

MINUTES
WOODLOT COMMITTEE

The Woodlot Committee of the County of Lambton met at the Lambton County Buildings at 9:00 a.m., Tuesday, May 13, 2003, to hold a hearing into applications for exceptions to the County of Lambton Trees By-law 15 of 2002.

Present: Chair Wm. Bilton, Warden Todd Case. Members: P. Davidson and K. Hart. Also present were Deputy-Secretary-Treasurer M. Pauschenwein and Woodlot Inspector R. Minielly.
Absent: None.

Application W-006/03 **Donorma Farms (Don Moore)**
Concession 1, Lot 34 & Lot 35
Township of Dawn-Euphemia (EU)

Donorma Farms, owner of the above-noted property, has applied for an exception to the provisions of By-law 15 of 2002 of the County of Lambton, being "A by-law restricting and regulating the destruction of trees by cutting, burning or other means" in respect to a woodlot which is located on the property noted above.

Attending the meeting was Mr. Don Moore who explained to the Committee his proposal of removing 3.5 acres of trees in order to square up his woodlot to improve the tilling, etc. of the land. He would be retaining 29 acres of woodlot.

W. Bilton asked if Mr. Moore was willing to replant the same area of trees as that which he wants to remove. Mr. Moore said that he would be willing to replant in fencerows and along the creek where he can not farm.

- (A) **#1:** Case/Hart: That the Woodlot Committee make recommendation to County Council that Application W-006/03 be approved and that the applicant enter into an agreement with the County of Lambton to replant on a 1:1 in area basis. Carried.

Conditions:

1. That any replanting be undertaken according to County policies and in consultation with the Woodlot Inspector.
2. That the timber removed be sold or used for the applicant's own consumption and not pushed into a windrow or burned.

Application W-007/03 **William E. Bilton**
William L. Bilton
North Part Lot 18, Concession 1
Township of Dawn-Euphemia (EU)

Mr. Bilton declared a pecuniary interest and left the meeting while his woodlot application was being discussed.

The application was made by William E. Bilton and William L. Bilton, owners of the North Part of Lot 18, Concession 1, Township of Dawn-Euphemia (EU). They have applied for an exception to the provisions of By-law 15 of 2002 of the County of Lambton, being “A by-law restricting and regulating the destruction of trees by cutting, burning or other means” in respect to a woodlot which is located on the property noted above.

The applicants are applying for an exception to remove approximately 1 acre of trees. This is a former pasture farm with a couple of pockets of trees. Mr. Bilton had indicated when the application was submitted that he would be willing to replant. The Committee had no problem with this application.

- (A) #2: Davidson/Case: That the Woodlot Committee make recommendation to County Council that Application W-007/03 be approved and that the applicants enter into an agreement with the County of Lambton to replant on a 1:1 in area basis. Carried.

Mr. Bilton returned to the meeting.

M. Pauschenwein distributed e-mail correspondence from the Ontario Woodlot Association regarding the Managed Forest Tax Incentive Program. The Municipal Property Assessment Corporation (MPAC) has endorsed a new valuation procedure when dealing with managed forest properties. The Ministry of Finance has essentially endorsed these new valuation procedures. Under these new procedures farmland rates will no longer apply to any managed forest property.

- (A) * #3: Case/Hart: That the Woodlot Committee make recommendation to County Council that letters be sent to the Minister of Finance and the Minister of Natural Resources objecting to the new *valuation procedure of* managed forest properties as this will result in higher property assessments. Carried.

Adjournment

The Chair declared the meeting adjourned to meet again on June 10, 2003.

Time: 10:15 a.m.

William Bilton
 Chair

Madeline Pauschenwein
 Deputy-Secretary-Treasurer

* Amend by changing in motion #3 the phrase “**valuation procedure of**” to “**tax rates that will apply to**” – see Council June 4, 2003, mot. #7.

MINUTES
LAND DIVISION COMMITTEE

The Land Division Committee of the County of Lambton met at the Lambton County Buildings at 8:30 a.m., Tuesday, May 13, 2003, to hold a hearing into an application for consent.

Present: Chair Wm. Bilton, Warden Todd Case. Members: P. Davidson (for a portion of the meeting) and K. Hart. Also present were Deputy-Secretary-Treasurer M. Pauschenwein and Junior Planner M. Wetering.

Absent: None.

APPLICATION B-003/03

**J. Philip Walden a/f Henry J. Peters Farms Ltd.
Concession 5 NER, Part Lot 17
Township of Warwick**

An application has been made by Henry J. Peters & Jacoba Peters, owner of Concession 5, NER, Part Lot 18 (Township of Warwick). Mr. Peters wishes to sever a portion with a frontage of 26.28m (86') and a depth of 115.824m (380') and an area of approximately 303.25m² (.75 acre). The proposed severed portion will be added to the lands severed in Application B-001/03. These additional lands, when added to the previously severed portion of B-001/03 will bring the lot into compliance with the Township of Warwick Zoning By-law.

An approved consent, which lapsed, was received from the County of Lambton Land Division Committee in 1986. An approved minor variance was received for the proposed lot in 1986 from the Township of Warwick. Since that time, the applicants thought that a separate lot was there.

Attending the meeting were Joanne and Terry Shepherd, sister and brother-in-law of the applicant who stated that they had nothing to add to the application.

M. Wetering read his planning report.

There was a discussion regarding the size of the proposed lot when the lands from the two severances merged. Mr. Wetering said that if this severance is granted to be sure that when the lands are surveyed, the total of the two parcels equal 8000 m² (2 acres). He also said that both deeds should be presented for stamping at the same time.

Case/Hart: That Application B-003/03 be approved with conditions.

Carried.

Conditions:

1. That a copy of the deed and R.D. Plan or survey in a form suitable for registration be deposited with the Secretary-Treasurer.

2. That all conditions be fulfilled within one year of the notice of decision of this consent. That the certificate of consent required by Section 53(42) of the Planning Act, be obtained within one year of the notice of decision of this consent.
3. That the severed lands be deeded in the same name and interest as the lands to which they are being added and that Section 50(3) of the Planning Act apply to any future conveyances or transactions.
4. Final approval of severance B-003/03 should be obtained concurrent with severance B-001/03.
5. That given the irregular shape of the severed parcels, it is recommended that the Ontario Land Surveyor preparing the survey of the subject lands ensure and certify that the combined parcels will have a total land area of at least 8000m².

Adjournment

The Chair declared the meeting adjourned to meet again on June 10, 2003.

Time: 10:00 a.m.

William Bilton
Chair

Madeline Pauschenwein
Deputy-Secretary-Treasurer