

MINUTES
LAND DIVISION COMMITTEE

December 10, 2008

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

Present

Chair Wm. Bilton, Warden J. Burns. Member B. MacDougall. Also present were Deputy-Secretary-Treasurer T. Dewsbury and Planner F. Garardo.

Absent

G. Perry.

Application B-013/08

Robert Hailstone a/f Barbara Alderman
3259 Nauvoo Road
Township of Brooke-Alvinston

Application B-014/08

Robert Hailstone a/f Garth Henderson
3263 Nauvoo Road
Township of Brooke-Alvinston

An application has been made by Robert Hailstone a/f Barbara Alderman, owner of 3263 Nauvoo Road, to sever a piece of property approx. 16.5m x 45m in order to convey it to Mr. Hailstone's property located at 3251 Nauvoo Road.

A concurrent application has been made by Robert Hailstone a/f Garth Henderson, owner of 3259 Nauvoo Road, to sever a piece of property approx. 20m x 75m in order to convey it to Mr. Hailstone's property located at 3251 Nauvoo Road.

The applications for a lot addition severance would adjust and increase the size of the existing lot known municipally as 3251 Nauvoo Road to a lot size of 45m x 93m and contain an existing equipment storage and shop. The applicant would like to increase the size of the lot for improved access, storage and parking.

COMMENTS

The lot is designated "Commercial" and "Industrial" in the Official Plan and zoned "Highway Commercial" and "Industrial" in the Zoning By-law.

Attending the meeting was the applicant Robert Hailstone & Linda Hailstone.

The applicant was asked to speak to his application and he informed committee that he requires the property as he operates a machine shop and would like more room for parking and storage.

The Planner read his report and the Deputy-Secretary-Treasurer read the correspondence received from the Township of Brooke-Alvinston stating they have no objection to the application provided a condition be imposed requiring both severed lots to be merged with the property at 3251 Nauvoo Road.

Burns/MacDougall: That applications B-013/08 & B-014/08 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 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 Brooke-Alvinston for the apportionment of drainage assessments on the involved properties.
5. That the applicant be responsible for the cost to the Township of Brooke-Alvinston of providing and installing an access culvert on the severed (and/or retained) portion.
6. That the severed lots be merged with the property known municipally as 3251 Nauvoo Road. By placing them in the same name and interest Section 50(3) of the Planning Act applies.

The Chair advised of appeal procedures.

Application B-015/08

Patrick & Jennifer Belanger a/f Van Kessel Farms
East ½ Part Lot 14, Con 4 NER
Township of Warwick

A lot addition severance application has been made by Patrick and Jennifer Belanger a/f Van Kessel Farms Ltd. to sever a piece of property approx. 12m x 125m in order to convey it to the abutting property owned by Patrick and Jennifer Belanger and known municipally as 7453 Birnam Line. This would increase the size of the existing lot frontage.

The land is currently designated as “Agricultural Area” in the Township of Warwick Official Plan and is zoned “Agriculture (A1)” in the Zoning By-Law.

Attending the meeting was the applicant Patrick Belanger and abutting landowner Mike Van Kessel.

The applicant was asked to speak to the application and Mr. Belanger explained that he would like to construct a large workshop in the future and requires the extra property to do so.

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 and requested that their standard conditions be added to the decision.

MacDougall/Burns: That Application B-015/08 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 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.

The Chair advised of appeal procedures.

Adjournment

The Chair declared the meeting adjourned.

Time: 10:30 a.m.

Wm. Bilton
Chair

Terrie Dewsbury
Deputy-Secretary-Treasurer