

MINUTES

County of Lambton
Meeting for the Committee "Land Division Committee"
on
Wednesday September 14, 2005 09:00 AM
Committee Room #1
Chair: Jim Foubister

Orders of the Day:

Applications

The Land Division Committee of the County of Lambton met at the Lambton County Building at 9:00 a.m., Wednesday, September 14, 2005, to hold a hearing into an application for consent.

Present: Chair J. Foubister, Warden Pat Davidson, Members: B. Bilton, T. Case. Also present were Deputy-Secretary-Treasurer M. Pauschenwein and Planner Maria Cossa-Rossi.

Applications

Application B-010/05

Hank Hoeksema, Betty Hoeksema
Brian Henry Hoeksema, Leigh Ann Hoeksema
Concession 3 SER South 1/2 Lot 7
Concession 4 SER East 1/2 Lot 7
Township of Warwick

An application has been made with the intent to sever a 200 acre parcel of land into two separate 100 acre parcels to facilitate estate planning. The property was previously two separate 100 acre parcels until they merged to form the present-day 200 acre parcel.

The proposed severed lot would have a frontage of 670.6 metres onto Kingscourt Road, a depth of 603.5 metres and an area of 404,707 square metres (100 acres). The retained portion would have a frontage of 307.75 metres onto Confederation Line, a depth of 1341 metres and an approximate area of 404,647 square metres (100 acres).

No buildings and/or structures are located on the proposed severed parcel. The proposed retained lot contains a house, 2 barns, a drive shed and grain bins. The applicants have indicated that they will continue to farm both parcels.

The Official Plan for the township of Warwick designates these lands as "Agriculture", "Significant Woodlots" and "Hazard and Environmental Protection". More specifically, the proposed severed parcel is designated "Agriculture" and "Significant Woodlots" and the proposed retained parcel "Agriculture", "Significant Woodlots" and "Hazard and Environmental Protection". The Warwick OP stipulates a minimum lot size of approximately 40 hectares (100 acres) for agricultural uses and this severance application complies with this requirement as the proposed lots are 100 acres.

The parcel is zoned "Agricultural 1 (A1) Zone", "Environmental Protection-Woodlot (EP-WD) Zone" and "Environmental Protection-Hazard (EP-H) Zone" in the Township of Warwick Zoning By-law 54 of 2000.

Attending the meeting were the applicant Hank Hoeksema and neighbour Timothy Morgan.

The Planner read the planning report and the Chairman advised of appeal procedures.

Case/Davidson: That Application B-010/2005 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 \$400.00 be paid to the County of Lambton by cash or certified cheque.
3. That all conditions be fulfilled within one year of the granting of this consent. That the certificate of consent required by Sections 53(42) of the Planning Act, be obtained within one year of the granting of this consent.
4. That the cost of any applicable waterline capital charge be paid to the Township of Warwick prior to the stamping of the deed.
5. That the applicant enter into an agreement with the Township of Warwick for the apportionment of drainage assessments on the involved properties.
6. 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.