

**MINUTES**  
**WOODLOT COMMITTEE**

The Woodlot Committee of the County of Lambton met at the Lambton County Buildings at 9:00 a.m., Tuesday, July 8, 2003, to hold a hearing into an application for exception 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, Jr. Planner M. Wetering and Woodlot Inspector R. Minielly.

Absent: None.

**Application W-008/03**

**Earl F. Callum**  
**Concession 11, East Part Lot 14**  
**Township of St. Clair (Moore)**

Earl F. Callum, 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. Earl Callum and Jim Elliott. Mr. Callum explained to the Committee his proposal of removing approximately 1 acre of trees in order to make the land easier to work. Mr. Elliott, a neighbour, appeared in support of the application.

P. Davidson asked where Mr. Callum intended to replant – he answered that he didn’t think that he would. P. Davidson told him that it would be a condition of the removal. Mr. Callum said that he had nowhere to replant but that he would work with County staff to find a suitable place to replant the 1 acre of trees.

- (A) #1: Davidson/Case: That the Woodlot Committee make recommendation to County Council that Application W-008/03 be approved and that the applicant enter into an agreement with the County of Lambton to replant on a 1:1 in area basis and that the applicant work with County staff to locate a suitable property for the replanting. Carried.

**Adjournment**

The Chair declared the meeting adjourned to meet again on August 12, 2003.

Time: 9:45 a.m.

William Bilton

Chair

Madeline Pauschenwein

Deputy-Secretary-Treasurer

**MINUTES**  
**LAND DIVISION COMMITTEE**

The Land Division Committee of the County of Lambton met at the Lambton County Buildings at 9:00 a.m., Tuesday, July 8, 2003, to hold a hearing into an application for consent.

Present: Chair Wm. Bilton, Warden Todd Case. Members: K. Hart and P. Davidson. Also present were Deputy-Secretary-Treasurer M. Pauschenwein and Junior Planner M. Wetering.  
Absent: None.

**APPLICATION B-005/03**

Richard & Robert Workman, Executors  
Gordon Workman Sr. Estate  
W ½ Lot 29, Con. 4 (1732 Robinson Road)  
S½ of the E½ Lot 29, Con. 4 (Marthaville Road)  
Township of Dawn-Euphemia (Dawn)

An application has been made with the intent to sever an existing 60.6 hectare farm lot into two portions. The retained portion would be 40.47 hectares in area and the severed portion would be 20.14 hectares. Although assessment mapping currently shows these two parcels under different roll numbers, the land apparently merged when they were registered under the same name. This consent is to re-create the former farm parcels.

The Official Plan for the Township of Dawn-Euphemia designates the subject lands "Agriculture" and they are zoned "Agriculture (A.1) Zone" in the Township By-law 25 of 2002.

The Jr. Planner read the planning report and the Deputy-Secretary-Treasurer read submissions received. Letters of support were received from The Township of Dawn-Euphemia and a neighbour John McKinley.

Attending the meeting were: Richard Workman, Robert Workman, Glen Workman and John McKinley. Mr. Robert Workman stated that they always thought that the properties were separate as they always received 2 tax statements. They want to split the properties so that a family member can have the 50 acre parcel.

The Chair advised of 20 day appeal period and appeal procedures.

Case/Davidson: That Application B-005/03 be approved with conditions.

**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 a fee of \$500.00 be paid to the County of Lambton by cash or certified cheque.

3. That all conditions be fulfilled within one year of the notice of decision of this consent. That the certificate of consent required by Sections 53(42) of the Planning Act, be obtained within one year of the notice of decision of this consent.
4. That a minor variance be obtained for the undersized 20.14 hectare severed portion.
5. That the applicant enter into an agreement with the Township of Dawn-Euphemia for the apportionment of drainage assessments on the involved properties.
6. That, if either the severed portion or the two retained portions, do not have an access culvert after the consent, then the applicant is responsible for the cost of the Township of Dawn-Euphemia providing such access.

**APPLICATION A-002/03**

Dennis Phillips  
Concession 10, East Part Lot 12  
4191 Ebenezer Road  
Township of Brooke-Alvinston

An application has been made by Dennis Phillips for relief from the provisions of the Township of Brooke-Alvinston Zoning By-law as it pertains to the “Minimum Exterior Side Yard Width” and the “Minimum Rear Yard Setback”. The applicant wishes to build a small shed at the rear of his property.

There was a discussion regarding a closed municipal drain at the rear of the property and it was decided that the decision on the application be deferred in order that more information can be obtained.

Hart/Davidson: That Application A-002/03 be deferred in order that additional information could be obtained. Carried.

**APPLICATION B-006/03**

Ed Litrenta s/f The St. Clair Catholic  
District School Board  
Part of Lots 300, 301, 302, Plan 6  
Victoria Street  
Township of Warwick (Watford)

An application has been made to sever a parcel of land with a width of 9.9 metres and a depth of 35.97 metres. It is proposed that these lands be severed from the school property and merged with the abutting church property. The proposed severed lands are fenced and appear to have been used in connection with the church lands for a long period of time.

The subject lands are designated “Institutional” in The Township of Warwick Official Plan and they are zoned “Institutional (I) Zone” in the Township Zoning By-law 54 of 2000. The existing church and school are permitted uses under these designations.

The Jr. Planner read the planning report and the Deputy-Secretary-Treasurer read submissions received. A letter of support was received from The Township of Warwick.

Attending the meeting was Mr. Ed Litrenta who appeared on behalf of the school board and the diocese. He explained that the severance was needed to build a garage for the diocese.

There was a discussion regarding a brick garage on the property which encroaches onto the school board property and how the encroachment could be eliminated.

The Chair advised of the 20 day appeal period and appeal procedures.

Hart/Davidson: That Application B-006/03 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 a fee of \$500.00 be paid to the County of Lambton by cash or certified cheque.
3. That all conditions be fulfilled within one year of the notice of decision of this consent. That the certificate of consent required by Sections 53(42) of the Planning Act, be obtained within one year of the notice of decision of this consent.
4. 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(5) of the Planning Act apply to any future conveyances or transactions.
5. That the Township of Warwick pass a by-law deeming Lots 177, 178 and 179, Plan 6 not to be within a registered plan of subdivision.
6. That the lot dimensions be amended to recognize the encroachment of the garage.

**APPLICATION B-007/03**

1272068 Ontario Ltd. (Ken Simpson)  
Concession 11, SE ¼ & NE ¼  
and E ½ of the W ½ of Lot 25  
1327 Hale School Road  
Township of Dawn-Euphemia

An application has been made with the intent to create a lot with a frontage of 67.3 metres, a depth of 127.4 metres and an area of approximately 8,115m<sup>2</sup>. The retained agricultural portion would have an area of approximately 59.2 hectares after severance. The subject property contains a dwelling and two out buildings which are surplus to the new owner's needs.

The Official Plan for the Township of Dawn-Euphemia designates these lands "Agricultural" and they are zoned "Agricultural-1 (A1) Zone" in the Township Zoning By-law 25 of 2002. The lands adjacent to the creek which flows through the farm are designated and zoned hazard land but do not affect the proposed residential lot.

It was discovered, on the morning of the hearing, that the circulation of the notice only included the properties within 60 metres of the recently acquired 50 acre parcel. When the property was purchased it was put in the same name as the abutting property thus merging the two properties. The circulation should now go to all the properties within 60 metres of the whole parcel.

Mr. Ken Simpson attended the meeting.

Davidson/Hart: That the decision on Application B-007/03 be deferred so that a new circulation of affected neighbours can take place. Carried.

## **PLAN OF SUBDIVISION**

### **APPLICATION NO. C-01/03**

John Sparling  
Lots 10-20 & Part Block 22  
Registered Plan 759  
Town of Petrolia

K. Hart declared a pecuniary interest and left the meeting while this part lot control application was being discussed.

An application has been made by John Sparling, owner of the lands comprising Lots 10 to 20, and Part of Block 22, Registered Plan 759, Town of Petrolia.

The owner, John Sparling, attended the meeting and explained that he has been given approval to develop semi-detached/townhouse dwellings on the subject lands. By-law #54 of 2003 to exempt the aforementioned lands from part lot control was passed by Petrolia Council on the 23<sup>rd</sup> day of June, 2003. The purpose of lifting part lot control is to permit a reconfiguration of the existing lots. A by-law lifting part-lot-control, passed by the council of a local municipality, does not take effect until it is approved by the subdivision approval authority.

Davidson/Case: That the Land Division Committee make recommendation to the Secretary-Treasurer that the application for Part-Lot Control C-01/03 be approved. Carried.

K. Hart returned to the meeting.

Adjournment

The Chair declared the meeting adjourned to meet again on August 12, 2003.

Time: 11:00 a.m.

William Bilton  
Chair

Madeline Pauschenwein  
Deputy-Secretary-Treasurer