

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, October 12, 2004, to hold a hearing into applications for consent.

Present: Chair P. Davidson, Warden Todd Case. Members: J. Burns and J. Foubister. Also present were Deputy-Secretary-Treasurer M. Pauschenwein and Planner Maria Cossa-Rossi.
Absent: None.

APPLICATION B-010/04

Ray & Dorothea Moorhouse
Concession 10, West Part Lot 27
1500 Gould Road
Geographic Township of Dawn
Township of Dawn-Euphemia

An application has been made with the intent to sever a portion with a frontage of 100m, a depth of 80.94m and an area of approximately 2 acres. The retained agricultural portion would have an area of approximately 98 acres after severance. The severed lot would include a dwelling which, according to the application, is surplus to the owner's needs and is currently being rented out. The applicant owns other farms in the Township. It should be noted that this application came before the Committee in 2001, was approved but the application lapsed without deeds being stamped.

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

Attending the meeting was Mr. Moorhouse. He explained to the Committee of his intention of severing a dwelling which is surplus to his needs. He and his wife are getting up in age and do not want to look after a rental property.

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

Burns/Foubister: That Application B-010/04 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 Sections 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, a minor variance to recognize the reduced Minimum Distance Separation for the proposed severed lot.
7. 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.

APPLICATION B-011/04

Brian Donovan s/f Tim Green/Marc Claveau
Concession 3 SER, North Part Lot 6
RP 25R2523, Part 2
Kingscourt Road
Township of Warwick

An application has been made with the intent to add lands to an existing 42.6 acre agricultural lot owned by Marc Claveau. Tim Green and Marc Claveau, who recently purchased the 7.062 acre parcel as noted above, propose to sever the said vacant parcel into 2 equal portions of approximately 3.5 acres each. The southerly portion is to be merged with Marc Claveau's 42.6 acre farm. The retained 3.5 acre lot would be deeded in Tim Green's name.

The Official Plan for the Township of Warwick designates the lands to be severed "Agriculture", "Hazard and Environmental Protection" and "Significant Woodlots" and they are zoned "Agricultural 1 (A1) Zone" in the Township Zoning By-law 54 of 2000.

Attending the meeting was Mr. Marc Claveau. Mr. Claveau explained to the Committee that a neighbour and himself recently purchased the subject property in order for Mr. Claveau to be able to build a shed. The property is to be severed into two equal portions with the southerly portion being merged with the lands presently owned by Mr. Claveau. The northerly portion will be owned by Mr. Green.

Mr. Foubister queried the reason the applicant could not build the shed on his existing property. Mr. Claveau responded that the St. Clair Region Conservation Authority said there wasn't sufficient area to build the shed on his existing property.

Case/Burns: That Application B-011/04 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 Sections 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 Warwick 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 Warwick providing such access.
6. That the applicants be responsible for the waterline capital charge if required.
7. That the severed lands are 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 applies to any future conveyances or transactions.

APPLICATION A-002/04

Bob and Laura Van Damme Farms Ltd.
Concession 4, Part Lot 14, Part Lot 15
7611 Courtright Line
Geographic Township of Brooke
Township of Brooke-Alvinston

This application was originally circulated on September 24, 2004. The applicant faxed changes to the original application to the office. Some discrepancies were noted in that initial circulation. The Committee met on October 6, 2004 for a short meeting at which time it was decided to re-circulate a new application and new sketch for a meeting to be held on October 19, 2004. No one appeared to speak to the application.

Adjournment

The Chair declared the meeting adjourned to meet again on October 19, 2004.

Time: 10:00 a.m.

Pat Davidson
Chair

Madeline Pauschenwein
Deputy-Secretary-Treasurer