

MINUTES
LAND DIVISION COMMITTEE

January 5, 2010

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 S. Arnold, B. MacDougall and A. Gillis. Also present were Secretary-Treasurer D. Posliff, Deputy-Secretary-Treasurer T. Dewsbury and Chief Building Official C. Nauta.

Absent

None.

Discussion was held regarding the appointing of Chair and Vice-Chair positions.

Burns/Arnold: That William Bilton be appointed Chair of the Land Division Committee.
Carried.

Burns/Gillis: That Steve Arnold be appointed Vice-Chair of the Land Division Committee.
Carried.

B. MacDougall distributed the draft document outlining the Lambton Tree Legacy Program and explained the process to date. She stated that its objective is reforestation and expanding the County's tree cover. She informed committee that it is a long term program that is being proposed and feels that public education is the key to its success.

A. Gillis asked how farmers in rural Lambton that cut their bush lots will impact on this program. B. MacDougall indicated that it is hoped that partnerships can be formed, through this program, with the farmers to assist them in replanting. Wm. Bilton stated that times have changed and farmers, instead of cutting down trees, are planting trees through programs that the conservation authorities offer. S. Arnold stated that there always will be a small percentage of farmers that will continue to cut down trees.

B. MacDougall stated that the program will evolve. It is hoped that when the public becomes aware of it and the areas that are in need of reforestation are determined by the St. Clair Region Conservation Authority and the County, that groups and homeowners will be able to approach their local municipality for assistance. The program will be able to partner with local municipalities to help steer replanting towards the areas that need it. Other replanting initiatives, such as Family Milestones or Trees for Life, can be developed also in order to catch the public's interest.

B. MacDougall indicated that one of the guiding principles of the program is to "foster local development opportunities for growers and nurseries to partner through the Lambton Tree Legacy Program." It is the hope that there will be a partnership developed with local nurseries and growers in order to build up the business community. She feels that the ability to provide leadership programs for big corporations and businesses will also be available with this program.

D. Posliff suggested that this draft paper could be sent to the newly formed Agricultural Advisory Committee. He indicated that there has been interest expressed from some of the members in environmental matters.

Arnold/Gillis: That the draft Lambton Tree Legacy Program be recommended to County Council for adoption.

Carried.

Discussion took place regarding the next phase of the development of the Lambton Tree Legacy Program.

Arnold/Burns: That the committee that has been formed to work on this project be directed to continue to work on the next steps, including implementation, and report back to Land Division Committee.

Carried.

Application B-005/09

Terry Nickolas Kulak
Part Lot 23, Con 9
1123 McCready Road
Township of Dawn-Euphemia

An application has been made for a surplus dwelling severance. The proposed severance will be approximately 2.2 acres (0.89 ha) in size and contain the existing single family dwelling and sheds. The retained parcel would be approx. 97.8 acres (39.58 ha) in size.

COMMENTS

The Official Plan for the Township of Dawn-Euphemia designates the subject lands "Agriculture" and the subject lands are zoned "Agricultural (A1) Zone" in the Township Zoning By-law 25 of 2002.

Attending the meeting was the applicant Terry Nickolas Kulak and Alex Kulak.

The applicant was asked if he wished to speak to his application. A. Kulak explained that they wished to sever the house from the surrounding farm property as described in the application.

D. Posliff outlined the planning report and the Deputy-Secretary-Treasurer read the correspondence received from the Township of Dawn-Euphemia stating they have no objection to this application subject to the conditions being imposed.

Arnold/Burns: That application B-005/09 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 Dawn-Euphemia for the apportionment of drainage assessments on the involved properties.
5. That if either the severed portion or the 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 the retained parcel be rezoned to prohibit a dwelling.
7. That all abandoned and structurally unsound buildings be removed from both the retained and severed properties.
8. That the applicant satisfies the County of Lambton Private Sewage Coordinator with the following:
 - a) that a 'Notice of Advisory' be applied to the newly created parcel. It is to be incorporated into the agreement, registered on title and included in all agreements of purchase or sale or lease of this property. The 'Notice of Advisory' pertains to the site plan that will be completed to the satisfaction to the Private Sewage System Coordinator. The site plan must

demonstrate a 50 square meter contingency area that is located in native, undisturbed soils and 'reserved' for a future septic system.

9. That a 9-1-1 municipal address be assigned to the retained farm parcel.

The Chair advised of appeal procedures.

Adjournment

The Chair declared the meeting adjourned.

Time: 10:50 a.m.

William Bilton
Chair

Terrie Dewsbury
Deputy-Secretary-Treasurer