

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, April 13, 2004, to hold a hearing into applications for consent.

Present: Chair P. Davidson, Warden Todd Case. Member: J. Burns. Also present were Deputy-Secretary-Treasurer M. Pauschenwein and Planner Maria Cossa-Rossi.

Absent: J. Foubister.

APPLICATION B-002/04

Jeff Cross a/f Family Tradition Farms Inc.

Concession 5, N ½ W ½ Lot 27

Concession 5, N ½ E ½ Lot 27

Concession 5, E ½ Lot 28

Township of Dawn-Euphemia (EU)

An application has been made with the intent to sever an existing farm lot into two portions. The applicant is purchasing the subject agricultural lands consisting of 200 acres (80.94 ha) and wishes to sever the parcel into two 100 acre (40.47 ha) portions. The portion being severed is vacant farmland and the retained portion contains barns for implement storage.

The Official Plan for the Township of Dawn-Euphemia designates the subject lands "Agriculture". The proposed severed portion contains a small portion designated "Woodlot", whereas the proposed retained portion contains a small portion designated both "Woodlot" and "Hazard Lands" which refers to a small creek on the property.

The lands are zoned "Agricultural (A1) Zone" in the Township of Dawn-Euphemia Zoning By-law 25 of 2002 with a small portion zoned Environmental Protection – Woodlot and another zoned Environmental Protection – Hazard. The Environmental Protection – Woodlot and Hazard Lands are located on the proposed retained portion.

Section 1.8 of Dawn-Euphemia's Official Plan contains policies for the creation of new farm lots provided both parcels are at least 40ha in area. The proposed severance generally conforms to these policies and those of the Province and the County. The Committee should also note that both the severed and retained lots would comply with the A1 zone provisions requiring a minimum lot size of 94 acres.

The applicant did not appear to speak to the application.

Burns/Case: That Application B-002/04 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 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 after the consent, then the applicant is responsible for the cost of the Township of Dawn-Euphemia providing such access.

APPLICATION B-003/04

Jeff Cross a/f Family Tradition Farms Inc.
Concession 6, W ½ Lot 27
Concession 6, W ½ Lot 28
Township of Dawn-Euphemia (EU)

An application has been made with the intent to sever an existing farm lot into two portions. The applicant is purchasing the subject agricultural lands consisting 200 acres (80.94 ha) and wishes to sever the parcel into two 100 acre (40.47 ha) portions. The portion being severed is vacant farmland and the retained portion contains barns for implement storage.

The Official Plan for the Township of Dawn-Euphemia designates the subject lands “Agriculture” but the small area occupied by the creek is designated “Hazard Lands” and there is also a small woodlot area on the property designated “Significant Woodlot”. The proposed severed portion would contain the area occupied by the creek and the proposed retained portion would include the small portion of “Significant Woodlot”.

The lands are zoned “Agricultural (A1) Zone” in the Township of Dawn-Euphemia Zoning By-law 25 of 2002 with a small portion zoned Environmental Protection – Woodlot in the proposed retained portion and a small portion zoned Environmental Protection – Hazard in the proposed severed portion.

Section 1.8 of Dawn-Euphemia's Official Plan contains policies for the creation of new farm lots provided both parcels are at least 40ha in area. The proposed severance generally conforms to these policies and those of the Province and the County. The Committee should also note that both the severed and retained lots would comply with the A1 zone provisions requiring a minimum lot size of 94 acres.

The applicant did not appear to speak to the application.

Case/Burns: That Application B-003/04 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 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 after the consent, then the applicant is responsible for the cost of the Township of Dawn-Euphemia providing such access.

Adjournment

The Chair declared the meeting adjourned to meet again on May 11, 2004.

Time: 10:00 a.m.

Patricia Davidson
Chair

Madeline Pauschenwein
Deputy-Secretary-Treasurer