

A Special Meeting of the Council of the Township of Dawson was held on Wednesday, June 24, 2026, at 4:00 p.m. in the Dawson Council Chambers 211 4th St Rainy River for the purpose of reviewing the proposed updates to the Township's Official Plan and Comprehensive Zoning By-law.

PRESENT Mayor D Hartnell Councillors B Langner, C Larocque, L Kempf & B Sands, Clerk-Treasurer P. W. Giles, Intern Clerk-Treasurer D Swire, Consultants Evan Saunders and Nico Church.

OFFICIAL PLAN AND ZONING BY-LAW REVIEW

Mr. Saunders and Mr. Church provided Council with an update on the process undertaken to prepare the Township's new Official Plan and Comprehensive Zoning By-law. An overview of the project timeline and work completed to date was presented, including:

- Preparation of the background report;
- Consultation with Provincial ministries and related agencies;
- Preparation of the first draft of the Official Plan and Zoning By-law documents;
- Further consultation and preparation of the second draft of the documents and update of the background report;
- Review by Council and solicitation of comments and revisions;
- Plans to hold a public open house to receive comments and input from residents and stakeholders;
- Preparation of final documents incorporating revisions and public input for Council's consideration and adoption; and
- Submission of the Official Plan to the Ministry of Municipal Affairs and Housing for approval following Council adoption.

Council discussed several matters related to the proposed documents, including the rationale for increasing the setback from natural hazards, including Lake of the Woods and the Rainy River, from 15 metres to 30 metres. Council also discussed potential measures to regulate grass buffers along municipal drains and road ditches and short-term rental accommodations.

The consultants explained the province's position regarding increased shoreline setbacks due to concerns related to erosion, algae blooms, and the introduction of contaminants into the water system. A compromise approach for waterfront development has been incorporated into the draft documents; however, it was noted that there is no assurance that the province will not require the full 30-metre setback.

Discussion was held on the number of severances that could be allowed. The consultants advised that a permission clause was included in the documents that would allow Council to pursue a LEAR study to determine if the agriculture zone should or could be expanded.

The Clerk-Treasurer supplied a listing of zoning amendments that have occurred to the existing zoning by-law and these could be listed as exceptions in order to carry the amendments forward to the new document.

ADJOURN #26-38 LANGNER & KEMPF & CARRIED that the meeting be closed at 4:55 p.m.

Mayor

Clerk