


**LAND DIVISION COMMITTEE
AGENDA**

February 3, 2012 – 9:30 AM

Lower Level Boardroom, County Court House, 1 Huron Street, Stratford

- 1. CALL TO ORDER**
- 2. ELECTION AND APPOINTMENT OF OFFICERS FOR 2012**
- 3. ADOPTION OF AGENDA**
- 4. DECLARATIONS OF PECUNIARY INTEREST and general nature thereof**
- 5. ADOPTION OF PREVIOUS MINUTES**
 - 5.1 Land Division Committee – November 7, 2011
- 6. HEARING OF APPLICATIONS FOR CONSENT**
 - 6.1 **File No.:** B23/11
Name of Applicant: KELLY & CO.
Owners: Bruce Ronald Schmidt and Sandra Schmidt
Legal Description: Part Lot 30, Concession 5 and 6, South Easthope Ward, Township of Perth East (3475 Road 109)
Nature of the Application: Currently, there exists an easement on Part Lot 30, Concession 6, in favour of Lot 29, Concession 6, which provides for right of ingress and egress for persons, livestock and vehicles with a further right to maintain or effect current and future access to utilities including, but not limited to hydro, telephone, gas, water, cable television and sewage.

As a new driveway has been constructed on Lot 29, Concession 6 with access to Perth Line 26, the purpose of this application is to grant partial release of the right of ingress and egress over Lot 29, Concession 6, while retaining the easement related to utilities.
 - 6.2 **File No.:** B27/11
Name of Applicant: TIMMERMANS ELEVATORS LTD.
Legal Description: Lot 34, Concession 3, Ellice Ward, Township of Perth East (5334 Line 36)
Nature of the Application: To create a new lot by severing a 7.88 hectare commercial parcel with an existing house and grain storage while retaining a vacant 41.36 hectare agricultural parcel.


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- 6.3 **File No.:** B19/11
Name of Applicant: Sandeep CHAHAL
Owners: Kulwant and Sandeep Chahal
Legal Description: Lot 3, Registered Plan 550, South Easthope Ward Township of Perth East (3988 Wilson Street, Shakespeare)
Nature of Application: To create a new lot by severing a vacant 798 square metre parcel for residential purposes while retaining a 903.8 square metre parcel with an existing single family dwelling.
- 6.4 **File No.:** B22/11
Name of Applicant: BELL CANADA
Owner: 1111971 Ontario Ltd. (Wayne Snyders)
Legal Description: Lot 16, Concession 10, Logan Ward, Municipality of West Perth (4994 Road 164)
Nature of Application: The applicant is requesting an easement for access and maintenance over a 10.0 metre by 8.0 metre (80 square metres) area in the north west corner of the subject property. Bell Canada has a facility for their equipment on this property.
- 6.5 **File No.:** B24/11 and B25/11
Name of Applicant: John and Charlene WITT
Legal Description: Part Lots 13 and 14, Plan 295, Blanshard Ward, Township of Perth South (4468 Line 3)
Nature of Application: To create two new lots by severing a 2626 square metre vacant residential parcel (B24/11) and a 4479 square metre vacant residential parcel (B25/11) while retaining a 7170 square metre parcel with an existing house.
- 6.6 **File No.:** B20/11 and B21/11 (Amended)
Name of Applicant: 2161453 ONTARIO INC.
Legal Description: Lots 34 and 35, Registered Plan No. 476, Mitchell Ward, Municipality of West Perth (43 and 41 Eleanor Street, Mitchell)
Nature of Application:
B20/11 – To create a new lot by severing a vacant 234.3 square metre residential parcel, while retaining a vacant 517.7 square metre parcel for residential purposes, subject to a 6 metre wide easement for sanitary sewer purposes along the west side of the lot in favour of the Municipality of West Perth and a 4.0 metre wide easement for sanitary sewer purposes along the north side of the lot in favour of the abutting lot to the east. The owner proposes to combine the severed portion with 7.5 metres of the westerly part of Lot 35 to create a new residential lot.

B21/11 (Amended) – To create a new lot by severing a vacant 257.3 square metre residential parcel together with a 4.0 metre wide easement for sanitary services along the north side of the lot in favour of the abutting lot to the west while retaining a vacant 489.3 square metre parcel for residential purposes. The owner proposes to combine the severed portion with 7.5 metres of the easterly part of Lot 34 to create a new residential lot.



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- 6.7 **File No.:** B26/11
Name of Applicant: Jason and Alana MCNICHOL
Owners: Gordon and Lois Carter
Legal Description: Part Lot 25, Concession 6, South Easthope Ward, Township of Perth South (984989 Perth Oxford Road)
Nature of Application: To create a lot addition by severing a 2432.0 square metre parcel of land to be added to the abutting parcel owned by Jason and Alana McNichol, while retaining 41.15 hectares with an existing two storey house and two sheds. The severed portion contains the septic tank and bed for the abutting McNichol property and it is the McNichol's wish to have full control to service their septic system.

7. REPORTS

- 7.1 New and Pending Applications

8. CORRESPONDENCE – None

9. APPEALS – B12/11 by Christopher and Nancy Ellens

10. OTHER BUSINESS

- 10.1 Ontario Association of Committees of Adjustment and Consent Authorities (OACA) 2012 Membership
- 10.2 LDC 2012 meeting dates
- 10.3 Proposed condition for all severance applications regarding requirement of a digital copy of survey plan
- 10.4 Budget Review - DH

11. CLOSED MEETING – No Closed Meeting

12. REPORTING OUT FROM CLOSED MEETING

13. NEXT MEETING

14. ADJOURNMENT