

The Corporation of the Municipality of Leamington

Meeting of Committee of Adjustment

Agenda

Tuesday, October 31st, 2017 commencing at 5:00 PM

Leamington Council Chambers

(A) Call to Order:

(B) Adoption of Minutes

- a. September 26, 2017 Committee of Adjustment Meeting

(C) Disclosure of Pecuniary Interest:

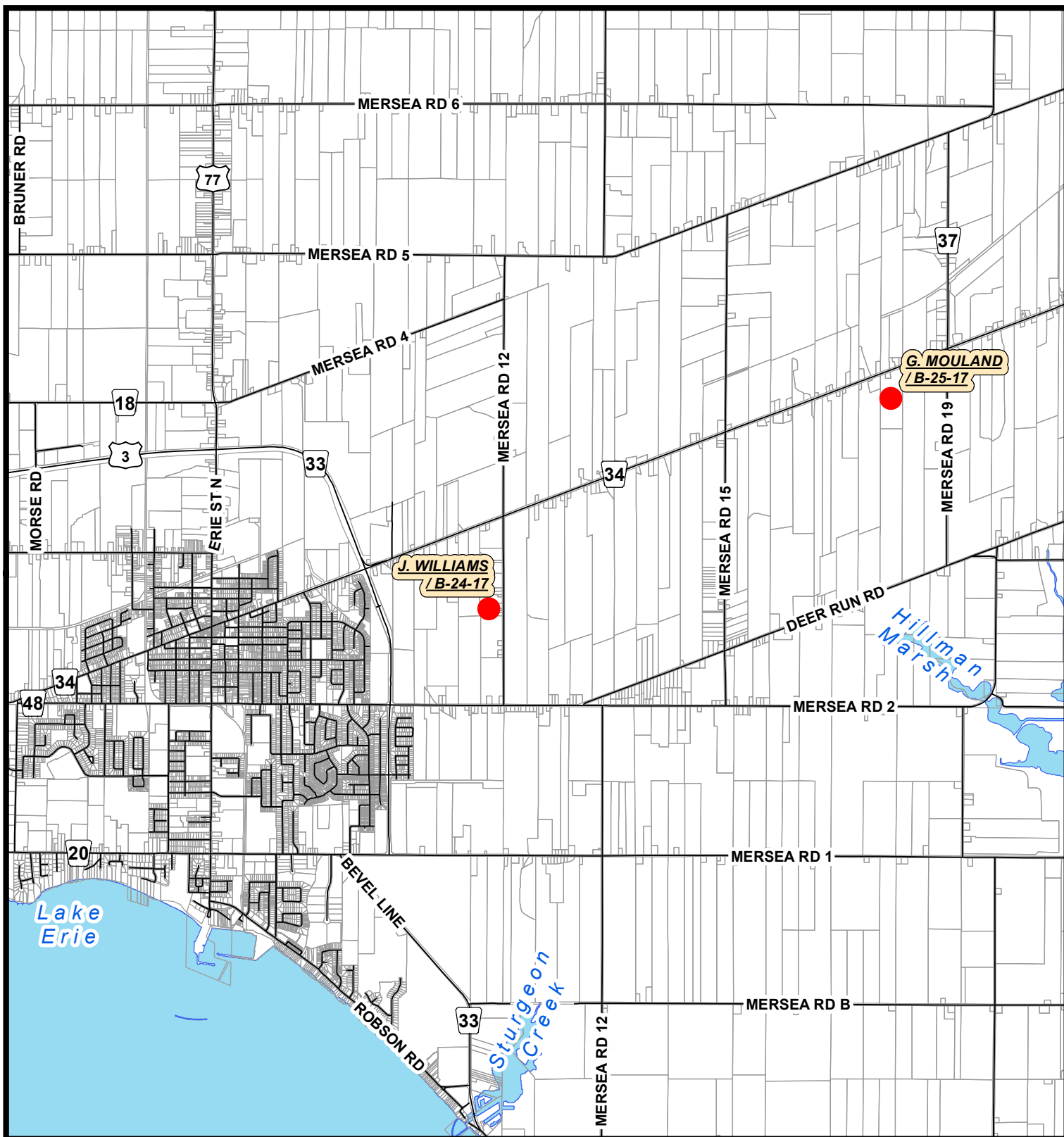
(D) Items for Consideration:

- a. B-24-17 - James Williams - 257 Mersea Road 12 - Consent to sever 1 acre of land and add it to 261 Mersea Road 12
- b. B-25-17 - Gary Mouland - 602 Talbot Road East - Create two easements.

(E) New Business:

(F) Adjournment:

(G) Date of Next Meeting: Tuesday, November 28, 2017



Legend

● SUBJECT LANDS



Title:

OCTOBER 2017 COMMITTEE OF ADJUSTMENT APPLICATIONS



Scale: 1:50,000 0 300 600 1,200 Meters

Prepared For: Planning

Date: October 2, 2017

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This document is not a Legal Plan of Survey and the user of this map assumes all risks associated with it. All efforts have been made to ensure completeness and accuracy, however no guarantees can be made.

Prepared By: GIS Services

File No: N/A

Notes:

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111 Erie Street North, Leamington, Ontario N8H 2Z9
TEL: (519) 326-5761 FAX: (519) 326-2481

Notice of Public Hearing

An Application By: James Williams

Take Notice: An application for consent (severance) under the above-noted file will be heard by the Committee of Adjustment in Council Chambers, Leamington Municipal Building 111 Erie Street North, Leamington, Ontario.

Date: Tuesday, October 31, 2017 at 5:00 PM

Purpose: This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to the application for severance of property as noted below.

Further Information: Can be obtained by contacting the undersigned. If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer at the address shown below. Your comments will then be conveyed to the Committee of Adjustment members for consideration at the meeting.

Failure to Attend: If you do not attend and are not represented at this Hearing, the Committee may proceed in your absence (including possible amendments to the original request) and you will not be entitled to any further notice of the proceedings. The applicant is encouraged to attend the meeting. The Committee will render a decision on the application at this meeting.

Notice: A copy of the Decision of the Committee together with a Notice of Right to Appeal will be sent to the applicant and/or agent. All others who wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent must make a written request to the Secretary-Treasurer at the address shown below.

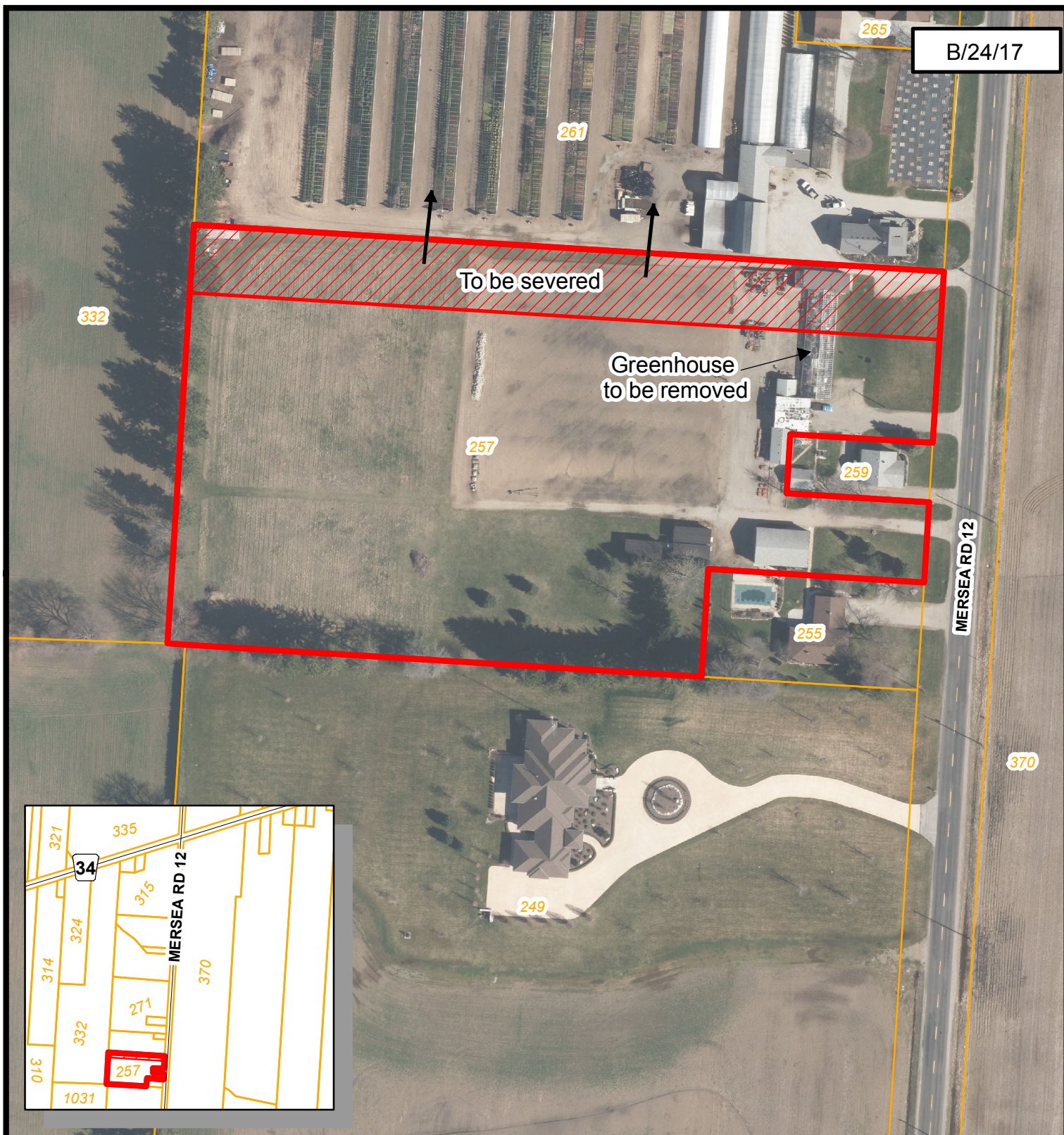
Appeal: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

Applicant:	James Williams
Purpose of Application:	To obtain consent to sever the northerly 1.005 acres of the property at 257 Mersea Road 12, in order to add the severed parcel to the property next north, known municipally as 261 Mersea Road 12.
Municipal Address:	257 Mersea Road 12 - Part of Lot 238, Concession STR
Roll Number:	3706-520-000-05501

Deadline for Agency Comments: October 23, 2017

Heather (Ross) Jablonski, MCIP, RPP
Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington, 111 Erie St. N.,
Leamington, Ont. N8H 2Z9 Phone: 519-326-5761 ext. 1415

October 4, 2017



Legend

- Subject Lands to be Retained
- Subject Lands to be Severed and Added to 261 Mersea rd 12



-2017 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:1,500

0 7.5 15 30 Meters
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Prepared For: J. WILLIAMS

Date: September 28, 2017

Prepared By: GIS Services

File No: B/24/17

Notes:

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111 Erie Street North, Leamington, Ontario N8H 2Z9
TEL: (519) 326-5761 FAX: (519) 326-2481

PLAN 12R-
RECEIVED AND DEPOSITED

DATE SEPTEMBER 27, 2016.

BRAND COOP
ONARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND
REGISTER FOR THE LAND TITLES
DIVISION OF ESSEX (12)

PARTS SCHEDULE			
PART	LOT	CON/PLAN	P.I.N.
1	PART OF LOT 238	CONCESSION SOUTH TALBOT ROAD	75120-0530
2	PART OF LOT 237	CONCESSION SOUTH TALBOT ROAD	75120-0529

PART 1 - COMPRISES PART OF PIN 75120-0530
PART 2 - COMPRISES PART OF PIN 75120-0529

SKETCH FOR SEVERANCE
PART OF LOT 238
CONCESSION SOUTH TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MERSEA
NOW IN THE
MUNICIPALITY OF LEAMINGTON
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFELD • HARTLEY • BREWER • BEZARE INC.
SCALE : 1"=50'

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND HAVE BEEN CONVERTED TO METERS BY MULTIPLYING BY 0.3048	
POINT ID	NORTHING
ORF-A	N15276988.923
ORF-B	N15276226.864
ORF-C	E1215109.407
ORF-D	E1215067.784

COORDINATES CANNOT BE USED TO LOCATE THE EXACT
POSITIONS OF BOUNDARIES SHOWN ON THIS PLAN

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OPERATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) ALL DISTANCES AND COORDINATES ARE IN METERS AND HAVE BEEN CONVERTED TO METERS BY MULTIPLYING BY 0.3048	
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POINT ID	NORTHING
ORF-A	N15276988.923
ORF-B	N15276226.864
ORF-C	E1215109.407
ORF-D	E1215067.784

COORDINATES CANNOT BE USED TO LOCATE THE EXACT
POSITIONS OF BOUNDARIES SHOWN ON THIS PLAN

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "X" AND "B" BY
REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.99978366

ALL MONUMENTS SHOWN THUSLY ○ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

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SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 21st DAY OF SEPTEMBER, 2017.

DATE SEPTEMBER 27, 2017.

BRAND COOP
ONARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFELD • HARTLEY • BREWER • BEZARE INC.



VERHAEGEN • STUBBERFELD • HARTLEY • BREWER • BEZARE INC.
187 Third Street East
Windsor, ON N9A 1S1
Ph: 519.253.1772
Fax: 519.253.1771
www.verhaegensurveyors.com

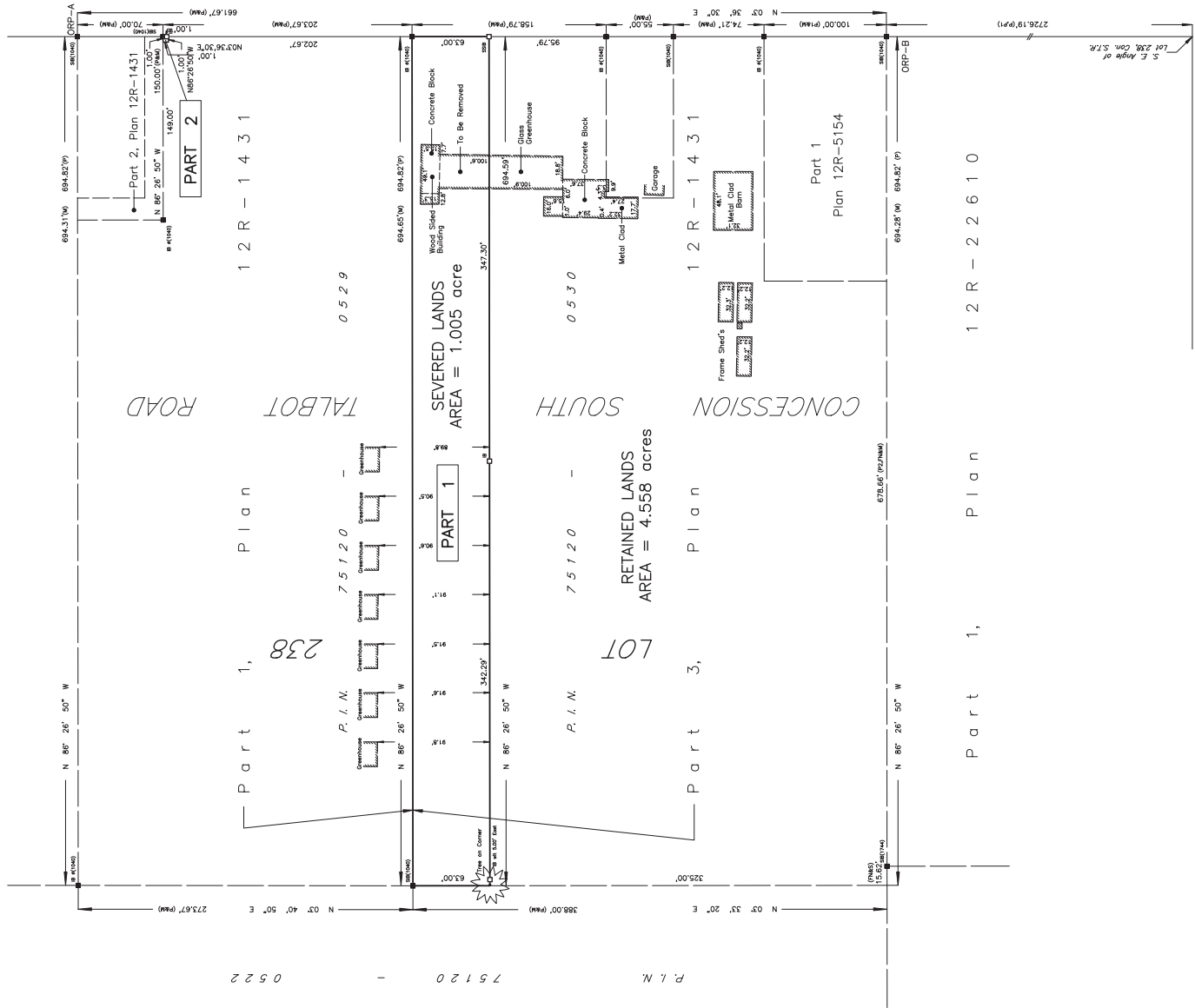
LEAMINGTON
187 Third Street East
Leamington, ON N8V 1S1
Ph: 519.253.1772
Fax: 519.253.1771
www.verhaegensurveyors.com

ONARIO LAND SURVEYORS
CAD FILE: 1516250.dwg
CHECKED BY: SC
WORK ORDER: 5-11628
FILE NO.: E-Mersea-S.T.R.-238
PLAN FILE NO.: H-1668



ROAD ALLOWANCE BETWEEN LOTS 237 and 238

Locally Known As WILLIAMS SIDEROAD P.I.N. 75098 - 0050



Notice of Public Hearing

An Application By: Gary Mouland

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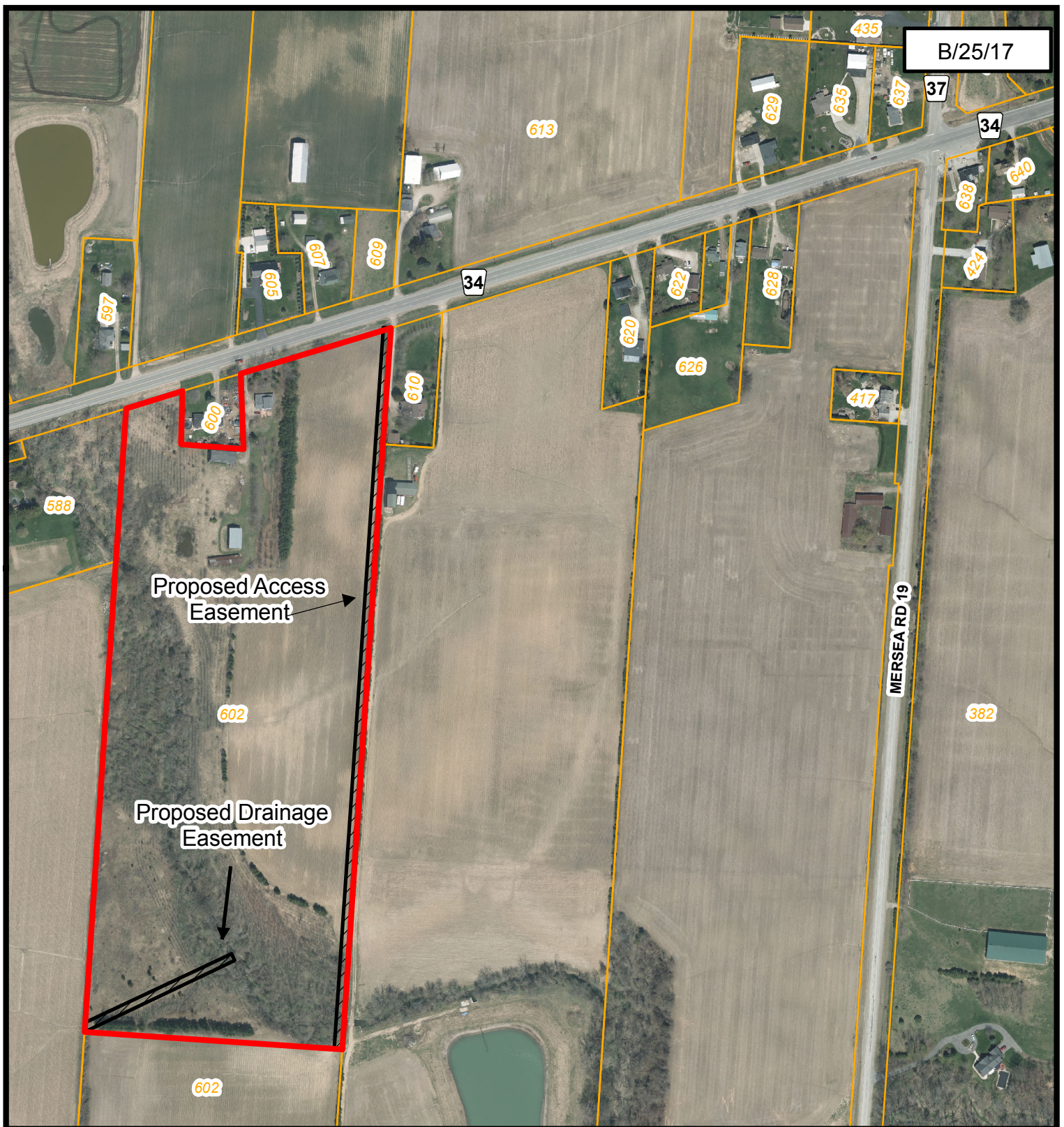
Appeal: If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

Applicant:	Gary Mouland
Purpose of Application:	To obtain consent to create an easement along the easterly lot line for access to the southerly part of the property and along the west side of the middle part of the lot for drainage in favour of the farm to the immediate west.
Municipal Address:	602 Talbot Road E - East Part of Lot 229, Concession STR (Parts 1, 3 & 4 on Plan 12R-7435)
Roll Number:	3706-570-000-06500

Deadline for Agency Comments: October 23, 2017

Heather (Ross) Jablonski, MCIP, RPP
Secretary-Treasurer, Committee of Adjustment
Municipality of Leamington, 111 Erie St. N.,
Leamington, Ont. N8H 2Z9
Phone: 519-326-5761 ext. 1415
Email: hjablonski@leamington.ca

October 4, 2017



Legend

- Subject Lands
- Proposed Easement



-2017 AERIAL PHOTOGRAPHY

Title:

FIGURE 1



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Scale: 1:4,200

0 21 42 84 Meters
|-----|

Prepared For: G. MOULAND

Date: October 3, 2017

Prepared By: GIS Services

File No: B/25/17

Notes:

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