



The Corporation of the Township of Dawn-Euphemia

- MINUTES -

Committee of Adjustment
Tuesday May 19, 2026
6:20 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

Public Present: None

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

Disclosure of Pecuniary Interest:

No pecuniary interests were disclosed.

2026-14 Moved by Councillor Meyer - Seconded by Councillor Gray

That the minutes of April 20, 2026, Committee of Adjustment meeting be adopted. *Carried.*

Minutes, Apr 20, 2026

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

Public Meeting: Consent Application B005-26
6:23 pm – 6:30 pm Applicant: Mar-Dale Farms Ltd (Jeff Sayers)

Chairman Broad called the hearing to order, to consider Consent Application B005/26, made by Mar-Dale Farms Ltd is seeking a farm split of a 40.47-hectare (100 acre) parcel which has been unintentionally merged. The proposed severance would be a legal correction of the deed that would result in a re-creation of two separate 50 acre parcels (795 Robinson Road and 830 Cuthbert Road).

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 May 5, 2026, from Ezio Nadalin, Lambton County Planner
- Comment received April 30, 2026, from John Collison, Dawn-Euphemia Public Works/Drainage Superintendent
- Comment received May 5, 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.

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

No Comments were received from the public or the applicant in attendance.

Following the discussion, the Committee passed the following resolution:

2026-15 Moved by Councillor Meyer – Seconded by Councillor Gray

In the case of application B005-26 made by Mar-Dale Farms Ltd, (Jeff Sayers) proposing a farm-split of a +/- 40.47-hectare (100 acre) parcel which has been unintentionally merged on title. The proposed severance would result in the re-creation of two +/- 20-hectare (50 acre) parcels described as Concession 3, S Pt Lot 19, SE ¼ Lot 19 (known locally as 795 Robinson Road) and Concession 3, N Pt Lot 19, NW ¼ Lot 19 (known locally as 830 Cuthbert Road) in Dawn-Euphemia Township **be APPROVED subject to the following conditions:**

Decision B005-26

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

CONDITIONS:

1. If applicable, a copy of the deed and R.D. Plan or survey be submitted to the Secretary-Treasurer in digital format, if available, and properly georeferenced to the NAD83 UTM Zone 17 Coordinate System, and in a form suitable for registration.
2. That any municipal taxes and local improvements including interest and penalties thereon that may be owing and payable with respect to the lands be paid to date.
3. That both the retained land and the severed lot have adequate access to the road allowance subject to the approval of the appropriate road authority.
4. That all conditions be fulfilled within two years of the notice of decision of this consent. The certificate of consent required by Section 53(42) of the Planning Act shall be obtained within two years of the notice of decision of this consent. The Township of Dawn-Euphemia will endeavor to send the applicant a reminder that the Provisional Consent is approaching its lapsing date. However, each applicant is responsible for ensuring that the Provisional consent does not lapse. If the Provisional Consent does lapse (meaning the deeds have not been stamped within two years of the notice of decision of the consent), a new application will be required. There is no provision in the Planning Act for extensions to Provisional Consents.

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.

2026-16 Moved by Councillor LeBoeuf - Seconded by Councillor Gray

That the Committee of Adjustment for Consent Application B005-26, 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

Martha Gawley, Secretary-Treasurer