

**MINUTES**  
**LAND DIVISION COMMITTEE**

**March 11, 2008**

A meeting was held at the County Building at 9:00 a.m. on the above date.

**Present**

Chair B. MacDougall, Warden J. Burns. Members: G. Minielly and J. Foubister. Also present were T. Dewsbury, Planner E. Nadalin, W. Nywening and Chief Building Official C. Nauta.

**Absent**

None.

**Applications**

**Application B-001/08**

Doug and Ellen Robinson  
860 Robinson Road, Part Lot 20, Con 4  
Township of Dawn-Euphemia

An application has been made with the intent to sever a 0.8 hectare parcel from 40 hectare parcel with which it was inadvertently merged.

The Official Plan for the Township of Dawn-Euphemia designates the subject lands "Agriculture" and the subject lands are zoned "Agricultural (A1)" in the Township of Dawn-Euphemia.

Attending the meeting were the applicants Doug and Ellen Robinson. Mr. Robinson explained the application to committee.

The Planner read his report and the Chief Building Official presented her report. The Deputy-Secretary-Treasurer read the submission received from the Township of Dawn-Euphemia stating they have no objection to the application subject to the conditions set out in the Planner's report.

Minielly/Foubister: That Application B-001/08 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 Dawn-Euphemia for the apportionment of drainage assessments on the involved properties.
5. That, if either the severed or 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.
6. That a minor variance be obtained to address the MDS setback of the solid manure facility of the property to the northwest of the proposed lot.
7. That the applicant satisfies the County of Lambton Private Sewage Coordinator with the following:
  - a) that the system be demonstrated to this department by site diagram and be partially uncovered to confirm the component location, size and condition;
  - b) that a site inspection be conducted to ensure that sewage/effluent is not being emitted or discharged onto the surface and that it is wholly contained within the newly created parcel. If not compliant, a new Part 8 system will be required to be installed.

- c) that a "Notice of Advisory" be registered on title reflecting the served/contingency area on the newly created parcel. It is to be incorporated into the survey, registered on title and included in all agreements of purchase or sale or lease of this property. The survey must demonstrate a 50 square metre contingency area that is located in native, undisturbed soils and "reserved" for any future septic system.

Adjournment

The Chair declared the meeting adjourned.

Time: 9:58 a.m.

---

Bev MacDougall  
Chair

---

Terrie Dewsbury  
Deputy-Secretary-Treasurer