

MINUTES
LAND DIVISION COMMITTEE

September 9, 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 Secretary-Treasurer D. Posliff, Deputy-Secretary-Treasurer T. Dewsbury and Senior Planner B. Uitvlugt.

Absent

None.

Discussion took place regarding the date of the meeting scheduled for November 11th. It was noted that the County of Lambton Administration Building is closed on this day and therefore it will be required to be rescheduled. T. Dewsbury suggested that Wednesday, November 12th is suitable but that the meeting will have to be held in Committee Room # 2 as Committee Room #1 is not available on that day. Committee members made the decision to change the November Land Division Committee meeting to November 12th in Committee Room #2.

Plan of Subdivision

Application 38T-08003

T-Mag Marketing c/o Albert Viscout
Lot 172, Plan 413, Corunna
Township of St. Clair

An application for the approval of a draft plan of subdivision has been made by T.W. Gray (a/f T-Mag Marketing c/o A. Viscout) with the intention of creating 8 residential lots for single-detached dwellings.

The proposal consists of a square shaped parcel of land located in central Corunna, east of the "Foodland" grocery store and northeast of the corner of Murray and Fane Streets. The subject lands are comprised of an area of approximately 0.7 hectares (~1.7 acres) in area with a frontage of ~84 metres along Murray Street and 85.6 metres along Fane Street.

The lands are vacant and there are no records of development on the property. The adjacent land use is residential with single-detached dwellings on long narrow lots predominate in the immediate area. In addition, there are higher-density dwelling units to the southwest of the subject lands and further west of the locale lies the central business district of the Community.

No one was present on behalf of the application.

B. Uitvlugt indicated that he has not received any public comments regarding this application nor has the council of St. Clair. He stated that staff at both the municipality and the County worked with the applicant closely on this application to ensure that all concerns were alleviated.

Foubister/Minielly: That the Committee make recommendation to the Secretary-Treasurer of the Land Division Committee that Application 38T-08003 be given draft approval, subject to the following conditions.

Carried.

Conditions

- 1) That the applicants provide a parkland cash-in-lieu of 5 percent to the Township of St. Clair. The Owner also agrees, if requesting an extension of draft approval, the date for calculation of cash-in-lieu of parkland will be from the date of the extension of draft approval.
- 2) That the applicants enter into a Subdivision Agreement with the Township of St. Clair which is to be registered on title of the lands once the plan of subdivision is registered and which shall satisfy all the concerns of the Township, financially and otherwise, which shall include but not be limited to:
 - a) Provision of a municipal sanitary sewer and connection, storm sewer and water distribution services, subject to the satisfaction of the Township Engineer and in keeping with the Ministry of Environment standards. The agreement is to address committing (allocating) capacity to the subject lands with timelines and securities.
 - b) The applicants satisfy the Township with respect to drainage and storm water management.
 - c) Installation of a fire hydrant system to the satisfaction of the Fire Department.
 - d) A walkway to consist of a paved walkway surface to a standard acceptable to the Township of St. Clair.
 - e) Urban design being incorporated into the subdivision (ie. Boulevard Trees) to the satisfaction of the Township of St. Clair.

- f) Any signage be identified on an approved plan to the satisfaction of the Township of St. Clair.
 - g) The conditions of the Mayer Heritage Consultants Ltd. archaeological study be incorporated in the subdivision agreement.
 - h) Provision of Weed Control to the satisfaction of the Township of St. Clair.
- 3) That the Owner obtains approval from the Township of St. Clair for the final servicing plans and submit documents to the County of Lambton. The provisions of the approved servicing plans must be incorporated into the Subdivision Agreement.
 - 4) That the Township Public Works Department be presented the details of the entrances to access each lot and any other relevant matters prior to the development of the lands. The applicant obtains 911 addresses from the Township of St. Clair for each residential parcel.
 - 5) That the Township of St. Clair remove the holding symbol by municipal by-law.
 - 6) That the Ministry of Culture or its designate confirm that all archaeological resource concerns have met licensing and resource conservation requirements.
 - 7) That the applicants obtain capacity from Hydro One for the proposed development or, if necessary, that final approval of the plan be phased in accordance with the availability of electrical servicing.
 - 8) That the applicants obtain capacity and any easements from Union Gas for the proposed development.
 - 9) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by the Township of St. Clair how Conditions 1 through 5 have been satisfied.
 - 10) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by the Ministry of Culture or their designate as to how Condition 6 has been satisfied.
 - 11) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by Hydro One as to how Condition 7 has been satisfied.

- 12) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by Union Gas as to how Condition 8 has been satisfied.
- 13) That prior to signing the Final Plan, the applicants shall submit:
 - one (1) original plan;
 - three (3) transparent duplicates;
 - three (3) white paper copies;
 - one (1) CD-ROMs with the final plan (AutoCad compatible), and;
 - three (3) copies of the Subdivision Agreement executed with the Township of St. Clair.
- 14) That this Draft Approval shall lapse if Final Plan Approval or an extension of Draft Plan Approval is not obtained within three (3) years of the date of this approval.

Adjournment

The Chair declared the meeting adjourned.

Time: 9:40 a.m.

Bev MacDougall
Chair

Terrie Dewsbury
Deputy-Secretary-Treasurer