



The Corporation of the Township of Dawn-Euphemia

- MINUTES -

Committee of Adjustment

Monday, April 20, 2026

6:10 pm, Municipal Office, 4591 Lambton Line

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

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

Public Present: Dennis Jackson
Andrew Veenema
Darcie Veenema

This meeting was called to order by Chairman Broad at 6:10pm.

Disclosure of Pecuniary Interest:

No pecuniary interests were disclosed.

2026-10 Moved by Councillor Gray - Seconded by Councillor McGuire

That the minutes of April 7, 2026, Committee of Adjustment meeting be adopted. *Carried.*

Minutes, April 7, 2026

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

Public Meeting: Consent Application B004-26 – 403 Esterville Road
6:10 pm – 6:23 pm Applicant: 1204977 Ont Ltd (Dennis Jackson)

Chairman Broad called the hearing to order, to consider Consent Application B004/26, made by 1204977 Ont Ltd (Dennis Jackson) requesting a surplus farm dwelling severance of +/- 0.8 hectares (2.0 acres) of land, that includes a single-family dwelling, a detached garage, a barn and an open top silo from the 28.3-hectare (70 acre) farm property described as Dawn CON 6, N Pt Lot 14, N Pt E ½ Lot 14, (known locally as 403 Esterville Road) in the Township of Dawn-Euphemia This application meets the general intent of a surplus farm dwelling severance.

The Secretary-Treasurer confirmed notice of this public meeting had been given by mailing notices to required property owners within 60 meters (200 feet) of the subject property and required agencies, as well as posting the notice in the Municipal Office, and by having the subject property posted by the applicant.

Chairman Broad confirmed that the following items of correspondence had been received regarding the subject application:

- Planning report dated April 7, 2026, from Ezio Nadalin, Lambton County Planner
- Septic report dated March 23, 2026, from Corrine Nauta, Lambton County Development Services

- c) Comment received April 7, 2026, from John Collison, Dawn-Euphemia Public Works/Drainage Superintendent
- d) Comment received March 30, 2026, from Alex Jackman, Environmental Planner, SCRCA

The Secretary-Treasurer confirmed that no comments had been received from the public nor the Dawn-Euphemia Fire Chief, adding that any recommendations presented in the Planner's report had been included in the drafting of the decision for the Committee's consideration.

Applicant Dennis Jackson commented that the septic system had been inspected in 1981 by the province (MOE) however no paperwork was provided. He was encouraged to reach out to the County of Lambton to follow up on his concerns. No comments were received from the public in attendance at the meeting.

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

Following the discussion, the Committee passed the following resolution:

2026-11 Moved by Councillor McGuire – Seconded by Councillor LeBoeuf

Decision B004-26

That consent application made by 1204977 Ontario Ltd (Dennis Jackson) requesting a surplus farm dwelling severance of +/- 0.8 hectares (2.0 acres) of land, that includes a single-family dwelling, a detached garage, a barn and an open top silo from the 28.3-hectare (70 acre) farm property described as Dawn CON 6, N Pt Lot 14, N Pt E ½ Lot 14, (known locally as 403 Esterville Road) in the Township of Dawn-Euphemia **be APPROVED subject to the following conditions:**

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

1. That a copy of the deed and R.D. Plan or survey be submitted to the Secretary-Treasurer in digital format, if available, and properly georeferenced to the NAD83 UTM Zone 17 Coordinate System, in a form suitable for registration. This should be done for the rural residential parcel severance (B004-26).
2. That a Zoning By-Law Amendment be required to re-zone the retained parcel from Agriculture -1 (A1) to Zone Exception 4 to the Agriculture-No Farm Dwelling (A-NFD (4)) Zone and re-zone the severed parcel from Agriculture – 1 (A1) to Zone Exception 22 of the Agriculture -1 (A1(22)) Zone.
3. That any municipal taxes and local improvements including interest and penalties thereon that may be owing and payable with respect to the lands be paid to date.
4. That the fee for the 911 address sign be paid and that the sign be placed on the retained farm parcel.
5. That both retained land and the severed lot have adequate access to the road allowance subject to the approval of the appropriate road authority.
6. That the applicant enters into an agreement with the Township of Dawn-Euphemia for the costs associated with the re-apportionment of drainage assessments on the involved properties.
7. That the septic system be partially uncovered to confirm the component location, size, and condition.
8. That a site inspection be conducted to confirm the location of the septic system and to ensure that sewage/effluent is not being emitted or discharged onto the surface and that is it wholly

contained within the newly created parcel. In the event the septic system is not compliant, a new Part 8 system will be required to be installed.

9. That the septic system location be included in the survey(plotted on a copy by owner) and a copy provided to the Lambton County Building Services Department for the property files.
10. That a Change of Use building permit is required for the existing agricultural storage building, which must be converted to a residential storage building use, fees paid, and all renovations (if any) completed.
11. That all conditions be fulfilled within two years of the notice of decision of this consent. The certificate of consent required by Section 53(42) of the Planning Act shall be obtained within two years of the notice of decision of this consent. The Township of Dawn Euphemia will endeavour to send the applicant a reminder that the Provisional Consent is approaching its lapsing date. However, each applicant is responsible for ensuring that the Provisional consent does not lapse. If the Provisional Consent does lapse (meaning the deeds have not been stamped within two years of the notice of decision of the consent), a new application will be required. There is no provision in the Planning Act for extensions to Provisional Consents.

Chairman Broad reviewed the appeal process and advised that the public can contact the Municipal Clerk for information and paperwork outlining the appeal process for the subject decision.

Public Meeting: Consent Application B003-26 – 204 Irish School Road
6:23 pm – 6:30 pm Applicant: 1204977 Ont Ltd (Dennis Jackson)

Chairman Broad called the hearing to order, to consider Consent Application B003/26, made by 1204977 Ont Ltd (Dennis Jackson) requesting a surplus farm dwelling severance of +/- 0.8 hectares (2.0 acres) of land, that includes a single-family dwelling and two drive sheds from the 60.7-hectare (150 acre) farm property described as Dawn CON 5, Pt Lots 12 & 13, (known locally as 204 Irish School Road) in the Township of Dawn-Euphemia. This application meets the general intent of a surplus farm dwelling severance.

The Secretary-Treasurer confirmed notice of this public meeting had been given by mailing notices to required property owners within 60 meters (200 feet) of the subject property and required agencies, as well as posting the notice in the Municipal Office, and by having the subject property posted by the applicant.

Chairman Broad confirmed that the following items of correspondence had been received regarding the subject application:

- a) Planning report dated April 7, 2026, from Ezio Nadalin, Lambton County Planner
- b) Septic report dated March 23, 2026, from Corrine Nauta, Lambton County Development Services
- c) Comment received March 2, 2026 from Jamie Botting, Lambton County Development & Transportation Coordinator
- d) Comment received March 30, 2026 from Melissa Deisley, Director of Planning & Regulations, SCRCA

The Secretary-Treasurer confirmed that no comments had been received from the public nor the Dawn-Euphemia Fire Chief, adding that any recommendations presented in the Planner's report had been included in the drafting of the decision for the Committee's consideration. No comments were received from the public or applicant in attendance at the meeting.

The details of the draft decision were reviewed, and a copy of which had been included in the Committee's Agenda package. The Secretary/Treasurer advised the committee about SCRCA suggesting the severed parcel access laneway be raised to the center line road elevation of Irish School Road. This was not included in the draft decision.

Following the discussion, the Committee passed the following resolution:

2026-12 Moved by Councillor LeBoeuf – Seconded by Councillor McGuire

Decision B003-26

That application made by 1204977 Ontario Ltd (Dennis Jackson) requesting a surplus farm dwelling severance of +/- 0.8 hectares (2.0 acres) of land, that includes a single-family dwelling and two drive sheds from the 60.7-hectare (150 acre) farm property described as Dawn CON 5, Pt Lots 12 & 13, (known locally as 204 Irish School Road) in the Township of Dawn-Euphemia, **be APPROVED subject to the following conditions:**

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

1. That a copy of the deed and R.D. Plan or survey be submitted to the Secretary-Treasurer in digital format, if available, and properly georeferenced to the NAD83 UTM Zone 17 Coordinate System, in a form suitable for registration. This should be done for the rural residential parcel severance (B0030-26).
2. That a Zoning By-Law Amendment be required to re-zone the retained property to the **A-NFD** zone to prohibit a dwelling on the retained farm in perpetuity.
3. That any municipal taxes and local improvements including interest and penalties thereon that may be owing payable with respect to the lands be paid to date.
4. That the fee for the 911 address sign be paid and that the sign be placed on the retained farm parcel.
5. Any alterations to the existing entrance of the proposed severed residential lot, because of the severance, shall require an Entrance Permit from the County of Lambton Public Works Department. Additionally, any new access required for operation of the retained farmlands, because of this severance, also requires an Entrance Permit from the County of Lambton Public Works Department.
6. That the applicant enters into an agreement with the Township of Dawn-Euphemia for the costs associated with the re-apportionment of drainage assessments on the involved properties.
7. That the septic system be partially uncovered to confirm the component location, size and condition.
8. That a site inspection be conducted to confirm location of the septic system and to ensure that sewage/effluent is not being emitted or discharged onto the surface and that it is wholly contained within the newly created parcel. In the event the septic system is not compliant a new Part 8 system will be required to be installed.
9. That the septic system be clearly noted on the legal survey (should one be required), and a copy provided to the Lambton County Building Services Department.
10. That a Change of Use building permit is required to be undertaken for all agricultural buildings on the severed parcel to be residential use, fees paid, and all renovations (if any) completed.

11. That all conditions be fulfilled within two years of the notice of decision of this consent. The certificate of consent required by Section 53(42) of the Planning Act shall be obtained within two years of the notice of decision of this consent. *The Township of Dawn Euphemia will endeavour to send the applicant a reminder that the Provisional Consent is approaching its lapsing date. However, **each applicant is responsible for ensuring that the Provisional consent does not lapse.** If the Provisional Consent does lapse (meaning the deeds have not been stamped within two years of the notice of decision of the consent), a new application will be required. There is no provision in the Planning Act for extensions to Provisional Consents.*

Chairman Broad reviewed the appeal process and advised that the public can contact the Municipal Clerk for information and paperwork outlining the appeal process for the subject decision.

2026-13 Moved by Councillor Gray - Seconded by Councillor LeBouef

That the Committee of Adjustment for Consent Application B003-26 and B004-26, is hereby adjourned at this hour of 6:30 pm. *Carried.*

Adjournment

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

Donna Clermont, Secretary-Treasurer