

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

**January 13, 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. Members: G. Perry and B. MacDougall. Also present were Secretary-Treasurer D. Posliff, Deputy-Secretary-Treasurer T. Dewsbury and Senior Planner B. Uitvlugt.

**Absent**

None.

Warden J. Burns spoke to committee regarding changing the date of the Land Division Committee meetings from the current second Tuesday of each month to the first Tuesday in each month.

Burns/Perry: That the Land Division Committee meetings be changed to the first Tuesday in each month, starting with the March 3, 2009 meeting.

Carried.

**Plan of Subdivision**

Application 38C-08002

Marcel Beaubien & Mike Bourque  
Part Lot 25, Front Concession and Part Lot Lane  
between Lots 24 & 25 11 (Corunna)  
1590 St. Clair Parkway  
Township of St. Clair

An application for the approval of a draft plan of condominium has been made by Marcel Beaubien and Mike Bourque with the intent to create lots for a total of ten (10) dwelling units in one building with common elements.

The proposal consists of an irregular shaped parcel of land located on the northeast corner of Courtright Line and St. Clair Parkway in the community of Courtright. The subject lands are comprised of an area of approximately 0.49 hectares (~ 1 acre) with a frontage of ~61 metres on the St. Clair Parkway, ~91 metres along Courtright Line and ~71 metres on First Street.

The property consists of the former 40/80 Courtright Motel / New Palace Riverfront Inn. The building is in the process of being retrofitted into residential dwelling units and has been recently rezoned to allow for the said use. By-law No. 33 of 2008 permits a multiple dwelling building on the subject lands.

B. Uitvlugt spoke to committee regarding a revised parking plan that was submitted and circulated copies for the committee members. He indicated that the changes were already accounted for in the Site Plan Agreement the applicant is required to enter into with the municipality.

G. Perry asked if the units will be individually owned and B. Uitvlugt confirmed they will be.

B. Uitvlugt indicated that he has not received any public comments regarding this application nor has the council of St. Clair.

Deputy-Secretary Treasurer T. Dewsbury informed committee that no correspondence has been received in connection with this application.

MacDougall/Perry: That the Committee make recommendation to the Secretary-Treasurer of the Land Division Committee that Application 38C-08002 be given draft approval, subject to the following conditions.

Carried.

### **Conditions**

- 1) That the applicants obtain approval for the required minor variances.
- 2) 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.
- 3) That the applicants enter into a Condominium Agreement with the Township of St. Clair which is to be registered on title of the lands once the plan of condominium 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;
  - b) The applicants satisfy the Township with respect to drainage and storm water management;
  - c) Provision of opaque walls approximately between the proposed residential development and the residential parcel to the north;
  - d) Urban design being incorporated into the subdivision / condominium to the satisfaction of the Township of St. Clair;

- e) The applicants repair sidewalks along the St. Clair Parkway to the satisfaction of the Township of St. Clair as a result of the redevelopment.
- 4) That the Public Works Department be presented with the details of the proposed street and its municipal entrances onto First Street and St. Clair Parkway and that they be satisfied with the urban design, curbing, geometry, grade, drainage, signage and any other relevant matters prior to the development of the lands.
- 5) That the applicant obtain 911 addresses from the Township of St. Clair for each residential parcel.
- 6) 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.
- 7) That prior to signing the Final Plan, the applicants shall submit:
  - one (1) original plan;
  - two (2) transparent duplicates;
  - two (2) white paper copies;
  - two (2) CD-ROMs with the final plan (AutoCad compatible); and,
  - three (3) copies of the Subdivision Agreement executed with the Township of St. Clair.
- 8) 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, being January 13, 2012.

### Adjournment

The Chair declared the meeting adjourned.

Time: 9:40 a.m.

---

Wm. Bilton  
Chair

---

Terrie Dewsbury  
Deputy-Secretary-Treasurer