

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, September 14, 2004, to hold a hearing into an application for consent.

Present: Chair P. Davidson. Members: J. Foubister and J. Burns. Also present were Deputy-Secretary-Treasurer M. Pauschenwein and Planner Maria Cossa-Rossi.

Absent: Warden Todd Case.

APPLICATION B-009/04

Douglas Lee Crummy
Concession 7, North Part Lot 15
477 Dawn Mills Road
Geographic Township of Dawn
Township of Dawn-Euphemia

An application has been made with the intent to sever a surplus dwelling with a frontage of 91.93m, a depth of 89.6m and an area of approximately .809ha (2a). The proposed retained parcel would have an area of approximately 43.4a. The applicant has indicated that the chicken house, barn and garage will be demolished. This residence is surplus to the needs of the farmer.

The subject lands are designated "Agriculture" in the Township Official Plan and zoned "Agricultural 2 (A2)" in the Township of Dawn-Euphemia Zoning By-law 25 of 2002.

Attending the meeting was Mr. Douglas Crummy who thanked the Committee for considering his application for severance. He has concerns regarding the large size of the severed portion (2 acres). It was explained to Mr. Crummy that the lot had to be that size to accommodate a replacement septic system.

The planning report was read by the Planner and the Deputy-Secretary-Treasurer read other correspondence received.

Foubister/Burns: That Application B-009/04 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 Section 53(42) of the Planning Act, be obtained within one year of the notice of decision of this consent.

4. That the applicant enter into an agreement with the Township of Dawn-Euphemia for the apportionment of drainage assessments on the involved properties.
5. That if either the severed portion or the retained portion does not have an access culvert then the applicant is responsible for the cost of the Township of Dawn-Euphemia providing such access.
6. That the applicant obtain, at his expense, minor variances for the retained lot to recognize the undersized 17.56ha lot area and undersized 45m lot frontage.
7. That the applicant obtain, at his expense, a rezoning to the R4 for the severed parcel.
8. That the applicant remove/demolish, at his expense, the chicken house, barn and garage.
9. That the applicant demonstrate to the County of Lambton Septic Inspector that the existing septic system is and will be fully contained on the proposed lot once severed and that the proposed severed lot contain sufficient area for a replacement septic system, if required.

Adjournment

The Chair declared the meeting adjourned to meet again on October 12, 2004.

Time: 10:00 a.m.

Patricia Davidson
Chair

Madeline Pauschenwein
Deputy-Secretary-Treasurer