of linear infrastructure	The existing Official Plan does not contain policies which promote the co-location of linear infrastructure.	There are no policies which directly promote	It is recommended that the infrastructure policies of the plan promote the co-location of linear infrastructure.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
			the co-location of linear infrastructure.	
3.4	Airports, Rail, and Marine Facilities			
3.4.1	Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that: <ul style="list-style-type: none"> a) their long-term operation and economic role is protected; and b) airports, rail facilities and marine facilities, and sensitive land uses are appropriately designed, buffered and/or separated from each other, in accordance with policy 3.5. 	The existing Official Plan is consistent with Section 3.4.1 as it requires that noise, vibration and safety issues will be addressed for new land uses adjacent the railway. Where development is proposed with 120 metres of a rail line, the application will be circulated to the affected rail company for comment.		None.
3.4.2	Airports shall be protected from incompatible land uses and development by:	N/A	N/A in considering the Township.	N/A
3.4.2 a)	Prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP;	N/A	N/A in considering the Township.	N/A
3.4.2 b)	Considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport	N/A	N/A in considering the Township.	N/A
3.4.2 c)	Prohibiting land uses which may cause a potential aviation safety hazard	N/A	N/A in considering the Township.	N/A
3.5	Land Use Compatibility			
3.5.1	Plan/develop major facilities and sensitive land uses to avoid, or minimize/mitigate potential adverse effects, minimize public health/safety risk, ensure long-term operational/economic viability of major facilities	Section 13.5 of the Official Plan speaks to Land Use Compatibility, consistent with section 3.5.1 of the PPS.		None.
3.5.2	Where avoidance is not possible, ensure that adjacent sensitive land	See above.	See above.	See above.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	uses are only permitted if potential adverse affects to sensitive land use are minimized/mitigated and potential impacts to industrial, manufacturing, or other major facilities are minimized/mitigated			
3.6	Sewage, Water and Stormwater			
3.6.1	Planning for sewage and water services shall:			
3.6.1 a)	Accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage/water services and existing private communal sewage/water services	The Township only contains municipal water within its Hamlets. Section 3.1.2 of the Official Plan is consistent with the PPS as compact development is encourages and existing future development can only occur where adequate services can be provided.		None.
3.6.1 b)	Ensure that these services are provided in a manner that: <ul style="list-style-type: none"> 1. Can be sustained by water resources; 2. Is feasible and financially viable over their life cycle; 3. Protects human health and safety and the natural environment, 4. Aligns with comprehensive municipal planning for these services, where applicable. 	No expansions are proposed to the existing municipal water system as it provides partial servicing to the Townships. Expansion can only occur		None.
3.6.1 c)	Promote water and energy conservation and efficiency	There are no direct policies which speak to section 3.6.1 c).		It is recommended that language be added to section 13.2 which encourages the conservation and efficient use of water resources.
3.6.1 d)	Integrate servicing and land use considerations at all stages of the planning process	The existing Official Plan's infrastructure policies is consistent with this section of the PPS.		
3.6.1 e)	Consider opportunities to allocate/re-allocate unused system capacity of municipal water/sewage services to support their efficient use to meet current and projected needs for increased housing supply	This is non applicable as the development can only occur in accordance with section 3.6.5 of the PPS in the Hamlets.	N/A	N/A

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
3.6.1 f)	Be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.	See discussion below.	See below.	See below.
3.6.2	Municipal water/sewage services are preferred form of servicing for settlement areas, including centralized and decentralized systems	The Township only has partially serviced Hamlets. It is recommended that additional policy language be added to address if municipal or communal wastewater services are provided in Hamlets.	The County OP recognizes municipal water and sewage as the preferred form of servicing in the County.	<p>It is recommended that the following policy be added to section 13.2.1: <i>“ Per the PPS, full municipal water and wastewater services are the preferred form of servicing in settlement areas. However, the Hamlet Areas are only partially serviced with municipal water and all development in the Township is supported by private septic services. The Township will consider opportunities to enable the development of decentralized wastewater systems or communal wastewater systems in its Hamlets Areas per policy 13.1.2.”</i></p> <p>In addition, a policy should be added to 4.3 which enables growth in the Hamlets beyond minor rounding out or infill, where new development is proposed on centralized or decentralized systems.</p>
3.6.3	Private communal water/sewage systems are preferred form of servicing for multi-unit/lot development where municipal water/sewage services are not available, planned or feasible	The existing Official Plan does not speak to communal services being the preferred form of servicing for multi-lot development where municipal water and sewage is not available. Updates are required to ensure consistency.	The existing County OP discourages private communal sewage systems.	It is recommended that the following policy be added to Section 13.1: <i>“where municipal sewage services and municipal water services are not available, planned or feasible and where site conditions are suitable for the long term. The Township, in partnership with the County, will encourage communal servicing systems in its hamlets, where appropriate. Communal servicing where used, will be established in accordance with provincial direction. Approval from the Ministry of Environment, Conservation and Parks, Conservation and Parks (MECP) is required for communal subsurface sewage systems under the Environmental Protection Act and Ontario Water Resources Act.”</i>
3.6.4	Individual on-site water/sewage services may be used if private communal or municipal water/sewage services are not available, planned or feasible, provided site conditions are suitable for long-term use with no negative impacts	Section 13.1 and 13.2 include policies which ensure consistency with section 3.6.4.	The County OP acknowledges that outside of settlement areas the primary form of servicing shall be private service provided it is consistent with the natural heritage goals, protects designated	None required.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
			groundwater and surface runoff areas and municipal sanitary services are not feasible.	
3.6.4	At the time of the official plan review/update, should assess long-term impacts of individual on-site sewage/water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.	Notes. The Municipality has considered the development of a communal system in Florence and it was determine that the system was not financially viable. The Municipality will continue to pursue opportunities to develop municipal wastewater or communal services in accordance with policy 3.6.4.	N/A	None required.
3.6.5	<p>Partial services only permitted:</p> <ul style="list-style-type: none"> a) Needed to address failed individual on-site sewage/water services in existing development b) Allow infilling/minor rounding out of existing development on partial services in settlement areas (where site conditions are suitable for no long-term negative impacts) c) Service new development in rural settlement areas by individual on-site water services in combination with municipal or private communal sewage services <p>See <i>alternative qualifier policy in Section 3.6.6.</i></p>	The existing OP does not contain policies which address when partial services are permitted.	<p>Where development is permitted to occur on municipal water in combination with either private septic systems or communal sewage systems within Urban Centres, Urban Settlements, or Secondary Settlements, it shall be conditional upon compliance with the following conditions:</p> <ul style="list-style-type: none"> a) development must be limited to infilling, minor rounding out of existing development; or to address failed individual on-site sewage services in existing development; b) site conditions must be suitable for the long-term provision of such services with no negative impacts; 	<p>It is recommended that the following policy be added:</p> <p><i>Partial servicing is permitted in the following circumstances:</i></p> <ul style="list-style-type: none"> a) <i>where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;</i> b) <i>within Hamlet Areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or</i> c) <i>within Hamlet Areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.</i> <p>Policy 13.1.4 and 13.2.2 of the Dawn-Euphemia Official Plan addresses c and d of the County's criteria.</p>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
			c) development must be consistent with natural heritage goals; d) designated groundwater and surface vulnerable areas must be protected, and where possible restored and/or improved; and e) municipal sanitary sewage services are not practical or feasible.	
3.6.7	May allow lot creation where there is confirmation of sufficient reserve sewage/water system capacity	The Township Official Plan will only permit the creation of new lots in its Hamlet Areas where there is adequate servicing available, consistent with the PPS.	The County Official Plan has a similar policy.	None.
3.6.8 a)	Integrate with planning for sewage/water services to ensure systems are optimized, retrofitted, feasible and financially viable over life cycles	There are policies in the Official Plan which encourage the separation of stormwater inflow and infiltration from any future municipal sanitary water flows. There are also policies in Section 13.4.2 which speak to the protection of water quality when planning for stormwater management. The Official Plan would benefit from additional policy language which clarifies that planning for water, sewage and stormwater should be integrated.	The County Official Plan has similar policies.	It is recommended that the following policy be added to Section 13.4: <i>Planning for stormwater management facilities will be in accordance with Provincial Standards and will be planned to:</i> a) <i>Be integrated with planning for water and sewage servicing and ensure that systems are optimized, feasible and financially viable over the long term.</i> b) <i>Mitigate risks to human health, safety, property and the environment.</i> c) <i>Minimize erosion and changes in water balances.</i> d) <i>Minimize and where possible, prevent increases in contaminant loads.</i>
3.6.8 b)	Minimize, prevent, or reduce increases in stormwater volumes and contaminant loads	Section 13.4.2 of the Township OP is consistent with this policy as it requires that there will be no overall increase in peak level or volume of stormwater as a result of new development. Further it requires development to not create flows which contribute to erosion problems and/or water quality impairment and drainage issues.	The County Official Plan contains policies which requires the design of these systems minimize off-site effects.	None.
3.6.8 c)	Minimize erosion and water balance changes	Section 13.4.2 and Section 13.4.3 speak to minimizing erosion and slowing the speed and volume of flows.	The County Official Plan contains policies	See recommended policy addition to section 13.4.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
			which requires the design of these systems minimize off-site effects.	
3.6.8 d)	Mitigate risk to human health, safety, property, environment	There are currently no policies in the Official Plan which speak to directly to requiring that planning for stormwater mitigates risks to human health, safety, property and the environment. While the policies of the OP generally demonstrate that it is the intent of the OP to mitigate risk when planning for stormwater by reducing contaminant loads, reducing flows, adding buffers and consulting with the conservation authority, the Official Plan would benefit from some additional language.	There are currently no policies in the County OP which directly address this policy, but the intent is demonstrated in the general stormwater management section policies.	See recommended policy addition to section 13.4.
3.6.8 e)	Maximize extent/function of vegetative/pervious surfaces	Section 13.4.1 and 13.4.3 contain policies which encourages the use of green space for detention/retention ponds, encourages permeable surfaces and man-made wetlands to absorb and distribute stormwater and encourages plantings to add stability to the drainage channel.	The County OP includes policies which states that naturalization techniques should be incorporated adjacent to stormwater outfalls and encourages low impact development techniques.	None required.
3.6.8 f)	Promote best practices (e.g., stormwater attenuation/reuse, conservation/efficiency, LID)	Section 13.4.1 of the existing OP encourages stormwater best practices such as stormwater retention and re-use and low impact development techniques such as permeable paving.	The County OP contains similar policies to the local OP.	Minor modifications to the text is recommended to clarify that certain measures (i.e. man-made wetlands, permeable surfaces) are considered low impact development techniques.
3.6.8 g)	Align with comprehensive municipal plans for stormwater management and consider cumulative impacts on watershed	There are no comprehensive municipal stormwater management plans in the Township but the policies direct development proponents and the Township to employ best management practices, requires systems to be designed in accordance with accepted engineering standard and requires stormwater management to consider the hydrology of environmentally sensitive areas.	The County OP states that “The establishment of municipally owned and operated stormwater quality treatment facilities where feasible and practical, based on the findings of watershed and subwatershed studies, will be encouraged. Municipalities may require assessment of	While this policy is not included in the local Official Plan, there are policies which address this section of the PPS in the County OP. No modifications are recommended.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
			facilities before assuming ownership including, but not limited to, phosphorus and nitrate analysis.”	
3.7	Waste Management			
3.7.1	Plan for and provide waste management systems of appropriate size/type/location to accommodate present/future needs and facilitate integrated waste management	Section 13.7 of the existing OP speaks to Waste Management Systems and includes policies for surrounding land uses. Further both Schedule A and B identify active or former landfill sites in the Township.	The County OP contains extensive waste management policies in line with Section 3.7 of the PPS.	None required.
3.8	Energy Supply			
3.8.1	should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.	Section 14 contains policies which provides opportunities for the development of alternative and renewable energy generation facilities. These policies do not reflect the changes following the repeal of the Green Energy Act which provide the Municipality with more decision making authority over green energy initiatives.	The County OP also contains similar policies.	<p>It is recommended that the policies in Section 14.1 and 14.2 be deleted and replaced with the following:</p> <p><i>The Township will facilitate and provide opportunities for renewable and alternative energy systems. A renewable energy generation facility generates electricity from an energy source renewed by natural processes such as wind, water, biomass, biogas, and biofuel, solar or geothermal energy. Alternative systems significantly reduce harmful emissions to the environment, when compared to conventional energy sources using fossil fuels.</i></p> <p>General Policies</p> <p>14.1.1 <i>Alternative and/or renewable energy systems will be subject to studies to demonstrate, to the satisfaction of the Township, how potential adverse effects, on existing or proposed development with regard to the natural heritage system, noise, dust, vibration, plume, air quality, cultural heritage resources, views and vistas, shadows, land use compatibility, public health and safety, risk, and soils stability and water quality and quantity will be mitigated</i></p> <p>14.1.2 <i>New or expanded alternative and/or renewable energy systems should be developed at scales appropriate to the context of the immediate area and Township, in accordance with provincial and federal standards, and designed and constructed to minimize impacts on adjacent land uses in order to prevent adverse impacts from odours, noise and other contaminants and minimize risk to public health and safety.</i></p>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
				<p>Wind Energy</p> <p>14.2.1 Wind energy facilities of a small scale (e.g. an individual turbine with a small name-plate capacity) that serve primarily to supply electricity to uses on the same property on which the facility is located are permitted outside of the settlement areas.</p> <p>Wind energy facilities that primarily produce electricity for sale to the grid are not permitted within the municipality.</p> <p>14.2.2 Wind turbines of all sizes will be subject to demonstrating that they will be located in positions and at distances from sensitive uses to avoid nuisances and hazards including, but not limited to, noise, shadow flicker, and blade glint.</p> <p>Solar Energy</p> <p>14.3.1 Ground mounted solar renewable energy generating facilities in excess of 100kW name plate capacity will not be permitted in the municipality, on lands that consist of Class 1 and 2 Agricultural Lands under the Canada Land Inventory.</p> <p>Small scale solar panels that provide electricity for use on the same property will be considered accessory uses.</p> <p>Roof mounted solar generating facilities of all sizes will be encouraged subject to confirmation that the supporting structure is capable of bearing the weight.</p> <p>It is recommended the policy 14.3.4 and 14.3.5 be deleted.</p>
3.9		Public Spaces, Recreation, Parks, Trails, Open Space		
3.9.1	Promote healthy, active, inclusive communities:	Section 5 of the Official Plan provides policies that are consistent with the PPS by encouraging the development of parks and facilities which meet the needs of people of all ages and abilities, supports the creation of an interconnected trail system, encourages	The County OP contains policies which are at higher level but still ensure	While not a consistency matter, updates are recommended to reflect changes to the Planning Act as it relates to parkland dedication.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
		neighbourhood parks to be centrally located and recognizes and supports the Shetland Conservation Area. The Open Space Area policies allude to the creation of a designation for Community Parks and Major Parks. There are no lands which are currently designated for this purpose in the Plan.	consistency with this section of the PPS.	
3.9.1 a)	Plan public streets/spaces/facilities to be safe, meet needs of people of all ages/abilities, foster social interaction, facilitate active transportation/ community connectivity	See discussion above.		
3.9.1 b)	Plan/provide for needs of persons of all ages/abilities in distribution of full range of publicly accessible built/natural settings for recreation	See discussion above.		
3.9.1 c)	Provide opportunities for public access to shorelines	See discussion above.		
3.9.1 d)	Recognize and minimize negative impacts on provincial parks, conservation reserves, and other protected areas	See discussion above.		
4.1	Natural Heritage			
4.1.1	Protect natural features/areas for the long term <i>Note qualifying policy in Section 4.1.9</i>	Section 6 of the Official Plan states that there are natural areas that could include significant natural features which must be protected with special provisions, consistent with the PPS.	Similar policies in the County OP.	None.
4.1.2	Maintain/restore/improve diversity/connectivity of natural features in an area and biodiversity of natural heritage systems, recognizing linkages between and among natural heritage features/areas and surface/ground water features	Section and 6.2.3 and 6.2.11 speak to recognizing the importance of other non provincially significant natural features and encourages the protection of corridors and linkages between natural areas, consistent with the PPS.	These policies are expanded upon in the County OP through the establishment of a NHS.	See recommendation below.
4.1.3	Identify natural heritage systems in Ecoregions 6E and 7E	The existing OP does not map out the County NHS and does not contain specific policies related to the NHS. While it speaks to maintaining connectivity between features, the term Natural Heritage System is not used.	The County OP contains maps a Natural Heritage System and Contains associated policies.	It is recommended that the OP be updated to refer to the County OP for NHS mapping and contain policies which conform to the County Official Plan.
4.1.4	Prohibit development/site alteration in: a) Significant wetlands in Ecoregions 5E, 6E, 7E b) Significant coastal wetlands	The existing OP prohibits development/site alteration in these features.	Similar policies in the County OP.	None.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
4.1.5	Prohibit development/site alteration in: a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) d) significant wildlife habitat e) significant ANSIs f) coastal wetlands in Ecoregions 5E, 6E and 7E not subject to policy 4.1.4.b), unless demonstrated that there will be no negative impacts on the natural features or their ecological functions	The existing OP prohibits development/site alteration in these features in accordance with PPS requirements.	Similar policies in the County OP.	None.
4.1.6	Prohibit development/site alteration in fish habitat except in accordance with provincial/federal requirements	The existing OP prohibits development/site alteration in these features in accordance with PPS requirements.	Similar policies in the County OP.	None.
4.1.7	Prohibit development/site alteration in habitat of endangered/threatened species except in accordance with provincial/federal requirements	The existing OP prohibits development/site alteration in these features in accordance with PPS requirements.	Similar policies in the County OP.	None.
4.1.8	Prohibit development/site alteration on adjacent lands unless the ecological function of adjacent lands has been evaluated and there will be no negative impacts on the natural features or their ecological functions	The existing OP prohibits development/site alteration in these features in accordance with PPS requirements.	Similar policies in the County OP.	None.
4.2	Water			
4.2.1	Protect, improve, or restore water quality/quantity by:			
4.2.1 a)	Consider cumulative impacts of development at watershed scale	The Township is located within a Source Water Protection Plan (SWPP) and development must be in accordance with the policies of the SWPP which considers the cumulative impacts of development at a watershed scale.	Similar policies in the County OP.	None.
4.2.1 b)	Minimize potential negative impacts, including cross-jurisdictional and cross-watershed impacts	See comment above. SWPP spans various municipalities and considers cross-jurisdictional impacts.	Similar policies in the County OP.	None.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
4.2.1 c) d)	Identify water resource systems and maintain their linkages and functions	The Official Plan recognizes the importance of water, identifies the highly vulnerable aquifer and water connections.	Similar policies in the County OP. However, these policies are expanded to state development will not be permitted where it will impact the quality or quantity of water subject to specific criteria.	It is recommended that the OP be updated to state: <i>Development should not be permitted that would adversely affect the quality or quantity of water with respect to existing wells, surface water or ground water features as outlined in the Surface and Groundwater Protection Section of the County Official Plan.</i>
4.2.1 e)	Implement restrictions on development and site alteration to <ol style="list-style-type: none"> 1. Protect all municipal drinking water sources/designated vulnerable areas 2. protect, improve, or restore vulnerable surface/ground water and hydrologic functions 	Highly vulnerable aquifers are identified in the Official Plan and there are policies which restrict the type of development that can occur in these areas and requires technical studies to ensure these features are protected.	Similar policies in the County OP.	None.
4.2.1 f)	Plan for efficient/sustainable use of water resources	The Official Plan contains policies which aim to improve water quality, increase awareness of drinking water threats and the sustainable use of water.	Similar policies in the County OP.	None.
4.2.1 g)	Consider environmental lake capacity	N/A	N/A	N/A
4.2.2	Restrict development/site alteration in/near sensitive surface/ground water features to protect, improve or restore their hydrologic functions	See response to 4.2.1c).	Similar policies in the County OP.	None.
4.2.3	Undertake watershed planning to inform planning for sewage/water services and stormwater management <i>Note encouraged in all municipalities but only a requirement for large and fast-growing municipalities</i>	Municipality is part of the a large Source Water Protection Plan and as there are no municipal drinking water sources nor is there municipal sewage services for the Township. Watershed planning is not required at this time. This would be more appropriately complete at the County level.	N/A	None.
4.2.4	Upper-tier municipality shall undertake watershed planning in partnership with lower tier municipalities where planning conducted by an upper-tier municipality that includes 1+ large/fast-growing municipalities	See comment above.	N/A	None.
4.3	Agriculture			

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
4.3.1.1	Use an agricultural system approach to maintain/enhance geographically continuous agricultural land base and support long-term economic prosperity and productive capacity of agri-food network	While not explicitly mentioned in the Official Plan, the OP policies generally employs an agricultural system approach which recognizes the various components of a successful agricultural system.	Similar policies in the County OP.	None.
4.3.1.2	Designate and protect prime agricultural areas and specialty crop areas for long-term agricultural use <i>Note prioritization in Section 4.3.1.3</i>	The Official Plan designates and protects prime agricultural areas.	Similar policies in the County OP.	None.
4.3.2.1	Permitted uses in prime agricultural areas limited to agricultural use, agriculture-related use, and on-farm diversified use. <i>Note criteria in Section 4.3.2.1 for agriculture-related and on-farm diversified uses to be compatible with and not hinder surrounding agricultural operations.</i> <i>Note policy in Section 4.3.2.4 permits principal dwelling associated with agricultural operation unless residential use is prohibited following surplus farm dwelling severance (Section 4.3.3.1 c)).</i>	The permitted uses in the Official Plan include additional permissions for existing uses, conservation uses, and limited residential uses. Updates are required to the definitions and criteria for on-farm diversified uses and agricultural uses to be consistent with the PPS.	The County Official Plan limits permitted uses to those outlined in the PPS and limits recreational, cultural or open space uses. The idea being that these are the only non-residential uses which may be permitted in the prime agricultural area. It states that these uses will only be permitted through a site specific amendment which satisfies the criteria in Section 4.1.16.	It is recommended that the permitted uses in the Official Plan be scoped back in accordance with the policies of the PPS.
4.3.2.2	Protect/promote all types, sizes, intensities of agricultural uses/normal farm practices in prime agricultural areas	The existing Official Plan promotes various farm types and practices in the prime agricultural area.	Similar policies in the County OP.	None.
4.3.2.3	New land uses and lot creation shall comply with MDS formula	The existing OP requires new lands uses and lot creation to comply with MDS.	Similar policies in the County OP.	None.
4.3.2.5	Up to two additional residential units (ARUs) permitted where residential dwelling is permitted on a lot in a prime agricultural area, provided at least one ARU is located within/attached to principal dwelling. Criteria for ARUs:	The OP currently does not permit ARUs.	The County OP does not currently permit ARUs.	It is recommended that the following policy language be added “Up to two additional residential units may be permitted in the Agricultural Area subject to the following criteria: i) Only one ARU may be detached from the principal dwelling. An ARU in a principal dwelling may be within or attached to the primary dwelling;

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	<p>a) Comply with MDS formula</p> <p>b) Compatible with and do not hinder surrounding agricultural operations</p> <p>c) Appropriate sewage/water services</p> <p>d) Address public health/safety concerns</p> <p>e) Limited scale and located within, attached to, or in close proximity to principal dwelling or building cluster</p> <p>f) Minimize land taken out of agricultural production</p> <p><i>Note that 2 ARUs are permitted on a lot in a prime agricultural area in addition to farm worker housing permitted as agricultural use (Section 4.3.2.6)</i></p> <p><i>Note that lots with ARUs may only be severed as part of a surplus farm dwelling severance following farm consolidation (Section 4.3.3.1 c)).</i></p>			<p><i>ii) ARU(s) must be compatible with, and not hinder, surrounding agricultural operations;</i></p> <p><i>iii) A detached ARU must be located within the existing building cluster, be subordinate in size to the principal dwelling and minimal agricultural land is taken out of production</i></p> <p><i>iv) the lot should be sufficiently sized to accommodate private sewage services and adequate water and waste water servicing shall be available to support the ARU;</i></p> <p><i>v) where an ARU is proposed in an area affected by natural hazards, safe access must be established either through planning approval or a Conservation Authority Permit;</i></p> <p><i>vi) A detached ARU must comply with the minimum distance separation formulae; and,</i></p> <p><i>vii) the combined total of residential units including a primary residential unit will not exceed three units on a lot. This shall not include farm worker housing.”</i></p>
4.3.3.1	<p>Discourage lot creation in prime agricultural areas. Limited exceptions:</p> <p>a) Agricultural use where lot is appropriately sized for agricultural use common in area and sufficiently large to maintain flexibility for future changes in type/size of operation</p> <p>b) Agriculture-related uses, provided new lot size is minimized to accommodate use and appropriate water/sewage services</p> <p>c) One residential lot per farm consolidation for a residence surplus to an agricultural operation</p> <p><i>Note additional criteria provided in Section 4.3.3.1 c)</i></p> <p>d) Infrastructure, where it cannot be accommodated through easement or right-of-way</p> <p><i>Note policy in Section 4.3.3.3 which clarifies that no other residential lot creation may be permitted in prime agricultural areas</i></p>	<p>The existing OP discourages lot creation in accordance with the PPS. Council would like the consideration of a smaller agricultural lot size to recognize that historic lot sizes were 50 acres in this area.</p>	<p>The County OP contains similar policies but permits a smaller lot size of 30 hectare (75 acres).</p>	<p>No updates are required to ensure consistency with the PPS. However it is recommended that the criteria for surplus farm dwelling severances be included to address:</p> <ul style="list-style-type: none"> • A minimum size requirement of 18 hectares for retained parcel (currently smaller than existing requirements), this was requested by Council. • Prevent the severance of primary residence of the owner or full time employee • Add a policy which requires that the applicant must live in the Township or within an adjacent municipality to prevent the purchase by large holding companies. <p>These would be similar to the criteria outlined in the Lambton Shores Official Plan.</p> <p>It is further recommended that the Township work with the County to justify a small agricultural lot size to reflect the farm practices in the area and historic settlement patterns.</p>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
4.3.3.2	Lot adjustments permitted in prime agricultural areas for legal/technical reasons	The OP permits lot adjustments but does not specify that it is only for legal and technical purposes.		It is recommended that the wording be amended to include the wording “for legal and technical purposes”
4.3.4.1	May only exclude land from prime agricultural areas for new/expanded settlement areas (see Section 2.3.2)	There are no policies in the existing OP but they are not required. These PPS policies will be considered if an expansion is proposed and an amendment is required. The local OP can rely on the policies for the County’s OP.	The County’s OP does not permit lands to be removed from the agricultural area and contains expansion policies.	None.
4.3.5.1	Non-agricultural uses permitted in prime agricultural areas: a) Extraction of minerals, petroleum resources, mineral aggregate resources b) Limited non-residential uses <i>Note qualifying criteria provided</i>	The existing OP does not have policies to consider limited non-residential uses.	The County OP contains policies where non-residential uses may be permitted.	It is recommended that the Official Plan be updated to include the following policy: Limited recreational, cultural and open space uses may be permitted through an amendment to this Official Plan where: a) the proposed use complies with the minimum distance separation formulae; b) there is an identified need within the planning horizon identified for additional land to accommodate the proposed use; and c) alternative locations have been evaluated, and a. there are no reasonable alternative locations which avoid prime agricultural areas; and b. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands. d) Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through the Agricultural Impact Assessment.
4.3.5.2	Avoid, or minimize/mitigate impacts for new/expanding non-agricultural uses on agricultural system, as determined through Agricultural Impact Assessment	The existing Official Plan does not have policies which address this section of the PPS.	The County OP does not contain policies which reference the need for an agricultural impact study.	See proposed policy wording above.
4.3.6.1	Support local food, facilitate near-urban and urban agriculture and foster robust agri-food network	The existing OP supports local food and the right to farm concept.	The County OP contains similar policies.	None.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
4.4	Minerals and Petroleum			
4.4.1.1	Protect minerals and petroleum resources for long term	The current OP permit petroleum extraction in all designations but does not specifically identify areas where these resources exist. It contains policies to protect natural gas operations.	Section 9 of the County OP contains policies to protect minerals and petroleum for the long term.	While the local OP can rely on the policies of the County OP, it is recommended that a new section be added
4.4.2.1	Identify and protect mineral and petroleum resource operations from incompatible development	There are policies within the OP (2.24, 4 and 12.4) which requires that these resources be protected from incompatible development.	County OP contains more detailed policies known operations on Appendix Map C.	It is recommended that a new appendix be added to the OP which shows the site of known mineral or petroleum operations and known mineral deposits and petroleum resources. As these uses are to be permitted in all land use designations, it is recommended that a new section be added which consolidates these policies for ease of reference.
4.4.2.2	Identify known mineral deposits, petroleum resources, areas of mineral potential. Permit development which would hinder/preclude establishment of new operations or access to resources on these or adjacent lands only if: a) Resource use is not feasible, or b) Proposed use serves greater long-term public interest, and c) Issues of public health/safety and environmental impact are addressed	There are currently no policies in the OP which speak to this.	County OP contains policies to protect known resources and deposits and identifies them on Appendix C.	See comment above. It is recommended the following additional policy be added: <i>In areas adjacent to or in known Oil, Gas and Salt Resources, development that would preclude or hinder the establishment of new operations or access to the resource will only be permitted if:</i> a) <i>resource use would not be feasible; or</i> b) <i>the proposed land use or development serves a greater long term public interest; and</i> c) <i>issues of public health, public safety and environmental impact are addressed.</i>
4.4.3.1	Require rehabilitation to accommodate subsequent land use after extraction and related activities have ceased	The existing OP refers to the requirements that the wells be plugged in accordance with the requirements of the Oil, Gas, Salt and Resources Act.	The County OP contains similar policies.	None.
4.4.4.1	Permit extraction of minerals and petroleum resources in prime agricultural areas provided site will be rehabilitated	The current OP permits petroleum resources in the Agricultural area but does not include the caveat that they are required to be properly remediated.	The County OP has policies which are consistent with this section of the PPS.	It is recommended that the following policy be added: Oil, (natural) gas, and salt extraction under agricultural lands shall be conducted so as to minimize disruption to agricultural uses, minimize the amount of land taken out of agricultural production, and prevent contamination of agricultural lands. Oil, gas and salt extraction should be rehabilitated in accordance with Provincial requirements.
4.5	Mineral Aggregate Resources			
4.5.1.1	Protect mineral aggregate resources for long-term use and identify deposits of	There are no known mineral aggregate resources in the Township but the existing OP contains a resource extractive designation	The County OP contains policies	As there are no known mineral aggregate resources in the Township, it is recommended that the designation be

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	mineral aggregate resources where provincial information is available.	which is aimed to provide the necessary policy framework to guide and protect these uses should they be identified.	which are consistent with this section of the PPS.	deleted. It is recommended that a policy be added to the new 'mineral resource' section which states that should these resources be identified that they will be protected and developed in accordance with the County OP and PPS. Further it is recommended that policy language from the existing 'resource extraction' designation be added to the new designation which requires an OPA to establish a new resource extraction operations.
4.5.2.1	Make available as much of the mineral aggregate resource as close to markets as possible (<i>Demonstration of need for mineral aggregate resources not required</i>) <i>Note qualifying policy in Section 4.5.2.1</i>	N/A	N/A	N/A
4.5.2.2	Undertake extraction in a manner that minimizes social, economic, environmental impact	N/A	N/A	N/A
4.5.2.3	Undertake mineral aggregate resource conservation wherever feasible	N/A	N/A	N/A
4.5.2.4	Protect mineral aggregate operations from incompatible development. Allow existing mineral aggregate operations to continue without the need for an OPA, ZBA or development permit under the <i>Planning Act</i> .	N/A	N/A	N/A
4.5.2.5	Permit development which would hinder/preclude establishment of new operations or access to resources on these or adjacent lands only if: <ul style="list-style-type: none"> a) Resource use is not feasible, or b) Proposed use serves greater long-term public interest, and c) Issues of public health, public safety and environmental impact are addressed 	N/A	N/A	N/A
4.5.3.1	Require progressive and final rehabilitation to accommodate subsequent land use, promote land use compatibility, recognize interim nature of extraction, and mitigate negative impacts to the greatest extent possible.	N/A	N/A	N/A

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
4.5.3.2	Encourage comprehensive rehabilitation planning where mineral aggregate operations are concentrated	N/A	N/A	N/A
4.5.3.3	Adopt rehabilitation standards for extraction operations on private lands compatible with <i>Aggregate Resources Act</i> on lands not designated under the Act	N/A	N/A	N/A
4.5.4.1	Permit extraction of mineral aggregate resources in prime agricultural areas and on prime agricultural lands as an interim use. <i>Note qualifying criteria provided in Section 4.5.4.1.</i> <i>Note alternative requirements for rehabilitation specified in Section 4.5.4.2.</i>	N/A	N/A	N/A
4.5.5.1	Permit wayside pits/quarries, portable asphalt plants, and portable concrete plants used on public authority contracts without need for OPA, ZBA, or development permit under <i>Planning Act</i> in all areas, except where existing development or environmental sensitivity is incompatible with extraction and associated activities	Wayside pits are permitted as of right except in areas with environmental sensitivity or existing development (see section 7.4)		None.
4.6	Cultural Heritage and Archaeology			
4.6.1	Conserve protected heritage property (e.g., built heritage resources, cultural heritage landscapes)	The existing OP contains policies consistent which identifies that the municipality will seek to conserve cultural heritage landscapes and built heritage resources. There are no known protected heritage properties.	County OP contains similar policies.	None. The Township can rely on the policies from the County OP if required.
4.6.2	Prohibit development/site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved	The existing OP contains policies which address this section of the OP.		
4.6.3	Prohibit development/site alteration on adjacent lands to protected heritage property unless its attributes will be conserved	There are no protected heritage properties within the Township therefore this policy is not applicable. However it is recommended that policy language be added to state that if a Protected Heritage	There are policies in the County OP which require the submission of a heritage impact	Include a policy which states: <i>“Should a property be identified as a Protected Heritage property, development on and adjacent to the property will be subject to the policies of</i>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
		Property is designated that the policies of the County Official Plan apply.	assessment and the conservation of key attributes.	<i>the County Official Plan which requires the submission a heritage impact assessment and conservation of features.”</i>
4.6.4 a)	Develop/implement archaeological management plans for conserving archaeological resources	Not typically completed at the local level and would not be feasible for a municipality of this size. Typically these are done by upper-tier municipalities in the case of a two-tiered municipal government.	There are policies in the County OP which encourages the creation of an archaeological management plan.	None.
4.6.4 b)	Develop/implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes	Section 16.2.5.2 includes policies which are consistent with this section.	The County OP contains similar policies.	None.
4.6.5	Engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, managing archaeological resources, built heritage resources, cultural heritage landscapes	There are currently no policies in the OP which speak to indigenous engagement.	The County OP does not contain policy which address this.	It is recommended that the following policies be added: <i>Where an property with archaeological potential has been identified, the Municipality will engage early with Indigenous communities and ensure their interests are considered when identifying and protecting archaeological resources, built heritage resources and cultural heritage landscaped.</i>
5.1	General Policies for Natural and Human-Made Hazards			
5.1.1	Direct development away from areas of natural/human-made hazards where there is an unacceptable risk to public health/safety or property damage. Do not create new hazards or aggravate existing hazards.	The existing OP directs development away from hazards, consistent with the PPS.	The County OP contains similar policies.	None.
5.2	Natural Hazards			
5.2.1	Identify hazardous lands and hazardous sites and manage development in these areas.	The existing OP identifies flooding hazards and erosion hazards and directs development away from these hazards.		
5.2.2	Direct development to areas outside of: a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding/erosion/dynamic beach hazards; b) hazardous lands adjacent to river, stream and small inland lake	The existing OP does not directly address this section of the PPS.	The County OP contains policies which are consistent with the PPS.	It is recommended that the following policy be added: <i>6.4.1.1 New development in the Municipality will generally be directed away from areas with known or suspected natural hazards, which may include: a) flooding and erosion hazards related to rivers and streams; b) hazardous sites related to organic soils; c) high water table areas; and d) hazardous forest types for wildland fires.</i>

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	systems which are impacted by flooding/erosion hazards; and c) hazardous sites.			
5.2.3	Prohibit development/site alteration in: a) dynamic beach hazard; b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); c) areas that would be rendered inaccessible to people and vehicles during times of flooding/erosion and/or dynamic beach hazards, (unless demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard) d) floodway regardless of whether the area of inundation contains high points of land not subject to flooding <i>Note exceptions for development and site alteration outlined in Sections 5.2.5, 5.2.7 and 5.2.8</i>	Development is not permitted within the floodway but policies do not speak to other potential flood hazards which would render areas inaccessible during times of flooding.	The County OP policies are consistent with this section of the PPS.	It is recommended that the following policy be added: <i>The Municipality may permit development and site alteration to occur on natural hazard lands and associated sites, except within the floodplain, if all the following can be achieved:</i> a) <i>all policies are met with respect to any coincidental natural heritage features;</i> b) <i>hazards can be safely addressed and development and site alteration is carried out in accordance with floodproofing, protection, and access standards and procedures such as those related to hydrogeological and geotechnical engineering practices;</i> c) <i>new hazards are not created and existing hazards are not aggravated;</i> d) <i>no adverse environmental impacts will result;</i> e) <i>vehicles and people have a way of safely entering and exiting the area, as per Provincial Standards, during times of flooding, erosion, and other emergencies (unless the site access is appropriate for the nature of development); and,</i> f) <i>the proposed use is not an institutional use, essential emergency services, or operations related to the disposal, manufacture, treatment or storage of hazardous substances.</i>
5.2.4	Prepare for impacts of climate change that may increase risk associated with natural hazards	There are no policies in the existing OP which address this section of the PPS.		Please see proposed policy wording from to address section 2.9.1 b) and 2.9.1 d) of the PPS.
5.2.6	Prohibit development/site alteration in hazardous lands/hazardous sites where use is: a) Institutional use b) Essential emergency service c) Use associated with disposal, manufacture, treatment, storage of hazardous substances	Currently no development is permitted in the floodplain and erosion hazards. But the OP does not contains policies which speak to wildfire hazards.	County OP contains policies which address this policy of the PPS.	See proposed policy addition to address section 5.2.3 of the PPS.
5.2.9	Direct development to areas outside of lands that are unsafe due to hazardous forest types for wildland fire.	Currently the OP does not contain policies which address this section.	County OP contains policies which address this policy of the PPS.	The proposed policy additions to address 5.2.2 and 5.2.3 of the PPS will ensure the OP is consistent with this section of the PPS.

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	<i>Note exception in Section 5.2.9 where risk is mitigated in accordance with appropriate standards</i>			
5.3	Human-Made Hazards			
5.3.1	Permit development only if rehabilitation or other measures to mitigate known/suspected hazards are underway or completed on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations	Section 13.6 of the Official Plan contains policies that requires contaminated lands to be cleaned up.	Section 3.10 of the County OP contains policies which address this section of the PPS.	Minor updates are recommended to the wording to reflect changes to the Environmental Protection Act and to rely on the definitions of the PPS/
5.3.2	Assess and remediate sites with contaminants in land or water as necessary prior to any activity on the site associated with proposed use such that there will be no negative impacts	Section 13.6 of the Official Plan contains policies that address this section of the PPS.	Section 3.10 of the County OP contains policies which address this section of the PPS.	Minor updates are recommended to the wording to reflect changes to the Environmental Protection Act and to rely on the definitions of the PPS.
6.1	General Policies for Implementation and Interpretation			
6.1.1	Read the PPS in its entirety and apply all relevant policies to each situation	Completed.		
6.1.2	Implement the PPS in a manner consistent with recognition and affirmation of existing Aboriginal/treaty rights per Section 35 of <i>Constitution Act</i>	Noted. A land Acknowledgement and policies that encourage early engagement with indigenous communities on matters related to cultural and natural heritage are recommended.		
6.1.3	Implement PPS in a manner consistent with <i>Ontario Human Rights Code</i> and <i>Canadian Charter of Rights and Freedoms</i>	The policies in the Official Plan to our knowledge do not contravene the Ontario Human Rights Code and Canadian Charter of Rights and Freedoms.		
6.1.5	Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable, attainable policies to protect provincial interests and facilitate development in suitable areas. Planning authorities shall keep official plans up to date with the PPS.	Noted. The Official Plan identifies provincial interests and sets out appropriate land use designations and policies. Updates are required as explained in other sections of this chart to reflect updated provincial interest priorities.		
6.1.6	Shall keep zoning and development permit by-laws up to date with official	Not included in this scope of work.		

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	plans and PPS by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.			
6.1.7	Must still make a decision consistent with PPS where deciding on a planning matter before official plan has been updated to be consistent with PPS.	N/A		
6.1.8	Integrate approvals under the <i>Planning Act</i> and other legislation/regulations, provided intent/requirements of both processes are met	Policies for development in this Official Plan generally integrate reference to other legislation to ensure that requirements of both process are met.		
6.1.11	Note that strategic growth areas and designated growth areas are not land use designations. Development is still subject to relevant land use planning policies and approval processes.	N/A		
6.1.12	Planning authorities encouraged to exceed minimum density targets in PPS, except where in conflict with PPS or any other provincial plan.	Noted.		
6.1.13	Revisit minimum density targets at the time of each official plan update to ensure target is appropriate.	Noted.		
6.2	Coordination			
6.2.1	Factors to consider in a coordinated, integrated, comprehensive approach to planning between levels of government: a) Managing/promoting growth/development integrated with planning for infrastructure and public service facilities b) Economic development strategies c) Managing natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources d) Ecosystem, shoreline, watershed, Great Lakes related matters e) Natural/human made hazards	Noted. These are factors that are coordinated between the Township, County, Conservation Authority and Province.		

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	f) Population/employment projections based on regional market areas g) Addressing housing needs per provincial housing policies/plans			
6.2.2	Undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making, support identification of potential impacts of decisions on exercise of Aboriginal/treaty rights	Updated policies are required to ensure that Indigenous communities are engaged early on in the planning process.		
6.2.4	Collaborate with school boards to facilitate early/integrated planning for schools and childcare facilities to meet current/future needs	Noted. The local school board will be consulted as part of this Official Plan Review.		
6.2.5	Collaborate with public post-secondary institutions to facilitate early/integrated planning for student housing, considering full range of housing options near post-secondary institutions to meet current/future need	N/A		
6.2.6	Collaborate with public post-secondary institutions to develop student housing strategy, considering off-campus housing targeted to students	N/A		
6.2.7	Coordinate emergency management and other economic, environmental or social planning considerations to support efficient/resilient communities	Noted.		
6.2.8	Undertake a coordinated approach to planning for large areas with high concentrations of employment uses that cross municipal boundaries	N/A		
6.2.9	Responsibilities of upper-tier municipalities: a) Identify/allocate population, housing, employment projections for lower-tier municipalities	Noted.		

PPS Reference	Policy	Consistency	Lambton County Policy	Recommendation
	<p>b) Identify areas for growth/development, including strategic growth areas and establish minimum density targets</p> <p>c) Identify minimum density targets for growth/development in new/expanded settlement areas</p> <p>d) Provide policy direction to lower-tier municipalities on matters that cross municipal boundaries</p> <p><i>Note that where there is no upper-tier municipality, planning authorities should ensure the above matters are coordinated with adjacent planning authorities (Section 6.2.10)</i></p>			

The Corporation of the Township of Dawn-Euphemia

4a

RESOLUTION – REGULAR MEETING

Date: June 1, 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 May 19, 2026,
be adopted. *Carried.*



The Corporation of the Township of Dawn-Euphemia

- MINUTES -

Regular Council Meeting
Tuesday May 19, 2026
6:30 pm, Municipal Office, 4591 Lambton Line

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

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

Disclosures: Mayor Broad declared Conflict of Interest on item 8a) ICI Recycling Bin Charges for reason of employment relation.

2026-75 Councillor Gray – Councillor LeBoeuf

Delegation of Paul Langstaff

That Council agrees to suspend the Rules of Procedures (S.25.1) to permit Paul Langstaff, Landowner to address Council with respect to NFC Fiber Optic potentially encroaching on private property. *Carried.*

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

Delegation: 6:30pm-6:35pm – Paul Langstaff Re: NFC Fiber Optic Installation

Mr. Langstaff spoke to Council on behalf of property owner Frank Callfas regarding the fiber optic cable being installed along Edy’s Mills Line by NFC. There is concern that the cable has been laid on the wrong side of the ditch on private property at 4148 Edys Mills Line. Council instructed Administrator-Clerk to inform Public Works Superintendent to look into matter and follow up with Mr. Langstaff.

Delegation: 6:35pm-6:41pm – Mayor Broad Re: ICI Recycling Costs

Mayor Broad, requested that Council reconsider a motion, unanimously passed at the Regular Council Meeting of April 20, 2026, to implement full cost recovery for Industrial, Commercial, and Institutional (ICI) recycling services through user fees of \$160 per bin. The motion being:

2026-61 Councillor Meyer – Councillor McGuire

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. Carried.

The Mayor expressed concerns that the proposed fee structure may discourage businesses from participating in recycling programs rather than promote environmentally responsible practices. It was mentioned that some businesses may choose to dispose of recyclable materials in regular garbage bins or burn them instead of paying for collection services. The Mayor also indicated that there is money available within the budget and suggested that the projected annual costs could potentially be reduced.

Note: Mayor Broad has left the Council Chambers. Councillor Paul LeBoeuf is now Acting Mayor/Chair in accordance with S. 3.3 and S4.7(h) of Procedural By-Law 2022-31, for the purpose of a vote to reconsider Resolution 2026-61.

2026-76 Councillor McGuire – Councillor Gray

Reconsideration of Motion 2026-61

That Council reconsider previously adopted motion 2026-61, 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; And that the Motion be placed on the next Regular Meeting of Council. *Carried.*

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

Note: Mayor Broad has resumed the position of Chair.

2026-77 Councillor Gray – Councillor LeBoeuf

Minutes – May 4, 2026

That the minutes of the May 4, 2026, Regular Council Meeting be adopted. *Carried.*

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

2026-78 Councillor LeBoeuf – Councillor Gray

Drain Maintenance

That the following Drain Maintenance and/or Repair Requests be referred to the Drain Superintendent with power to act; (1) Ninth Concession Drain, received Apr 30, 2026 from Schotman Farms. *Carried.*

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

2026-79 Councillor LeBoeuf – Councillor Gray

2026 Scholarship Award

That Council hereby awards the 2026 Scholarship Award to Jeff Wranich as selected by the Review Committee; and further that the recipient be invited to a future Council Meeting (if possible) to formally accept the award, to be presented by Mayor and Council. *Carried.*

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

2026-80 Councillor Gray – Councillor Meyer

Land Acquisition Fansher Rd

That Council receives the report from the Administrator-Clerk, dated May 19, 2026, Re: Land Acquisition–Fansher Road; And Council accepts the request from the landowner dated May 7, 2026, to transfer a 66 ft road allowance on Fansher Road to the municipality; And that the survey of the road allowance be coordinated with, and approved by, the Public Works Superintendent; And that the Township be responsible for costs associated with the survey of the road allowance portion and legal costs associated with the transfer of title to the municipality; And further that the Clerk is hereby authorized to sign legal documents associated with the transfer of title. *Carried.*

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

2026-81 Councillor LeBoeuf – Councillor Meyer

Benefit Renewal 2026

That Council renew the Township’s benefit plan with Selectpath as invoiced for the June 1, 2026, renewal rate, being at a proposed 7% increase from last years rates; And that Council approve the potential switch from Long Term Disability providers based on the recommendation of our Broker and the L.A.M.P. group. *Carried.*

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

2026-82 Councillor Gray – Councillor LeBoeuf

ICI Recycling Bin Billing

That Council defers the resolution to add approved ICI Recycling Bin charges to Final Tax Bills. *Carried.*

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

2026-83 Councillor Gray – Councillor Meyer

2023 Financial Statements

That Council adopts the Financial Statements, dated December 31, 2023 from MNP on this 19th day of May, 2026. *Carried.*

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

2026-84 Councillor LeBoeuf – Councillor Gray

Adjournment

That this Regular Session of Council be hereby adjourned at the hour of 6:52 pm, to meet again on June 1, 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
Y	J. Meyer

Mayor

Administrator-Clerk

7a



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: roads@dawneuphemia.on.ca Website: www.dawneuphemia.ca

To: Members of Dawn-Euphemia Township Council
Meeting Date: June 1, 2026
From: John Collison, Public Works Superintendent
Subject: **List of Surplus Equipment**

Open Session Report

Background:

The following list of surplus or unused items have been identified as candidates for auction or resale in order to recoup funds toward the purchase of a new BushHog Lawn Mower.

Recommendation:

That Council declares the following equipment:

- John Deere Road Grader #8 (with snow equipment)
- John Deere Road Grader #6 (with snow equipment)
- Champion Road Grader #7 (with snow equipment)
- Sterling Plow Truck #14 (with front plow and wing)
- GMC Cube Van #10
- International Single axle dump truck #5
- Vacuum Tank trailer
- Fire truck Tanker body (1500 Gallon Robica)
- Fire truck pumper body (E-one body)
- Front mount 2-way snow pusher blade 14'
- Front mount 2-way snow pusher blade 16'
- Stove from DECC
- Assorted buckets for loader, backhoe
- Front mount one-way snow plow
- Tractor mounted boom mower
- 2-way truck mount snow plow

surplus to the needs of the Township; And authorizes the Public Works Superintendent to dispose of the equipment as deemed appropriate and in accordance with S. 8 of By-Law 2025-18 Procurement Policy. *Carried*



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 Website: www.dawneuphemia.ca

To: Members of Dawn-Euphemia Township Council
Meeting Date: June 1, 2026
From: Donna Clermont, Administrator-Clerk
Subject: **MOTION TO RECONSIDER - ICI RECYCLING TRANSITION & "DRAFT" NOTICE FOR COMMERCIAL BUSINESSES REPORT #6**

Open Session Report

Background:

At the Regular Council Meeting of April 20, 2026, Council directed that a draft notice be prepared advising the ineligible Commercial Businesses of the cost and options available to them regarding how the recycling system has changed under the Resource Recovery and Circular Economy Act. The notice prepared by Blue Water Recycling is attached and upon Council approval would be mailed out to all ineligible ICI Businesses; however, if Council proceeds with reconsideration of the motion below, then this Notice would be null and void.

At the request of the Mayor during the Regular Council Meeting held on May 19, 2026, Council agreed to reconsider the following motion, which had previously been adopted unanimously by Council at the Regular Council Meeting of April 27, 2026:

2026-61 Councillor Meyer – Councillor McGuire

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. Carried.

Comments:

I have attached the original April 27, 2026, ICI Recycling Transition – 2027 Cost Structure and Municipal Options Report, that accompanied the resolution when passed, and I have also attached a copy of the draft notice prepared by BRA.

Potential “Draft” Resolutions:

That Council approve the Notice prepared by Blue Water Recycling advising ineligible Industrial, Commercial and Institutional (ICI) properties of the changes to the Resource Recovery and Circular Economy Act; and that the approved Annual ICI Recycling Bin charges be applied to Final Tax Bills; and that the notice be forwarded to affected ICI customers advising of the billing process and available options.

OR

That Council rescinds Resolution#2026-21 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;

And that Council passes the following resolution: That Council agrees to pay the recovery costs of recycling services for Industrial, Commercial, and Institutional (ICI) properties deemed “in-eligible” at a cost of \$160 per bin, per year, including future year increases, commencing January 1, 2027. Carried.

Attach:

Draft Notice to Ineligible ICI Businesses – 1 pg
Report Ineligible Commercial Properties – April 7, 2026 – 1 pg
ICI Recycling Transition Report dated April 21, 2026
ICI Wheelie Bins Summary Dawn-Euphemia Township – 1 pg
Email dated Mar 27/26 from BRA Re: ICI Recycling Transition – 2 pgs



Upcoming Changes to Commercial Recycling Fees

Ontario's recycling system has changed under the Resource Recovery and Circular Economy Act. Under the new regulations, Producer Responsibility Organizations (PROs) are now responsible for funding and managing the *residential* recycling program. Recycling collected from Industrial, Commercial, and Institutional (ICI) properties, however, is not included in this provincially regulated system. As a result of these changes, ICI recycling must now be collected and processed separately from residential recycling, increasing service costs.

To continue providing recycling collection for eligible ICI properties and support local waste diversion efforts, the Municipality of *Your Name Here* will begin applying an annual ICI recycling fee of **\$160 per bin, starting January 2027**. This fee will appear on municipal tax bills and will help cover the costs of collection, transportation, processing, and program administration.

? Can I opt out?

Yes. Businesses may choose to opt out and request removal of their recycling bin at any time. However, it's important to consider that this may result in recyclable materials being disposed of as garbage, which typically carries a higher cost per bin and reduces overall waste diversion from landfill.

? Can I get rid of some bins?

Yes. Businesses may request to reduce the number of bins or have them removed entirely at any time. We encourage you to review your typical usage, how many bins you set out and how full they are on collection day, to ensure your service level aligns with your needs and helps manage costs.

? Should I get a dumpster instead?

Based on our analysis, if your business is consistently setting out four or more full recycling bins each collection, a recycling dumpster may be a more cost-effective option. Dumpsters can reduce the number of individual bins serviced and better accommodate higher volumes of material.

To explore this option, please contact our commercial division,
MARS Environmental:
519-228-6678 ext. 221
bins@marsenvironmental.ca
marsenvironmental.ca



519-228-6678

info@bra.org

www.bra.org

Questions About This Fee?



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 Website: 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 7th 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 wheelie 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 wheelie 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

🌐 www.bra.org

Donna Clermont, Dawn-Euphemia Clerk

From: Michelle Courtney <[REDACTED]>
Sent: Friday, April 24, 2026 12:06 PM
To: Donna Clermont, Dawn-Euphemia Clerk
Cc: Shannon McDonald
Subject: Re: ICI Recycling Transition – 2027 Cost Structure and Municipal Options

Note: this matter was deferred from the May 4th Council Meeting, at the request of the Mayor, in order to address the matter with full Council being present.

Hi Donna,

My apologies for the delayed response. It has been a particularly busy week, as I was away on vacation last week and we also held our Annual General Meeting yesterday.

Thank you for confirming the Council's direction to proceed with a cost recovery model for ICI recycling services. Under this approach, eligible ICI customers would be charged \$160 per bin annually effective January 1, 2027.

With respect to implementation, it would be our expectation that the Township communicates this change directly to affected businesses, as the billing relationship would remain between the Township and those properties. BRA will continue to invoice the Township for ICI collection services as we do currently, and the Township may recover those costs from businesses in whatever manner best aligns with your local administrative processes.

We would be pleased to review any communication materials you plan to send to ICI properties to help ensure the wording is clear and accurate. If helpful, our team would also be happy to assist in preparing a draft notice or communication piece on the Township's behalf. Ultimately, however, we believe the final communication should come directly from the Municipality, as the charge would be administered locally.

Businesses may opt out of the program or request an increase or decrease in the number of bins at any time by contacting our office by phone, email, or through our website.

For municipal billing purposes, bin counts are reconciled annually each January 1. As a result, any additions or removals made during 2027 would not impact the Township's invoiced bin count until January 1, 2028. However, all changes will continue to be reflected on the quarterly wheelie bin summary reports provided to the Township, allowing you to make any interim adjustments to your own customer billing, should you choose.

Please do not hesitate to reach out if you would like to discuss implementation details further.

Thanks,

Michelle Courtney, CPA, CA
President & CEO

The Corporation of the Township of Dawn-Euphemia



RESOLUTION – REGULAR MEETING

Date: June 1, 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 acknowledge receipt of the resignation letter dated May 25, 2026, from the Accounts Receivable/Receptionist; and further directs the Administrator-Clerk to proceed with recruitment efforts. *Carried.*



RESOLUTION – REGULAR MEETING

Date: June 1, 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 email dated May 21, 2026, from OPP Michael, Marsh regarding a request for a remote workspace within Dawn-Euphemia Township; And that Council advise the OPP that

1. the Township does not have an adequate facility that meets all the requirements of the OPP at this time.

- OR -

2. the Township agrees to offer the following remote workspace options to the OPP:

Facilities are equipped with the following:

- Secure Access:
 - Restricted entry (preferred keypad entry system; secure key access may be considered)
- Workspace:
 - Desk or table space sufficient for a docking station and monitor
 - Access to electrical outlets
- Connectivity:
 - Reliable Wi-Fi access to support secure police systems
- Basic Facilities:
 - Access to washroom facilities
 - Access to kitchen or break area (preferred but not mandatory)
- Location Preference:
 - Ideally within municipal buildings such as municipal offices, local firehall, or similar facilities. Ideally, OPP would have an office space that can be secured and accessed only by police within a municipal facility.

Carried

From: Marsh, Michael (OPP) [REDACTED] >
Sent: May 21, 2026 3:50 PM
To: Jennifer Anderson [REDACTED] >
Subject: RE: OPP question - Oil Springs

Dear Council Members of Dawn-Euphemia, Enniskillen and Oil Springs,

On behalf of the Lambton County Ontario Provincial Police (OPP), I am writing to formally outline our interest in partnering with local municipalities to establish secure, remote workspaces within your communities.

Purpose

The intent of this initiative is to allow frontline officers to complete administrative duties within the communities they serve, rather than returning to larger detachment offices. This approach supports:

- Reduced response times to calls for service
- Increased visible police presence
- Enhanced community safety and deterrence of unlawful activity

Proposed Use

These workspaces would be utilized intermittently by on-duty officers for administrative tasks such as report writing, briefings, and communication. Usage would occur during standard operational hours, including evenings and weekends, depending on policing needs.

Space and Access Requirements

To support operational effectiveness and officer safety, the OPP is seeking access to workspace that includes:

- **Secure Access:**
 - Restricted entry (preferred keypad entry system; secure key access may be considered)
- **Workspace:**
 - Desk or table space sufficient for a docking station and monitor
 - Access to electrical outlets
- **Connectivity:**
 - Reliable Wi-Fi access to support secure police systems
- **Basic Facilities:**
 - Access to washroom facilities
 - Access to kitchen or break area (preferred but not mandatory)
- **Location Preference:**

- Ideally within municipal buildings such as municipal offices, local firehall, or similar facilities. Ideally, OPP would have an office space that can be secured and accessed only by police within a municipal facility.

Operational Considerations

- Workstations would not be staffed continuously and would be used on an as-needed basis.
- The OPP will work collaboratively with municipalities to ensure any space used aligns with local policies, safety requirements, and operational expectations.

Next Steps

We welcome the opportunity to discuss feasibility, available locations, and any considerations your municipality may have in supporting this initiative.

Thank you for your continued partnership in enhancing community safety across Lambton County.

Respectfully,

Michael Marsh #12840

[REDACTED]
[REDACTED]
[REDACTED]

**Ministry of the
Attorney General**

Office of the Assistant Deputy
Attorney General

Policy Division

McMurtry-Scott Building
720 Bay Street, 3rd Floor
Toronto ON M7A 2S9

**Ministère du
Procureur général**

Bureau du sous-procureur
général adjoint

Division des politiques

Édifice McMurtry-Scott
720, rue Bay, 3^{ème} étage
Toronto ON M7A 2S9



MEMORANDUM TO: Heads of Council - Ontario Municipalities

DATE: May 22, 2026

FROM: Tom McKinlay,
Assistant Deputy Attorney General

RE: **Follow-up to Updates to “Tailgate Event” Permits** under
the *Liquor Licence and Control Act, 2019*

Further to my earlier letter dated January 13, 2026, I am writing to provide clarification regarding bring-your-own event permits.

What is the change?

Recent amendments to Ontario Regulation 747/21 (Permits) under the *Liquor Licence and Control Act, 2019* (LLCA) introduce a new bring-your-own event permit. This change expands what was previously called the tailgating permit.

This permit allows individuals aged 19 and older to bring and consume their own liquor within a designated area of a cultural or community event that has been approved by a municipality **or** held in connection with, and in proximity to, a professional, semi-professional or post-secondary sporting event.

What action should municipalities take?

Municipalities have the option to designate community or cultural events as eligible for the new bring-your-own event permit. **Importantly, municipalities are not required to designate any events as eligible.**

Event organizers who are interested in the bring-your-own permit will need to approach the municipality where they would like to hold the event and seek designation as a community or cultural event. The government recognizes that municipalities are best positioned to understand local needs and contexts, and therefore to determine whether and how to designate eligible events.

Municipalities may establish their own local processes to determine which events qualify and the form of the municipal designation.

There would be two routes a municipality could take:

- Review each request on a case-by-case basis before their council or;
- Delegate the authority to designate events to a municipal official, such as the clerk

Municipalities that do not wish to allow bring-your-own events may choose to express their position by way of a resolution.

These amendments do not affect existing municipal approval requirements for events held on municipal property (e.g., parks).

What about events tied to sporting events?

Unlike the cultural or community permitting process, bring-your-own events that are held in proximity to a professional, semi-professional or post-secondary sporting event are unchanged and do not require a designation by the responsible municipality.

What action do organizers take once a municipality designates their event as community or cultural?

It is up to event organizers to confirm with the responsible municipality that their event qualifies as a designated cultural or community event.

Once confirmed, organizers may apply for a bring-your-own event permit through the [iAGCO portal](#). **The AGCO will issue a permit only where the applicant provides proof of municipal designation.**

Why did the Government make this change?

This change is intended to provide greater flexibility for some event organizers, potentially reducing costs and increasing attendance. For example, a movie screening in a municipal park may invite more of a "picnic atmosphere" and thus, organizers may prefer the bring-your-own permit.

The province recognizes that this permit may not be relevant to all. Events that rely on alcohol sales and do not use a bring-your-own model may continue to operate as usual.

What considerations were made for safety?

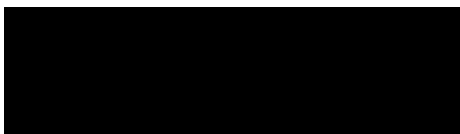
All permitted events will continue to be subject to the existing health and safety requirements under the LLCA. Permit-holders are responsible for ensuring these standards and requirements.

What if I still have questions?

If you have any questions about these regulatory changes, please contact Armina Samadi, Director, Agency and Tribunal Relations Branch at Armina.Samadi@ontario.ca.

If you have any questions about AGCO permits and the application process, please contact Ruxandra Ilicea, Senior Eligibility Officer at Ruxandra.Ilicea@agco.ca.

Yours truly,



Tom McKinlay
Assistant Deputy Attorney General

c: Armina Samadi
Director, Agency and Tribunal Relations Branch, Ministry of the Attorney General

Leslie Fenton
Director, Corporate Affairs, Governance and Agency Oversight, AGCO



The following is a summary of the Plumbing Permits issued for the Township of Dawn-Euphemia to the end of the month of April, 2026:

<u>PERMIT #</u>	<u>DESCRIPTION &/OR LOCATION</u>	<u>OWNER/CONTRACTOR</u>
PP-26-001	Bentpath Line, Con 8 W Pt Lot 25	



VOUCHER # 10 - 2026

1-Jun-26

INVOICES	CHEQUE RUN	CHEQUE #	TOTAL
Admin/P Wks/Fire/Drain/Water/DECC	19-May-26	5037-5055	\$ 744,576.43
Admin/P Wks/Fire/Drain/Water/DECC	21-May-26	EFT	\$ 92,297.56
Grand total of all invoices			\$ 836,873.99
PAYROLL	PP # 11		
Administration	\$ 16,021.84		\$ 16,021.84
Public Works	\$ 27,511.34		\$ 27,511.34
Council			\$ -
Grand total of all Payroll			\$ 43,533.18
VOUCHER # 10 - 2026		GRAND TOTAL	\$880,407.17



10a

**THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA
BY-LAW 2026-13**

***Being a By-law to Establish a Joint Compliance Audit Committee for
the 2026 Municipal Election***

(Re: Joint Compliance Audit Committee)

WHEREAS S.88.37 of the Municipal Elections Act, 1996, as amended, requires that Councils establish, before October 1 of an election year, a Compliance Audit Committee;

AND WHEREAS the Councils of the Townships of Dawn-Euphemia, Enniskillen, St. Clair and Warwick, the City of Sarnia, the Municipalities of Brooke-Alvinston and Lambton Shores, the Towns of Petrolia and Plympton-Wyoming, and the Villages of Oil Springs and Point Edward deem it advisable and expedient to establish a Joint Compliance Audit Committee;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA ENACTS AS FOLLOWS:

1. That a Joint Compliance Audit Committee be established.
2. That the Terms of Reference attached as "Schedule A" be adopted.
3. This By-Law shall come into force and take effect on the final passing thereof.

By-Law Read a First, Second and Third time this 1st day of June, 2026

Alan Broad, Mayor

Donna Clermont, Clerk

BY-LAW 2026-13
"SCHEDULE A"

Joint Compliance Audit Committee Terms of Reference

MANDATE

The Compliance Audit Committee ("the Committee") is required to act in accordance with the powers and obligations set out in the Municipal Elections Act, 1996, as amended ("the MEA").

The Committee will be required to:

- consider a compliance audit application received from an elector that a candidate or a registered third party has contravened provisions of the MEA relating to election campaign finances and determine whether it should be granted or rejected;
- if the application is granted, the committee shall appoint an auditor to conduct a compliance audit;
- receive the auditor's report;
- consider the auditor's report and if the report concludes that the candidate or registered third party appear to have contravened a provision of the MEA relating to election campaign finances, the committee may commence legal proceedings against the candidate or third party for the apparent contravention; and,
- consider the report(s) of the Clerk identifying each contributor to a candidate for office on a council or a registered third party who appears to have contravened any of the contribution limits under section 88.9 or 88.13 of the MEA and decide whether to commence a legal proceeding against a contributor for an apparent contravention.

COMPOSITION

The Committee shall be composed of three (3) voting members.

Alternate members may be appointed.

Alternate members will be called upon by the Clerk of a participating municipality to serve if a voting member resigns or becomes ineligible to serve on the Committee.

The following persons are ineligible to serve on the Committee:

- employees or officers of a participating municipality;

- members of the council of a participating municipality;
- any persons who are candidates in the election for which the committee is established; or
- any persons who are registered third parties in a participating municipality in the election for which the Committee is established.

Committee Members shall agree in writing that they will not work or volunteer for, or contribute to, any candidate or registered third party in any capacity in an election in any of the participating municipalities.

TERM

The term of the Committee is from November 15, 2026, to November 14, 2030.

REMUNERATION AND FUNDING

Committee members shall receive a \$200 retainer for the four-year term.

Committee members shall receive an honorarium of \$250 per meeting.

Mileage shall be reimbursed at the rate established by the County of Lambton.

The host municipality requiring the services of the Committee shall be responsible for the per meeting honorarium and reimbursement for mileage.

The host municipality shall pay all costs in relation to the Committee's operation and activities.

STAFF SUPPORT

The Clerk of the host municipality shall establish administrative practices and procedures for the Committee and shall carry out any other duties required under the MEA to implement the Committee's decisions.

Staff from the host municipality shall provide administrative support to the Committee.

APPOINTMENT PROCESS

Applicants will be requested to submit a summary outlining their qualifications and experience. Municipal Clerks of the member municipalities shall review applications and make collective recommendations to fill vacancies. Recommended applicants will be forwarded to each respective Council for appointment.



THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA

4591 Lambton Line, RR # 4, Dresden, ON N0P 1M0 www.dawneuphemia.ca
Tel: 519-692-5148 Fax: 519-692-5511 Email: clerk@dawneuphemia.on.ca

Townships of Dawn-Euphemia, Enniskillen, St. Clair and Warwick, the City of Sarnia, the Municipalities of Lambton Shores, Brooke-Alvinston, the Towns of Petrolia and Plympton-Wyoming and the Villages of Oil Springs and Point Edward are recruiting experienced professionals to be considered for appointment to the:

JOINT COMPLIANCE AUDIT COMMITTEE

The Committee is responsible for reviewing and making decisions on applications for municipal election campaign finance compliance audits and on reports from the Clerk respecting apparent contraventions of contribution limits.

The Committee acts in accordance with the powers and obligations set out in the Municipal Elections Act, and is required to:

- consider a compliance audit application received from an elector that a candidate or a registered third party has contravened provisions of the Municipal Elections Act relating to election campaign finances and determine whether it should be granted or rejected;
- if the application is granted, the committee shall appoint an auditor to conduct a compliance audit;
- receive the auditor's report;
- consider the auditor's report and if the report concludes that the candidate or registered third party appear to have contravened a provision of the Municipal Elections Act relating to election campaign finances, the Committee may commence legal proceedings against the candidate or third party for the apparent contravention; and
- consider the report(s) of the Clerk identifying each contributor to a candidate for office on a council or a registered third party who appears to have contravened any of the contribution limits under section 88.9 or 88.13 of the Municipal Elections Act and decide whether to commence a legal proceeding against a contributor for an apparent contravention.

The following persons are ineligible to serve on the Committee:

- employees or officers of a participating municipality;
- members of the council of a participating municipality;
- any persons who are candidates in the election for which the committee is established; or
- any persons who are registered third parties in a participating municipality in the election for which the Committee is established.

Committee Members shall agree in writing that they will not work or volunteer for, or contribute to, any candidate or registered third party in any capacity in an election in any of the participating municipalities.

The Committee will meet as needed, with meetings to be scheduled when a compliance audit application or applicable report is received.

The term of the Committee shall be from **November 15, 2026 to November 14, 2030.**

If you are interested in being considered for appointment to the Joint Compliance Audit Committee, please apply on the City of Sarnia's website at <https://forms.sarnia.ca/Election-2026/Joint-Compliance-Audit-Committee-Application-Form>

Applications will be reviewed by the municipal Clerks of the participating municipalities who will make recommendations to their respective municipal Councils for appointment.

10b



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 Website: www.dawneuphemia.ca

To: Members of Dawn-Euphemia Township Council
Meeting Date: June 1, 2026
From: Donna Clermont, Administrator-Clerk
Subject: **Review of Fence By-Law**

Open Session Report

Background:

Attached are the current Fence By-Laws for Dawn-Euphemia Township. (1) Fence Bylaw 2002-29 and (2) Swimming Pool Fence Bylaw 2002-30.

Lambton County Building Department has provided a newly drafted Fence Bylaw that combines both together into one bylaw and updated to reflect current legislation. The proposed "Draft" bylaw is provided to Council for Council review and comment.

Comments:

Recommendation:

If Council is satisfied with the Bylaw, then the following recommendation:

That By-Law 2026-14, Being a By-Law to Prescribe the Height and Type of Fences, be read a first, second and third time, and finally passed, this 1st day of June 2026.

Attach: Bylaw 2002-29 (3 pgs) & Bylaw 2002-30 (3 pgs)

CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA

BY-LAW NUMBER 29 OF 2002

Being a by-law to prescribe the height and description of a lawful fence in the Township of Dawn-Euphemia

WHEREAS Section 210 (25) of the Municipal Act, R.S.O. 1990, Chapter M.45 provides that the Council of a Municipality may pass by-laws to prescribe different standards for the height and description of lawful fences in different defined areas of the municipality;

NOW THEREFORE the Council of the Corporation of the Township of Dawn-Euphemia enacts as follows:

1. That in addition to the standard 9 wire woven fence, high-tensile wire fencing is also acceptable as a lawful fence. Barbed wire fencing may be used through areas where bush is situated on both sides of a line fence.

2. Woven Wire Fencing Specifications

1. Anchors The desired standard for anchor and brace posts shall be cedar; however, good quality railroad ties and hydro posts are an acceptable substitute for anchor posts. Anchor posts shall be a minimum of eight feet long, be six inches in diameter at the small end, and be placed with the large end down. An eight foot cedar brace shall be used between the anchor and the brace post and shall be held in position by twisting four strands of number nine brace wire. Anchor posts shall be anchored by two cedar or oak cross members, two inches by six inches and at least four feet long, spiked securely to the anchor posts and placed so that there shall be at least thirty inches of cover over the cross member. Anchors shall in no case be placed more than forty rods apart. It is recommended that anchor posts be placed at top and bottom of steep hills.

2. Line Posts The desired standard for all line posts shall be cedar or standard steel; however, good quality railroad ties or hydro posts are an acceptable substitute for line posts. The line posts shall be at least four and one half inches in diameter at the small end and shall be eight feet in length. They shall be placed with the large end down and shall be not less than three feet in depth. In the event that cedar posts, railroad ties or hydro poles are used they shall be placed not more than twenty feet apart. In the event that a combination of cedar and standard steel posts are used they shall

be placed not more than twenty feet apart. In the event that all standard steel posts are used, they shall be placed one rod (16.5 ft.) apart.

3. Wire Fence All wire fence shall be forty eight inches high and shall be constructed of nine strands or cables of wire, placed horizontally on specified posts. Stays, not more than sixteen and one half inches apart shall be placed upright across the nine strands or cables and firmly fastened to each. The spacing of the nine strands shall be that of any standard spacing available, and shall be as near No. 9 gauge wire as possible. Each strand shall be firmly fastened to the line posts whether they are cedar or standard steel. All wires shall be tightly stretched and the bottom wire shall be within two inches of the ground and special measures shall be taken to see that the bottom wire of the fence follows closely the contour of the land. It is recommended that a barb wire be placed along the top of the fence providing both parties agree.
4. Water Ways A wire fence shall extend across all water ways to close the gap. There shall be an anchor at each side of the gap and shall meet specifications set out in Section 2.1 of this by-law. Water gaps shall be maintained at all times during the normal grazing period.

3. High Tensile Wire Fencing Specifications

1. General Specifications High tensile fencing shall consist of no less than eight wires.
Wire spacing from ground shall be 4", 5", 5", 5", 6", 6", 7", & 8"
End, corner, & gate posts shall be 8' x 6" – 8" and shall be driven 48" into the ground.
Line posts shall be 6'6" x 3 1/2" – 4" and shall be driven 24" into the ground.
It is recommended that all posts be pressure treated.
Post spacings between line posts shall be 30' if spacers are used. In the event that spacers are not used, maximum distance for line posts is 20'.
Spacers (droppers) shall be inserted no more than 10' apart. Droppers can be made of wood or metal.

2. Double Brace Assembly A double brace assembly is required. A span length of 8 ft. is required for each span in a double brace.
- Braces are spaced as far apart as the terrain will allow to a maximum of 1,650 ft. A double in-line brace assembly should be constructed where there is a major change in slope. The center part of the assembly is located at the break in the slope. Each half of the assembly is then constructed on its respective slope.
- A horizontal brace post is required and must be pegged into place using 3/8 inch rods. Once the posts and horizontal brace are in position, two wraps of brace wire are attached and tightened by means of a pressure treated twitch stake.
3. Tightening The Wire The wire must be tightened by means of an in-line strainer. The in-line strainer should be located near the middle of the fence line between braces in order to achieve the same resistance factor in both directions. A tension spring should be installed in one of the wires to indicate tension. After all posts are stapled, wires should be tightened to 250 pounds tension (equals 2 inches of depression of the spring). Staples should never be driven "home". This allows for expansion and contraction of the wire throughout the entire fence line.
4. Electric High Tensile For electric high tensile fencing, hot wires from ground up are wire 1, wire 4, and wire 8.
- Electric Fence Sign must appear every 300 ft. on electric fence.
- Wire fences should be grounded and their electrical conductivity broken by separating each section. Fence should be grounded every 330 feet. Grounding is done by driving a ½ galvanized steel rod or pipe 6 feet into clay loam and at least 10 feet in sand or gravel.
- * NOTE: In spite of the desired post spacings and double brace assembly specified in Section 3.1 and 3.2 of this by-law, high tensile wire fencing may nevertheless be applied to the conventional anchor and line posts required for woven wire assembly as specified in Section 1 & 2 of this by-law.

4. Barbed Wire Fencing Specifications

1. General Barbed wire fencing as a line fence is permitted through areas where bush is Specifications situated on both sides of a line fence. Barbed wire fencing shall consist of no less than 6 wires. Wire spacings from the ground shall be 6", 8", 8", 8", 8", 8" (top strand shall be no less than 46 inches from ground). Each strand shall be firmly fastened to the line posts whether they be cedar, good quality railroad ties or hydro poles, or standard steel. All wires shall be tightly stretched. Sections 2.1 and 2.2 of this by-law applies with respect to anchors & line post requirements for barbed wire fencing.

5. That this by-law applies to the whole Township of Dawn-Euphemia.
6. By-law Number 13 of 1991 (former Dawn) is hereby repealed.
7. That this by-law shall come into force and take effect on the final passing thereof.

Read a first and second time this 16th day of September, 2002

Mayor

Clerk

Read a third time and finally passed this 16th day of September, 2002.

Mayor

Clerk

CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA

BY-LAW NUMBER 30 OF 2002

Being a by-law respecting private outdoor swimming pools

WHEREAS Section 210 (30) of the Municipal Act R.S.O. 1990, Chapter M. 45 authorizes the Council of local municipalities to pass by-laws for requiring owners of privately-owned outdoor swimming pools to erect and maintain fences and gates around such swimming pools, for prescribing the height and description of, and the manner of erecting and maintaining such fences and gates, for prohibiting persons from placing water in privately-owned outdoor swimming pools or allowing water to remain therein unless the prescribed fences and gates have been erected, for requiring the production of plans of all such fences and gates, for the issuing of a permit certifying approval of such plans without which permit no privately-owned outdoor swimming pool may be excavated for or erected and for authorizing the refusal of a permit for any such fences or gates that if erected would be contrary to any by-law of the municipality;

AND WHEREAS Section 210 (30) (a) of the Municipal Act R.S.O. 1990, Chapter M. 45 authorizes that a by-law passed under this paragraph may be made applicable to the whole municipality or to one or more defined areas thereof as set out in the by-law;

NOW THEREFORE the Council of the Corporation of the Township of Dawn Euphemia enacts as follows:

1. In this by-law:
 - (a) "fence" means a barrier constructed of chain link metal or of wood, stone, metal or material having an equivalent degree of strength.
 - (b) "gate" means a swinging or sliding barrier used to fill or close an access and includes a door.
 - (c) "swimming pool" means a privately-owned pool constructed or fabricated and located for swimming, wading, diving and bathing and which when filled is capable of containing a depth of Eighteen inches (18") or more of water.
2. This by-law does not apply to a wading pool which when filled is capable of containing a depth of less than Eighteen Inches (18") of water and which is normally emptied on a daily or more frequent basis.
2. Every owner of a swimming pool shall enclose and maintain around it a fence and a gate or gates in accordance with the following requirements:
 - (a) A dwelling home, building or accessory building may be utilized to effectively enclose any outdoor swimming pool.

Every fence shall be of a minimum height extending from the ground or floor of four feet (4') the lower strand of fence being not more than two inches (2") from ground level and shall be supported by posts spread not more than ten feet (10') apart.

- (b) Neither barbed wire nor device for projecting an electric current shall form part of a fence or gate.
 - (c) Every fence shall have a gate or gates of a minimum height extending from the ground or floor of four feet (4'), supported by substantial hinges and equipped with self-closing and self-latching devices placed at the top and on the inside of the gate.
 - (d) Every fence shall be so constructed and maintained as to provide for access only to the swimming pool by the gate or gates.
4. No fence shall be required where the top of the outside wall of the swimming pool is at least four feet (4') above the level of the ground abutting the wall and is so constructed and maintained as to provide for access only by the gate or gates constructed in accordance with clause (d) of Section 3.
 5. Every owner of a swimming pool shall in absence of an adult person supervising the swimming pool keep every gate closed.
 6. A building permit shall be required for all new swimming pools constructed within the Township of Dawn-Euphemia unless the capacity of the pool when filled is less than Eighteen Inches (18") of water.
 7. That this by-law applies to the whole Township of Dawn-Euphemia.
 8. By-law Number 44 of 1977 (former Dawn) is hereby repealed.
 9. That this by-law shall come into force and take effect on the final passing thereof.

Read a first and second time this 7th day of October, 2002

ORIGINAL HAS BEEN SIGNED

Mayor

Clerk

Read a third time and finally passed this 7th day of October, 2002.

Mayor

Clerk



THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA

BY-LAW NUMBER 2026-14

A By-Law to Prescribe the Height and Type of Fences

A By-Law to regulate Fences and Swimming Pool Enclosures on private property within the Corporation of The Township of Dawn-Euphemia.

WHEREAS Section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended from time to time, provides that a municipal power shall be exercised by By-Law;

AND WHEREAS pursuant to the *Municipal Act, S.O., 2001, C. 25, S. 11*, a Council may pass a By-Law respecting matters within the sphere of jurisdiction regulating structures, including fences and signs.

AND WHEREAS Section 11(2) 6 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended from time to time, authorizes a lower-tier municipality to pass a By-Law respecting the health, safety, and well-being of persons;

AND WHEREAS Section 11(3) 7 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended from time to time, authorizes a lower tier municipality to pass a By-Law respecting matters relating to structures, including fences;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA enacts as follows:

SECTION 1 TITLE

This By-Law shall be known as the "Fence By-Law" of The Corporation of the Township of Dawn-Euphemia.

SECTION 2 DEFINITIONS

In this By-Law:

Building Inspector: means a "Building Inspector" appointed by the Municipality.

By-Law Enforcement Officer: means a "By-Law Enforcement Officer" appointed by the Municipality.

Chief Building Official: means the "Chief Building Official" for the Municipality as defined by the *Building Code Act*, S.O. 1992, c.23, as amended.

Corner Lot: means a Lot situated at the intersection of two (2) or more Streets or at the intersection of two (2) parts of the same Street meeting at an angle of not more than 135 degrees.

Council: means the Council for the Municipality.

Costs/Expenses: means all costs and/or expenses (including labour, materials and disbursements) incurred by the Municipality in enforcing their By-Law (which, includes, for greater certainty, the Officer's time, preparation and issuance of notice(s)/letters/Orders, searching title, site visits, drafting correspondence, conducting title searches, searching sheriff certificates, and any other action taken to bring the Land into compliance with their By-Law and the costs of the service of Servant/Agent retained to assist the Municipality in doing so).

Driveway: means a vehicle access provided between a Street and a parking area/space or a loading space on a Lot.

Electric Fence: means a Fence through which electricity continuously passes through.

Erect: means to erect or cause to be erected, including to construct, plant, place, alter, maintain, grow, or allow to grow, and relocate; and "Erected" and "Erection" have a corresponding meaning.

Fence: means

- a) a railing, wall, structure, line of posts, wire, gate, boards, pickets, latticework, brick, stone, cement, masonry, or any other similar materials, or a combination thereof, used for the purposes of enclosing or dividing, in whole or in part, a Yard or Lot, establishing a Lot Line or providing privacy; and
- b) includes a wall that is not an integral part of a building, but does not include an arbour or trellis; and
- c) any plant material, including but not limited to, a hedge or grouping of three (3) or more trees or shrubs used for the purposes listed in subsection a) above located in a Corner Lot Sight Triangle or a Driveway Sight Triangle within 3.0 metres of a Street Line and;
- d) constructed so it is NonClimbable.

Grade: means the elevation of the finished level of the ground adjoining the Fence, exclusive of any artificial embankments or berms, and for purposes of its definition, the top of a retaining wall, and a floor, will be the same as the ground.

Height: means the vertical distance of a Fence from Grade and is measured from the ground where Fence posts are embedded to the top of the Fence.

Hydro-Massage Pools: means the type of pool commonly referred to as hot tub, whirlpool, Jacuzzi or spa, having a surface area of 8 m² or less.

Land: means any estate or interest in land and any right or easement affecting it.

Locking Device: means a mechanism designed to secure something by preventing it from opening, moving, or being released.

Lot: means a contiguous parcel of Land and includes any parcel of Land which can be occupied or used or otherwise disposed of separately and apart from any abutting Lands, whether or not such parcel is described in a registered deed or shown on a registered plan of subdivision.

Lot Line: means any line that is legally defined boundary of a Lot.

Lot Line, Exterior Side: means the longest Lot Line along a Street where a Lot has two (2) or more Lot Lines along a Street.

Lot Line, Front: means the shortest Lot Line along a Street.

Lot Line, Rear: means a Lot Line which is opposite to the Front Lot Line.

Municipality: means The Corporation of the Township of Dawn-Euphemia.

Non-Climbable: means a Fence that is not constructed with horizontal or near-horizontal members that create a ladder effect or any type of construction that creates a potential risk of climbing, nor with openings that will permit the passage of a sphere having a diameter more than 100 mm (~3 15/16 in), unless it can be shown that the location and size of openings that exceed this limit do not represent a hazard.

Non-Residential Property: means Land that is zoned other than Residential R1, R2, R3 or R4 or Mixed Use M1, M2 or M3 in the Zoning By-Law.

Officer: means a By-Law Enforcement Officer, the Chief Building Official, and/or a Building Inspector.

Order: means a legally binding direction issued by an Officer.

Outdoor Storage Area: means an unroofed area on a Lot used for the storage of any goods, junk, material, merchandise, or vehicles for more than 24 hours, but does not include a Salvage Yard.

Outdoor Swimming Pool: means any structure, basin, chamber, swim spa, container, tank or the like, containing or capable of containing water that is designed to be used for swimming or wading, and:

- a) has a depth of 0.6 metres or more;
- b) is not completely enclosed inside a building;
- c) has a surface area of more than 1 square metre (10.8 square feet);
- d) is not a Pond which is maintained for ornamental purposes only;
- e) is not a Pond or reservoir to be utilized for farming purposes, and located in an agricultural zone in the Zoning By-Law, or a reservoir for firefighting purposes;
- f) is not under the jurisdiction of the Building Code Act, S.O. 1992, c.23;
- g) is not a stormwater management pond; and
- h) is not a naturally occurring stream, lake, swamp or other natural body of water.

but excludes Hydro-Massage Pools and lap pools if they have a hard lid that is fitted and secured with a Locking Device when not in use.

Owner: includes the registered owner of any Lot, the Person managing or receiving the rent of the Land or premises, whether on the Person's own account or as agent or trustee of any other Person, or who would receive the rent if such Land were leased, and include a lessee, tenant, mortgagee in possession, or a Person in care and control of the Lot.

Person: means an individual, sole proprietorship, partnership, limited partnership, trust, or body corporate, or an individual in their capacity as a trustee, executor, public administrator, or other legal representative.

Pond: means a confined body of water (which may contain fish and/or plants) that is located in a Residential Zone, but does not include farming areas or ponds located more than 150 metres (500 feet) from a Residential Zone.

Residential Property: means any Land zoned Residential R1, R2, R3, R4 or Mixed Use M1, M2 or M3 in the Zoning By-Law, or used primarily for residential purposes in an Agriculture zone in the Zoning By-Law, and “Residential Use” and “Residential Zone” have a corresponding meaning.

Salvage Yard: means an outdoor area where wrecked motor vehicles are stored, or where used motor vehicles are wrecked and disassembled, or where any other used material and salvage are collected, sorted, stored, baled, packed, disassembled or handled.

Servant/Agent: means any service provider who has been contracted or engaged to carry out the works necessary to bring Lands into compliance with the By-Law, which may include, but is not limited to, paid duty police officers, security personnel, property estimators, professional engineers, qualified tradespeople, and employees of the Municipality or any other Person the Officer deems required.

Served Personally: means a legal document is physically handed to the intended recipient in-person.

Sight Triangle, Corner Lot: means an unobstructed triangular area where the Front Lot Line and Exterior Side Lot Line meet on a Corner Lot. The area of the site triangle shall be determined by measuring a prescribed distance along each of the two (2) Lot Lines from the point of intersection, and a third line joining the terminal points of the two (2) measured lines. The prescribed distance to be measured along each Lot Line in a Residential Zone shall be 6.0 meters, and in all other zones shall be 7.5 metres.

Sight Triangle, Driveway: means an unobstructed triangular area formed at the intersection of a Lot Line and the lateral limit of a Driveway. The area of the triangle shall be determined by measuring from the point of intersection of the Lot Line and the lateral limit of the travelled portion of the Driveway, a distance of 4.5 metres along the Lot Line and the lateral limit of the Driveway, and a third line joining the terminal points of the two (2) measured lines. Where applicable, a Driveway Sight Triangle is required abutting a Driveway located on an adjacent Lots.

Site Plan or Development Agreement: means a registered agreement that is a legally binding contract between the Owner, developer, and the Municipality to ensure that the project is built and maintained according to the Owner’s development plans approved by the Municipality.

Street: means a public highway which provides the principal means of vehicular passage and includes its sidewalks and boulevards.

Street Line: means the boundary between a Street and a Lot separating the Lot from the abutting Street.

Swimming Pool Area: means the area including an Outdoor Swimming Pool and any surrounding platforms, walkways, play areas, landscaped areas, or structures within the Swimming Pool Enclosure.

Swimming Pool Enclosure: means a Fence, together with any gates or entrances, which completely surrounds an Outdoor Swimming Pool.

Temporary Enclosure: means a temporary Fence used for the purpose of enclosing an Outdoor Swimming Pool in the course of construction in order to effectively prevent or restrict access thereto by unauthorized Persons, and to prevent any accident or injury to any Person in or on a Lot.

Yard: means any area on a Lot not covered or occupied by any building.

Yard, Exterior Side: means a side Yard immediately adjoining a Street, extending from a Front Yard to the Rear Lot Line.

Yard, Front: means a Yard that extends across the full width of the Lot from the Front Lot Line to the nearest wall of the main building on the Lot.

Yard, Rear: means a Yard that extends across the full width of the Lot from the Rear Lot Line to the nearest wall of the main building on the Lot.

Yard, Side: means a Yard that extends from the Front Yard to the Rear Yard and from the side of a Lot to the nearest wall of the main building on the Lot.

Zoning By-Law: means any By-Law administered by the Municipality passed pursuant to Section 34 of the Planning Act R.S.O 1990, c.P.13, or a predecessor or successor thereof, as may be amended from time to time.

SECTION 3 GENERAL PROHIBITION

The requirements of the By-Law apply to all Lots within the geographic limits of the Municipality, except where specified otherwise.

3.1 GENERAL

No Person shall Erect, or permit the Erection of a Fence on a Lot located within the Municipality, other than a Fence which complies with the provisions of the By-Law and any other applicable law.

3.2 EXEMPTION

Fences may be exempt in whole or in part from the provisions of the By-Law, where the Fence:

- i. is Erected with the approval of the Municipality under an Agreement;
- ii. is subject to regulation or a requirement of a public body, agency, utility, or authority; or
- iii. a variance is granted under Section 11 of the By-Law.

3.3 VISIBILITY - OBSTRUCTION - PROHIBITED

Notwithstanding any of the regulations set out in the By-Law, no Person shall Erect, or permit a Fence to be Erected that, in the opinion of the Officer:

- i. obstructs pedestrian or vehicular traffic; or
- ii. obscures the clear visibility of normal approaching pedestrian or vehicular traffic.

3.4 MAXIMUM HEIGHT - FENCE

No Person shall Erect, or permit to be Erected, a Fence that does not comply with the height and location as prescribed in the Zoning By-Law.

3.5 FENCE - CONDITION OF DEVELOPMENT OR REDEVELOPMENT

Notwithstanding any other provision in the By-Law, a Fence, which is required and approved as a condition of the Site Plan or Development Agreement for the development or the redevelopment of land shall be deemed to conform with the provisions of the By-Law

3.6 RESTRICTION – MATERIALS OF CONSTRUCTION – RESIDENTIAL ZONE

No Person shall have, Erect, or permit to be Erected, any Fence comprised of sheet metal or corrugated metal panel members on a Residential Property or a Lot abutting a Residential Property.

SECTION 4 EXISTING FENCES

Notwithstanding the provisions of the By-Law, any Fence that was in existence before the date on which the By-Law comes into force and was lawfully Erected shall be deemed to comply with the By-Law, for so long as such Fence continues to be the same Height, length, width and comprised of the same materials, and may be maintained as Erected including any repair work that may be required from time to time. For this section, “repair” shall mean the replacement or restoration of minor components of the Fence necessary to maintain the structure in good condition. Repair does not include the reconstruction, replacement, or alteration of a substantial portion of the Fence, which is at the sole discretion of the Officer.

SECTION 5 GENERAL PROVISIONS

No Person shall Erect a Fence unless the Fence is:

- i. Stable;
- ii. Vertical;
- iii. Constructed of good quality materials that are designed or intended for use in a Fence;
- iv. Not an obstruction to the visibility of pedestrians or motorists;
- v. Maintained in good repair and free from unsightly markings, stains, and defacements;
- vi. Non-Climbable;
- vii. Maintained in a safe and structurally sound condition;
- viii. Protected by paint, preservative, or other weather-resistant material, except for wooden Fences made of cedar, redwood, or treated wood.

SECTION 6 RESTRICTIONS ON MATERIALS

6.1 GENERAL

No Person shall Erect a Fence:

- i. which contains or is constructed, in whole or in part, of any hazardous material, chicken wire, barbed wire, other barbed or sharp material or projection;
- ii. which is an Electric Fence which contains a device for projecting or transmitting an electric current;
- iii. in a manner that renders an existing Fence into non-conformity with the requirements of the By-Law.

6.2 BARBED WIRE

Notwithstanding Section 6.1 above, a Fence comprised of barbed wire is permitted:

- i. on a farm in an Agriculture zone as set out in the Zoning By-Law that is used as part of a Fence for the keeping of livestock or the protection of livestock and crops from animals, as long as such Fence does not abut a residential settlement area as defined in the Municipality's Official Plan.
- ii. on a Non-Residential Property where required for the safety or protection of property, the portion of a Fence above 2 metres may be wholly or partially constructed of barbed wire, provided the barbed wire does not project past the exterior face of the Fence.
- iii. In an industrial zone and as per the approved Site Plan or Development Agreement.
 - a) Barbed wire or other barbed or sharp material may be used on the top and on the outside of Fences that are Erected on a Lot, which meet all the following criteria:
 - b) the Lot is zoned Industrial in the Zoning By-Law;
 - c) the barbed wire is located no less than 1.52 metres (5') above ground level;
 - d) the outward projection of the barbed wire does not project onto neighboring Lot;

6.3 ELECTRIC FENCE

Notwithstanding Section 6.1 above, an Electric Fence is permitted on a farm in an Agriculture zone as set out in the Zoning By-Law that is used as part of a Fence for the keeping of livestock or the protection of livestock or crops from other animals, provided the Fence meets all applicable Canadian standards, as long as such Fence does not abut a residential settlement area as defined in the Municipality's Official Plan.

SECTION 7 CALCULATION OF HEIGHT

The Height of a Fence shall be measured vertically from Grade at the base of the Fence to the top of the Fence, exclusive of decorative post caps, provided that:

- i. Where changes in Grade contours along the Fence line result in changes in Height of the Fence, the Height of the Fence is deemed to be the average Height at the midpoint between supporting posts;
- ii. Where Grade elevations between adjacent Lots differ at the boundary between the Lots, the Height of any Fence located on or within 0.6 metres of a Lot Line shall be measured from the mean Grade elevation between the two (2) Lots;
- iii. Notwithstanding i) and ii) above, no part of a Fence which forms a Swimming Pool Enclosure, or part thereof, will be less than 1.5 metres in Height measured from Grade.

**SECTION 8 FENCE AND SWIMMING POOL ENCLOSURE
REQUIREMENTS (DAWN-EUPHEMIA ZONING BY-LAW)**

3.3.4 Lot Coverage and Height of Accessory Buildings and Structures in Residential Zones

The maximum Permitted Height of a fence, privacy wall or like feature in a Residential Zone shall be 2.5 metres provided that the fence is not located in a Sight Triangle (see Section 3.18.2) and that the maximum Permitted Height within 4 metres of the Front Lot Line shall be 1.1m.

3.10.2 Rural Home Occupations - additional activities Permitted where no immediate neighbours

Where a separation of 200 metres or more exists to the nearest neighbouring Dwelling or any Use defined as a Type B Use for MDS II purposes and the Home Occupation would not contravene Sections 3.10.1 b), d), and e), the following modifications shall apply:

The following Uses shall be Permitted provided any Open Storage or Outdoor Display is surrounded by a solid board fence at least 2.4 metres in Height and the Use does not change the character of the Main Use or become a nuisance to neighbouring properties:

3.17 OPEN STORAGE AND OUTDOOR DISPLAY REGULATIONS

Subject to the provisions of Section 3.17, and in addition to the Zones in which Open Storage and Outdoor Display are permitted, where the definition of a Use in Section 2 so implies, Open Storage and/or Outdoor Display for the specified purposes shall be Permitted as Accessory to the Use.

3.17.1 Open Storage

Other than an Agricultural Use, Aggregate Storage Area or Nursery, any portion of a Lot used for Open Storage shall be enclosed by a fence measuring at least 2.5 in Height in an Industrial Zone and at least 1.8 metres in all other Zones, and where abutting any Residential, Institutional or Open Space Zones, such fence shall be constructed of solid materials;

3.31 SPECIAL PROVISIONS FOR SEASONAL HOUSING

In addition to the provisions for Dwellings of the Zones where Seasonal Housing is Permitted, Seasonal Housing:

- b) where located within 60 metres of a Street Allowance or a Dwelling on a separate Lot, Seasonal Housing shall be screened with a Planting Strip or an opaque fence or wall measuring a minimum of 1.8 metres in Height;

SECTION 9 SWIMMING POOL ENCLOSURE

9.1 PERMITS

- i) No Person shall excavate for or Erect, or cause or permit excavation for or Erection of, any Outdoor Swimming Pool and/or Hydro-Massage Pool and/or Swimming Pool Enclosure without first obtaining a permit from the Chief Building Official for the Swimming Pool Enclosure.
- ii) An application for a permit for a Swimming Pool Enclosure shall contain the following information, with metric dimensions:
 - a) the location of the Lot;

- b) plans showing the location of the Outdoor Swimming Pool on the Lot in relation to Lot Lines, Street Lines, and all other building structures on the Lot;
 - c) plans showing the complete details of the Swimming Pool Enclosure, including, but not limited to, the type, Height, materials, and location of the boundaries, gates and/or entrances of the Swimming Pool Enclosure;
 - d) plans showing the location of the Outdoor Swimming Pool pump, heater, and filter; and,
 - e) plans showing the construction of any deck and guards in the case of an above-ground Outdoor Swimming Pool.
- iii) No permit for a Swimming Pool Enclosure shall be issued unless the application complies with all applicable laws, and regulations thereunder, and municipal by-laws.
 - iv) No permit for a Swimming Pool Enclosure shall be issued unless all applicable fees, as established by Council from time to time, have been paid in full.
 - v) A permit for a Swimming Pool Enclosure may be revoked if, after 18 months of its issuance, the construction of the Swimming Pool Enclosure has not, in the opinion of the Officer, substantially commenced.
 - vi) There shall be no refund of permit fees where a permit has been revoked.

9.2 GENERAL ENCLOSURE REQUIREMENTS

- i) The Owner of any Lands on which an Outdoor Swimming Pool is located or Erected shall Erect and maintain a Swimming Pool Enclosure around the entire Swimming Pool Area, in accordance with the provisions of the By-Law.
- ii) No Person shall place water, or cause water to be placed, in an Outdoor Swimming Pool, or allow water to remain therein, unless the Swimming Pool Enclosure prescribed by the By-Law is Erected and maintained in accordance with the provisions of the By-Law.
- iii) An Outdoor Swimming Pool, while under construction, shall be completely enclosed by a Temporary Enclosure as set out in Section 9.2 iv) and viii) below, except where the permanent Swimming Pool Enclosure requirements have been satisfied.
- iv) A Temporary Enclosure shall consist of a 1.2 metre high plastic mesh Fence having mesh openings not greater than 50 millimetres and supported by steel T-bar posts located a maximum of 2.4 metres apart and with a 9 gauge galvanized steel wire located at the top and bottom of such Fence; or, be constructed of material that will provide an equivalent or greater degree of safety and which has been approved by the Chief Building Official.
- v) The Height of the Swimming Pool Enclosure required by the By-Law shall be a minimum of 1.5 metres in Height, as measured from Grade.

- vi) The maximum permitted space between the bottom of a Swimming Pool Enclosure and Grade Is:
 - (a) 50 millimetres where the ground is primarily grass or earth; and/or,
 - (b) 100 millimetres where the ground is primarily concrete or asphalt.
- vii) Every Swimming Pool Enclosure shall be constructed in accordance with the provisions of Sections 9.2, 9.3, and 9.4 of the By-Law, except as otherwise provided.
- viii) Every Swimming Pool Enclosure, and Temporary Enclosure, shall be maintained in such a manner and to such an extent as to ensure at all times maximum security and protection against entry to the Outdoor Swimming Pool by unauthorized Persons.
- ix) Where material of a Swimming Pool Enclosure is structurally inadequate, broken, or in a state of decay, it shall be replaced with equivalent or better material, and otherwise in accordance with the provisions in the By-Law or its successor.
- x) Fence post spikes and/or ground anchors or the like shall not be used as part of a Swimming Pool Enclosure.

9.3 FENCES AS SWIMMING POOL ENCLOSURES

- i) A Fence which forms a Swimming Pool Enclosure, or part thereof, shall be made of:
 - a. chain link construction;
 - b. vertical board construction;
 - c. horizontal board construction;
 - d. wrought iron construction;

CSA tempered or laminated glass panels conforming to CAN/CGSB12.1-M "Tempered or Laminated Safety Glass" or of such other materials and construction that will provide an equivalent or greater degree of safety, as determined by the Chief Building Official; and,

- e. shall be Non-Climbable.
- ii) A Fence which forms a Swimming Pool Enclosure, or part thereof, shall be:
 - a) constructed at a distance of at least 1.2 metres from the edge and/or nosing of the Outdoor Swimming Pool; and
 - b) shall have nothing against or near the Swimming Pool Enclosure that facilitates climbing or diminishes its structural integrity.
- iii) A Fence of chain construction shall:

- a. have a mesh with openings not greater than 38 millimetres;
 - b. be constructed of wire not less than 12-gauge galvanized steel or, if having a vinyl or other coating, not less than 14-gauge steel wire covered with a vinyl or other approved coating which would form a total thickness equivalent to 12-gauge galvanized steel wire;
 - c. be supported by 38 millimetres diameter galvanized steel posts spaced not more than 2.4 metres apart, and shall be securely embedded and extend at least 0.9 metres into the ground below Grade;
 - d. have top rails securely fastened to the upright posts, which at a minimum are made of 32 millimetre diameter galvanized steel pipe, and have at the bottom a 9-gauge galvanized steel tension wire fastened securely to the upright posts.
- iv) A Fence of vertical board construction shall:
- a. have vertical boards which are not less than 19 millimetres by 89 millimetres;
 - b. be supported by posts at least 89 millimetres by 89 millimetres square, or 89 millimetres in diameter, and such posts shall not be spaced more than 2.4 metres apart. Such posts shall extend at least 0.9 metres into the ground below Grade and that part of the post below Grade shall be securely embedded and treated with a wood preservative;
 - c. have top and bottom rails which are at least 38 millimetres by 89 millimetres (with the 89 millimetre dimension in the vertical plane);
 - d. in the case of board-on-board construction:
 - i. horizontal members, including top and bottom rails, that are spaced at least 1.2 metres apart, and vertical boards that are spaced not more than 100 millimetres apart on both faces of the horizontal members of the Fence; or
 - ii. horizontal members, including top and bottom rails, that are spaced less than 1.2 metres apart and vertical boards that are spaced not more than 50 millimetres apart on both faces of the horizontal members of the Fence.
 - e. in the case of board-to-board construction:
 - i. horizontal members, including top and bottom rails, that are spaced at least 1.2 metres apart, and vertical boards that are tightly fitted and fastened on one face of the Fence.
- v) A Fence of wrought iron construction shall:

- a. be of sufficient strength to provide an effective enclosure;

- b. be supported by posts spaced not more than 2.4 metres apart and such posts shall be securely embedded and extend at least 0.9 metres into the ground below Grade; and
 - c. have either:
 - ii. horizontal members, including top and bottom rails, that are spaced at least 1.2 metres apart, and vertical pickets that are spaced not more than 100 millimetres apart; or
 - iii. horizontal members, including top and bottom rails, that are spaced less than 1.2 metres apart and vertical pickets that are spaced not more than 50 millimetres apart.
- vi) A Fence of horizontal board construction shall:
- a. be constructed with tightly fitting boards along the length;
 - b. have horizontal boards which are not less than 19 millimetres by 89 millimetres;
 - c. have vertical braces that extend from the uppermost horizontal board to the lowermost horizontal board, affixed to every intermediate horizontal board, at least 19 millimetres by 64 millimetres or 38 millimetres by 38 millimetres and spaced not more than 0.9 metres apart;
 - d. be supported by posts at least 89 millimetres by 89 millimetres square, or 89 millimetres in diameter, and such posts shall not be spaced more than 2.4 metres apart. Such posts shall extend at least 0.9 metres into the ground below Grade and that part of the post below Grade shall be securely embedded and treated with a wood preservative.
- vii) A glass panel Fence system used in a Swimming Pool Enclosure shall be designed by a Professional Engineer Licensed in the Province of Ontario and shall be constructed in a good, workmanlike manner as follows:
- a. glass panels shall be located so there is no opening of more than 38 millimetres between the panel and the post where horizontal elements are spaced less than 1.2 meters apart, and not more than 100 millimetres apart where horizontal elements are spaced more than 1.2 meters apart;
 - b. horizontal elements shall be supported on substantial posts that are spaced not more than 2.4 meters apart, securely fastened to the ground, and structurally sound; and
 - c. glass panels used in Swimming Pool Enclosures shall be safety glass of laminated or tempered type conforming to CAN/CGSB12.1-M "Tempered or Laminated Safety Glass".

9.4 GATES AND ENTRANCES

- i. Gates or entrances which form a part of the Swimming Pool Enclosure shall be:
 - a. of construction and Height equivalent to or greater than that of the Swimming Pool Enclosure required by the By-Law;
 - b. supported on substantial hinges;
 - c. self-closing; and,
 - d. equipped with a self-latching device located at least 1.2 metres above the Grade and on the Outdoor Swimming Pool side of the gate. No thumb latch or release mechanism of any kind that is located on the exterior face of the gate, and is connected to the self-latching device, shall be located less than 1.5 metres above the Grade.
- ii. Save and except with respect to Residential Property, doors providing access from a building directly to the Swimming Pool Area shall each be self-closing and equipped with a self-latching device located at least 1.5 metres above the Grade.
- iii. Where a double gate forms part of the Swimming Pool Enclosure, one (1) gate must be fixed and locked in the closed position with a Locking Device.

9.5 ABOVE GROUND SWIMMING POOLS

- i. For the purposes of the By-Law, above-ground Outdoor Swimming Pools are considered to be the same as in-ground Outdoor Swimming Pools, and require the same Swimming Pool Enclosures, except as provided in Sections 9.5 ii) and iii) below.
- ii. Above-ground Outdoor Swimming Pools may have an integrally constructed Swimming Pool Enclosure guard as part of the required Swimming Pool Enclosure, provided that:
 - a. the combined height of the exterior sides of the Outdoor Swimming Pool walls and Swimming Pool Enclosure guard is at least 1.5 metres in Height, as measured from Grade; and
 - b. the Swimming Pool Enclosure guard is Non-Climbable.
- iii. Any gate or entrance to an above-ground Swimming Pool Enclosure shall be constructed in accordance with Section 9.4 of the By-Law.

SECTION 10 HYDRO-MASSAGE POOLS

- i. Every Owner shall construct and maintain the Hydro-Massage Pool with a rigid cover that is capable of supporting a 90 kg load or meets the most up-to-date American Society for Testing and Materials standard for same.

- ii. Every Owner and Person in control of a Hydro-Massage Pool shall ensure that the rigid cover under Section 10(i) is securely fastened to the satisfaction of the Officer to prevent access at all times when the Hydro-Massage Pool is not in use.
- iii. Where a Hydro-Massage Pool cannot or is not constructed and maintained with a rigid cover in accordance with Section 10(i), and (ii) the Owner shall construct and maintain a Swimming Pool Enclosure that otherwise complies with the By-Law, and a permit shall be obtained.

SECTION 11 VARIANCES

- i) Any Owner may apply in writing to Council for the Township of Dawn-Euphemia for a variance from the provisions of the By-Law, excepting the provisions of Section 9 and 10 of the By-Law.
- ii) The requested variance will be considered by Council for the Township of Dawn-Euphemia, who may grant the variance in full or in part, place certain terms and conditions of approval, or deny the variance.
- iii) In considering whether to grant a variance, Council for the Township of Dawn-Euphemia may have regard for such matters, including but not limited to, the following:
 - a. Any special circumstances or conditions applying to the Fence in question;
 - b. Whether strict application of the provisions of the By-Law would result in practical difficulties or unnecessary hardship to the Owner;
 - c. Whether the Fence may affect surrounding sight lines and create or potentially create a hazardous condition for pedestrians or motorists; and
 - d. Whether the Fence has or may have an adverse impact on neighbouring Lots.
- iv) Where an Owner disagrees with a decision of Council for the Township of Dawn-Euphemia made under section 11 (ii) of the By-Law, the Owner may appeal such decision to Council.
- v) Where an appeal has been made to Council under Section 11 (iv) of the By-Law, Council shall have the same powers as Council for the Township of Dawn-Euphemia pursuant to Section 11 (ii) of the By-Law and Council may have regard to the same factors as set out in Section 11 (iii) of the By-Law in determining whether an exemption shall be granted.
- viii) Decisions of Council under Section 11 (v) are final.
- ix) The fee for an application for variance to cover the processing of the application shall be as set by the Rates and Fees By-Law for the Municipality, as amended from time to time. The variance application fee is non-refundable.

SECTION 12 ADMINISTRATION AND ENFORCEMENT

12.1 ENFORCEMENT

The By-Law shall be enforced by any Officer.

12.2 INSPECTIONS

- i) An Officer, and any Servant/Agent under their direction, may enter on Land at any reasonable time without prior notice for the purpose of carrying out an inspection to determine whether the provisions of their By-Law have been complied with.

- ii) For the purposes of an inspection, an Officer may:
 - a. Require the production of documents relevant to the inspection;
 - b. Inspect and remove documents or things relevant to the inspection for the purpose of making copies;
 - c. Require information from any Person concerning a matter related to the inspection;

- d. Make examinations or take photographs necessary for the purposes of the inspection, alone or in conjunction with any Person possessing special or expert knowledge.

12.3 HINDER OR OBSTRUCT

No Person shall hinder or obstruct, or attempt to hinder or obstruct, an Officer who is exercising a power or performing a duty that is authorized under the By-Law.

12.4 REMEDIAL ACTION

- i) If, in the opinion of an Officer, a Fence or Hydro-Massage Pool does not comply with the provisions of the By-Law, the Officer or designate shall provide a written Order to the Owner of the requirement to bring the Fence, or Hydro-Massage Pool into compliance with the provisions of the By-Law.

- ii) An Order given by an Officer to an Owner shall identify the Land or structure at issue and the violation(s) observed by the Officer.

- iii) An Order issued by an Officer to an Owner shall identify the Land or structure at issue and the violation(s) observed by the Officer.

- iv) Where an Order is to be sent by registered mail and/or courier and/or personal service to an Owner, it shall be sent to the attention of the Owner of the Lands at the address shown on the most up-to-date tax assessment roll maintained by the Municipality.

- v) The Order shall be posted on site in a visible location.

- vi) An Order to an Owner shall also define the deadline, being the date and time, for the Owner to comply with this By-Law, which deadline shall not be less than five (5) days excluding Saturday, Sunday, and public statutory holidays in the Province of Ontario.

- vii) An Order to an Owner may advise that unless the Owner brings the Land into compliance with this By-Law within the deadline stated in the Order, the Owner shall be liable for the Costs/Expenses incurred by the Municipality in accordance with Section 10.4 to bring the Land into compliance with this By-Law.
- viii) An Order is deemed served upon the Owner three (3) days after the Order is posted on the Lands or sent by registered mail, courier, and/or on the day the Order is Served Personally onto the Owner.
- ix) The Officer, with or without a Servant/Agent, may enter onto or inspect the use of any Land for the purpose of determining whether the Land complies with this By-Law.
- x) No Owner shall remove or deface an Order which has been posted on the Land pursuant to this By-Law.
- xi) If the Owner fails to comply with notice given pursuant to Section 12.4 i) of the By-Law, the Chief Building Official may immediately cause the Fence to be removed or brought into conformance with the provisions of the By-Law at the expense of the Owner and such expense shall be recoverable by action or by adding the costs to the tax roll for the Lot and collecting them in the same manner as taxes in accordance with Section 427 of the *Municipal Act*, S.O. 2001, c.25, as amended.
 - xii) In the case of a Swimming Pool Enclosure or Hydro-Massage Pool where an Owner fails to comply with notice given pursuant to Section 12.4 i) of the By-Law, the Chief Building Official may, in addition to any other remedy provided herein, remove or cause to be removed, all water from the Outdoor Swimming Pool or Hydro-Massage Pool until such time as the required Swimming Pool Enclosure or Hydro-Massage Pool is Erected or maintained in accordance with the provisions of the By-Law and such expense shall be recoverable by action or by adding the costs to the tax roll for the Lot and collecting them in the same manner as taxes in accordance with Section 427 of the *Municipal Act*, S.O.2001, c.25, as amended.

12.5 EMERGENCY SITUATIONS – THREAT OR DANGER TO LIFE

The Officer has emergency powers to act on any violation of this By-Law, particularly when there's a threat or danger to life. This means the Officer can enter the Lands, order necessary repairs, and potentially take action to terminate the danger. Where an Owner has defaulted in complying with the provisions of this By-Law, the Municipality may recover all Costs/Expenses incurred in bringing the Lands into compliance from the Owner by action or by adding the Cost/Expenses to the Land's tax roll and collecting them in the same manner as property taxes.

12.6 OFFENCE

Any Person who contravenes any provisions of the By-Law is guilty of an offence.

12.6 PENALTY

Every Person who is convicted of an offence under the By-Law is liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, P. 33, as amended from time to time, or any replacement legislation.

12.7 PROHIBITION ORDER

Where a conviction is entered for a violation of the By-Law, in addition to any other remedy and to any penalty imposed under the By-Law, the court in which the conviction has been entered and any court of competent jurisdiction may make an order prohibiting the continuation or repetition of the offence by the Person convicted and requiring the Person convicted to correct the contravention.

12.8 SEVERABILITY

Each provision of the By-Law is independent of all other provisions, and if any provision is declared invalid for any reason by a court of competent jurisdiction, all other provisions of the By-Law remain valid and enforceable.

12.9 BY-LAWS REPEALED

The By-Law shall repeal the following By-Laws: 2002-29 (Fence By-Law) and 2002-30 (Swimming Pool By-Law).

12.10 DATE OF EFFECT

The By-Law comes into force and takes effect on the date that it is passed.

12.11 NON-APPLICATION OF LINE FENCES ACT

The provisions of the *Line Fences Act* S.O. 1990, c. 17, as amended (the "**Line Fences Act**"), do not apply to all or any part of the Municipality, save and except for section 20 of the *Line Fences Act*.

READ a FIRST and SECOND time this 1st day of June, 2026.

READ a THIRD time and FINALLY PASSED this 1st day of June, 2026.

Mayor – Alan Broad

Administrator-Clerk – Donna Clermont

The Corporation of the Township of Dawn-Euphemia

12

RESOLUTION – REGULAR MEETING

Date: June 1, 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 this Regular Meeting of Council be hereby adjourned at the hour of _____ pm, to meet again for the Regular Meeting of Council on Monday, June 15, 2026, at 6:30 pm or at the call of the Chair. *Carried.*