

MINUTES
LAND DIVISION COMMITTEE

The Land Division Committee of the County of Lambton met at the Lambton County Buildings for a special meeting held at 9:00 a.m., Tuesday, October 19, 2004, to hold a hearing into an application for minor variance.

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.

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.

The applicant is seeking relief from the provisions of the Township of Brooke-Alvinston Zoning By-law as it relates to the required Minimum distance Separation (MDS) since the application proposes to expand an existing hog operation. The current setback to the closest neighbouring home is 335m whereas the required distance is 396m. Therefore, a reduction in MDS is being sought.

Attending the meeting were the applicant Bob Van Damme and a neighbour Margaret Werden along with Mrs. Werden's son Ralph Werden.

The Chair asked Mr. Van Damme to explain his application. He said that he was going to remove Barn # 3 on the sketch and leave a covered manure pit which is under the barn. The pit is 10' deep with 10" poured walls. He proposed to build a new barn at the rear of Barn # 4. There is a 4' manure pit under barn 4. The new barn will have an 8' pit under it.

Mrs. Werden queried the life expectancy of a cement manure pit. The planner telephoned a concrete company who said that the life expectancy would be 35 – 40 years.

Mr. Werden said that the water table has gone down in the area and he thinks it is because of the water usage in the Van Damme barns. If Mr. Van Damme increases capacity it will use even more water.

Mrs. Werden asked what is an acceptable level of odour? The Planner stated that there is no definite standard to measure odour. Mrs. Werden said that the odour increases when the hogs are fed a different feed. Mr. Van Damme said that he feeds his hogs a by-product from the ethanol plant in Chatham which does produce an excess of ammonia. It saves him \$5.00/hog. Mr. Van Damme said that because the new barn will be further away the increased capacity would not increase the odour.

Mr. Werden asked the age of the manure pit under the barn which is to be removed. Mr. Van Damme said that it was approximately 26 years old and is 10' down into the clay.

Case/Foubister: That Application A-002/04 be approved.

Carried.

Adjournment

The Chair declared the meeting adjourned to meet again on November 9, 2004.

Time: 10:00 a.m.

Pat Davidson

Chair

Madeline Pauschenwein

Deputy-Secretary-Treasurer