

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

**April 6, 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. Member B. MacDougall. Also present were Planner E. Nadalin and Deputy-Secretary-Treasurer T. Dewsbury.

**Absent**

S. Arnold and A. Gillis.

**Application B-001/10**

Kurt Newport a/f Connie & Bill Sloan Jr.  
East Part Lot 18, Con 7  
661 Cairo Road  
Township of Dawn-Euphemia

An application has been made for a lot boundary adjustment. The proposed severance will add land with dimensions of approximately 75 feet x 100 feet to the sides and rear of the existing residential lot, resulting in a total lot size of approximately 0.18 ha (2 acres).

**COMMENTS**

The Official Plan for the Township of Dawn-Euphemia designates the subject lands "Agriculture" and the subject lands are zoned "Agricultural - No Farm Dwelling (A-NFD) Zone" in the Township Zoning By-law 25 of 2002.

Attending the meeting was the applicant Kurt Newport.

The applicant was asked if he wished to speak to his application. Mr. Newport explained that he would like to build a large shed in the future and does not have enough room to do so. He also indicated that, if the existing septic system fails and needs to be replaced, he does not have room to install a new system with the current lot size.

E. Nadalin 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.

MacDougall/Burns: That application B-001/10 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.

**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 Section 50(3) of the Planning Act be applied to any subsequent dealings with the severed parcel.
7. That the severed property be placed in the same ownership as the property known as 725 Cairo Road.

The Chair advised of appeal procedures.

Adjournment

The Chair declared the meeting adjourned.

Time: 9:45 a.m.

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William Bilton  
Chair

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Terrie Dewsbury  
Deputy-Secretary-Treasurer