

MINUTES
LAND DIVISION COMMITTEE

July 8, 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 Deputy-Secretary-Treasurer T. Dewsbury and Planner F. Garardo.

Absent

None.

Applications

Application B-007/08

Brad Blain a/f Mackie Rombouts
6779 London Line
Part Lots 7 & 8, Con 2 SER
Township of Warwick

An application has been made for a lot addition severance on the lands described as Concession 2 SER, Part Lots 7 & 8, Township of Warwick, (known municipally as 6779 London Line). The proposed severance comprises an area of approximately 38,350 sq. ft. and would add lands to the rear and easterly side of the existing residential lot.

COMMENTS

The lands are designated "Agriculture Area" in the Township of Warwick Official Plan and "Significant Woodlot" on the unaffected portion of the lot and "Hazard and Environmental Protection" on the lands to be transferred. The corresponding Zoning By-law designates the lands as "Agricultural (A1)" with "Environmental Protection – Hazard (EP-H)" on portions of the lot.

Attending the meeting was the applicant Brad Blain.

The Planner read his report and the Deputy-Secretary-Treasurer read the correspondence received from the Township of Warwick stating they have no objection to the application subject to their standard conditions. She also read the correspondence received from the St. Clair Region Conservation Authority stating that as there is no new development proposed with this application they have no objection to its approval.

Foubister/Burns: That Application B-007/08 be approved with conditions.

Carried.

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.
5. That if either the severed portion or the two retained portions does not have an access culvert after the consent, then the applicant is responsible for the cost of the Township of Warwick providing such access.
6. That Section 50(3) of the Planning Act apply to any future conveyance of the severed lands.
7. That the severed lands be registered in the same name and interest as the lands to which they are to be added.

The Chair advised of appeal procedures.

Adjournment

The Chair declared the meeting adjourned.

Time: 9:45 a.m.

Bev MacDougall
Chair

Terrie Dewsbury
Deputy-Secretary-Treasurer