

MINUTES
LAND DIVISION COMMITTEE

September 11, 2007

A meeting was held at the County Building at 10:00 a.m. on the above date.

Present

Chair B. MacDougall. Member: G. Minielly. Also present were Secretary Treasurer D. Posliff, Deputy-Secretary-Treasurer M. Pauschenwein, Planner E. Nadalin and 9-1-1 Technician T. Dewsbury.

Absent

Warden J. Burns and J. Foubister.

Plan of Subdivision

Application 38T-07001	Elbee Investments Sarnia Limited Part of Lots 10 & 11, Concession 10 Lot 11, Concession 9 Town of Petrolia
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An application for approval of a draft plan of subdivision has been made by Elbee Investments with the intention of creating one hundred and eighty three (183) residential building lots for single-detached dwellings and five (5) blocks which includes a proposed park and storm water management pond.

This application deals with the latest phase of a multi-phased subdivision development. The applicants were last granted approval on a previous phase in 2003. The present development plan will link into the previous phases via Joe and Valentina Street and via Country View Drive.

These lands were annexed by the Town of Petrolia from the Township of Enniskillen in 1999 and were designated "Residential", "Hazard" & "Environmental Protection", "Major Open Space" and "General Industrial" at that time. In 2000 the Comprehensive Zoning By-law was updated and the entire property and adjoining area were zoned Residential-1 (R.1) Zone.

Attending the meeting were: the applicant Louis Bratanek of Elbee Investments, his solicitor John Ruffilli, Engineer Ray Dobbin and neighbours Cynthia Mitchell and Gerd and Dorothea Kretschmann.

Mr. Ruffilli spoke on behalf of the applicant stating that this application is a continuation of the Countryview subdivision and the Valentina subdivision which started 13 years ago. It is a natural extension as servicing is in place. Mr. Bratanek bought the property

to the west 2 years ago and the property to the south at the same time with the intention to extend the subdivision.

Mr. Bratanek has made plans to preserve the woodlot by way of tree preservation plan and increased size of lots. Mr. Ruffilli stated that the trees 50 to 60 feet at the rear of the lot would be saved.

Mrs. Mitchell said that she had concerns regarding the woodlot and how would they ensure that the trees wouldn't be removed. She said that when her lot was purchased the cost was more because it backed onto a woodlot. She wondered if the Town could own the rear of the lots on which the trees are located. Mr. Ruffilli stated that the tree preservation plan and restrictions on title would protect the trees.

B. MacDougall showed the subdivision map to Mrs. Mitchell which indicates the woodland buffer at the rear of the lots and that her lot would still be backing onto a forested area.

E. Nadalin said that the outside edge of the subdivision would be a natural corridor containing the trees and along with the tree preservation plan they would save as many trees as possible. He stated that an alternate proposal had been brought before the Town to locate the park in the area of the woodlot. The Town said that they didn't want a park with woodlot – what they needed was vacant property for a soccer pitch.

Mrs. Kretschmann queried whether the owner is familiar with the conditions regarding trees that the planner is proposing. There was a discussion on the tree preservation plan and the condition of the trees in the subject woodlot. E. Nadalin said that the southern 1/3 of the woodlot is prime.

Mrs. Kretschmann also said that the woodlot is full of birds including wild turkeys. What would happen to this wildlife when work on the subdivision commences? Consensus was that they would probably move elsewhere.

D. Posliff said that there had been another subdivision application within the County that contained a woodlot. There was an educational brochure produced stating what could be done and what couldn't be done with the woodlot. This brochure was given to the purchasers of the subdivision properties.

There was a discussion regarding stormwater management.

Minielly/MacDougall: That the Committee make recommendation to the Secretary-Treasurer of the Land Division Committee that Application 38T-07001 be given draft approval.

Carried.

Adjournment

The Chair declared the meeting adjourned.

Time: 10:45 a.m.

Bev MacDougall
Chair

Madeline Pauschenwein
Deputy-Secretary-Treasurer