

MINUTES
LAND DIVISION COMMITTEE

February 12, 2008

A meeting was held at the County Building at 9:15 a.m. on the above date.

Present

Chair B. MacDougall. Warden J. Burns. Members: G. Minielly and J. Foubister. Also present were Deputy-Secretary-Treasurer T. Dewsbury, Planners W. Nywening and F. Garardo and Chief Building Official C. Nauta.

Absent:

None.

Applications

Application B-013/07

Marjorie Louise Willoughby
8378 Egremont Road, West ¼ Lot 4, Con 1 NER
Township of Warwick

An application has been made with the intent to separate a 20 hectare parcel from a 40 hectare parcel with which it was inadvertently merged.

The Official Plan (OP) for the Township of Warwick designates the subject lands "Agricultural Area" and the subject lands are zoned "Agricultural (A1) Zone" in the Township Zoning By-law 54 of 2000.

Attending the meeting was Mrs. Willoughby and her son-in-law John Slater. She explained to the committee that these two farms have been in her late husband's family for three generations and they had been granted a severance from the Land Division Committee in 1994 for these two parcels. It was recently discovered that the deeds were never finalized and therefore this application was required.

The Planner read his report. The Deputy-Secretary-Treasurer informed committee that no submissions have been received.

Foubister/Minielly: That Application B-013/07 be approved with conditions.

Carried.

The Chair advised of appeal procedures.

Conditions:

1. That a copy of the deed and R.D. Plan or survey be submitted to the Secretary-Treasurer in digital format, if available, and properly georeferenced to the NAD83 UTM Zone 17 Coordinate System and also in a form suitable for registration.
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. The certificate of consent required by Section 53(42) of the Planning Act shall be obtained within one year of the notice of decision of this consent. *The County will endeavour to send the applicant a reminder that the Provisional Consent is approaching its lapsing date. However, **each applicant is responsible for ensuring that the Provisional consent does not lapse.** If the Provisional Consent does lapse (meaning the deeds have not been stamped within one year of the notice of decision of the consent), a new application will be required. There is no provision in the Planning Act for extensions to Provisional Consents.*
4. That the applicant enter into an agreement with the Township of Warwick for the apportionment of drainage assessments on the involved properties, if not already apportioned.
5. That if existing access culverts on the severed and retained portions are not in a condition satisfactory to the Township of Warwick, the applicant is responsible for the cost to the Township of Warwick to upgrade or replace such culverts.

Adjournment

The Chair declared the meeting adjourned.

Time: 10:09 a.m.

Bev MacDougall
Chair

Terrie Dewsbury
Deputy-Secretary-Treasurer