



The Corporation of the Township of Dawn-Euphemia

- MINUTES -

Committee of Adjustment

Monday, July 6, 2026

6:10 pm, Municipal Office, 4591 Lambton Line

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

Absent: J. Meyer

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

Public Present: Robert Elliott
Bonita Elliott
Michael Schnare

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

Disclosure of Pecuniary Interest:

No pecuniary interests were disclosed.

2026-17 Moved by Councillor McGuire - Seconded by Councillor LeBoeuf

Minutes, May 19,

2026

That the minutes of June 19, 2026, Committee of Adjustment meeting be adopted. *Carried.*

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

Public Meeting: Minor Variance Application A001-26 **6:10 pm – 6:19 pm** Applicant: Robert and Bonita Elliott

In the case of an application made by Robert and Bonita Elliott, owners of 1245 Shetland Road described as Euphemia Concession 2, Pt. Lot 24, RP 25R2577, Parts 4 & 5, South Part 3, RP 25R9884, Parts 3 & 4, Township of Dawn -Euphemia for a minor variance from Subsection 3.3.4 (a) of Township of Dawn-Euphemia Zoning By-law 54 of 2014 which requires a maximum permitted height for a detached accessory building of 4.5 metres (14.8 ft.) for a residential lot. The applicant proposes constructing an accessory building with a height of 7.7 metres (25.3 ft).

The Secretary-Treasurer confirmed that notice of this public meeting had been mailed 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 June 24, 2026, from Ezio Nadalin, Lambton County Planner
- Comment received June 10, 2026, from John Collison, Public Works Superintendent
- Comment received June 22, 2026, from Shelby Campbell, Planning Technician, SCRC

d) Comment received June 4, 2026, from Corrine Nauta, Building Manager County of Lambton

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.

Chairman Broad opened the meeting to anyone wishing to speak in opposition to, or in support of, the application – Applicant Robert Elliott commented that he had spoken to all of his neighbors that received notices and discussed his plans, with no objectives from anyone. No one in attendance spoke in favor or against the application. The Chair reviewed the details of the draft decision, a copy of which had been included in the Committee's Agenda package.

Following the discussion, Chairman Broad requested the Committee to make a decision regarding the Application, and the following resolution was passed:

2026-18 Moved by Councillor McGuire – Seconded by Councillor LeBoeuf

That Minor Variance Application A001/26 affecting property described as Euphemia Concession 2, Pt. Lot 24, RP 25R2577, Parts 4 & 5, South Part 3, RP 25R9884, Parts 3 & 4, and municipally known as 1245 Shetland Road in the Township of Dawn Euphemia be approved subject to the following condition:

- a) The Minor Variance application A001/26 be approved provided that the applicant reduces the proposed building height to 7.3 metres (24').

Decision A001-26

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

REASONS FOR DECISION: The minor variance meets the four tests required by Section 45(1) of the Planning Act, in that: the variance is considered to be minor in nature; maintains the intent of the Official Plan and Zoning By-Law and is appropriate for the use of the property.

EFFECT OF SUBMISSIONS: Submissions were received and assisted the Committee in making an informed decision with appropriate conditions of approval.

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 B006-26

6:20 pm – 6:20 pm Applicant: 1744458 Ontario Ltd. (Agent Michael Schnare)

Chairman Broad called the public hearing to order, to consider Consent Application B002-25 made by 1607250 ON. Inc. (Agent Jeff Rowe), requesting a severance of the parcel described as Concession 7, Part Lot 15, RP25R8992 Part 1, known locally as 477 Dawn Mills Road. The applicant is requesting a severance of the existing 0.83-hectare (2.04 acre) land parcel, with the intent to create three residential lots, each with a lot frontage of +/- 30.6 meters and depth of +/- 89.6 meters.

The Secretary-Treasurer confirmed that notice of this public meeting had been mailed 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 June 24, 2026, from Ezio Nadalin, Lambton County Planner

- b) Comment received June 1, 2026, from Corrine Nauta, Building Manager County of Lambton
- c) Comment received June 10, 2026, from John Collison, Public Works Superintendent
- d) Comment received June 19, 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.

Michael Schnare confirmed that the property owner was in agreeable to all conditions listed as part of t

Following the discussion, the Committee passed the following resolution:

2026-19 Moved by Councillor LeBoeuf – Seconded by Councillor McGuire

In the case of an application made by 1744458 Ont. Ltd c/o P Zantingh Agent (M Schnare) requesting a severance of a +/- 2.0 acre (0.8 hectares) which currently includes a single-family dwelling, a detached shed/workshop and two small sheds from the +/- 74 acre (30 hectare) farm property, known locally as 1596 Marthaville Road, legally described as Dawn Con 5 Pt Lots 27 & 28 in the Township of Dawn-Euphemia **be APPROVED subject to the following conditions:**

Decision B006-26

Recorded Vote	
Vote	
Y	A. Broad
Y	A. Gray
Y	P. LeBoeuf
Y	M. McGuire
-	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(B006/26)
2. That any municipal taxes and local improvements including interest and penalties thereon that may be owing and payable with respect to the lands be paid to date.
3. That the fee for the 911 address sign be paid and that the sign be placed on the retained farm parcel.
4. 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. The driveway entrance to both the retained and severed parcels has adequate access to the Township Road allowance.
5. 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.
6. That the location of the septic system be clearly noted on the Reference Plan or Survey (or on a copy provided by the owner) and submitted to Lambton County Building Services Department, for the property file.
7. That a Zoning By-Law amendment be obtained to rezone the retained parcel from Agricultural - 1 (A1)to Zone Exception 5 to the Agricultural – No Farm Dwelling (A-FND) (4) Zone.
8. That all conditions be fulfilled within two years of the notice of decision of this consent. The certificate of consent required by Section 53(42) of the Planning Act shall be obtained within two years of the notice of decision of this consent. *The Township of Dawn Euphemia will endeavor to send the applicant a reminder that the Provisional Consent is approaching its lapsing date.*

*However, **each applicant is responsible for ensuring that the Provisional consent does not lapse.** If the Provisional Consent does lapse (meaning the deeds have not been stamped within two years of the notice of decision of the consent), a new application will be required. There is no provision in the Planning Act for extensions to Provisional Consents.*

Chairman Broad advised of the appeal process.

2026-20 Moved by Councillor LeBoeuf - Seconded by Councillor McGuire

That the Committee of Adjustment for Minor Variance Application A001-26 and Consent Application B006-26 is hereby adjourned at the hour of 6:30 pm. *Carried.*

Adjournment

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

Martha Gawley, Secretary-Treasurer