



Municipality of
Leamington
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The Corporation of the Municipality of Leamington

Meeting of Committee of Adjustment

Agenda

Tuesday, June 26th, 2018 commencing at 5:00 PM

Leamington Council Chambers

(A) Call to Order:

(B) Adoption of Minutes

1. May 29th, 2018 Committee of Adjustment Meeting

(C) Disclosure of Pecuniary Interest:

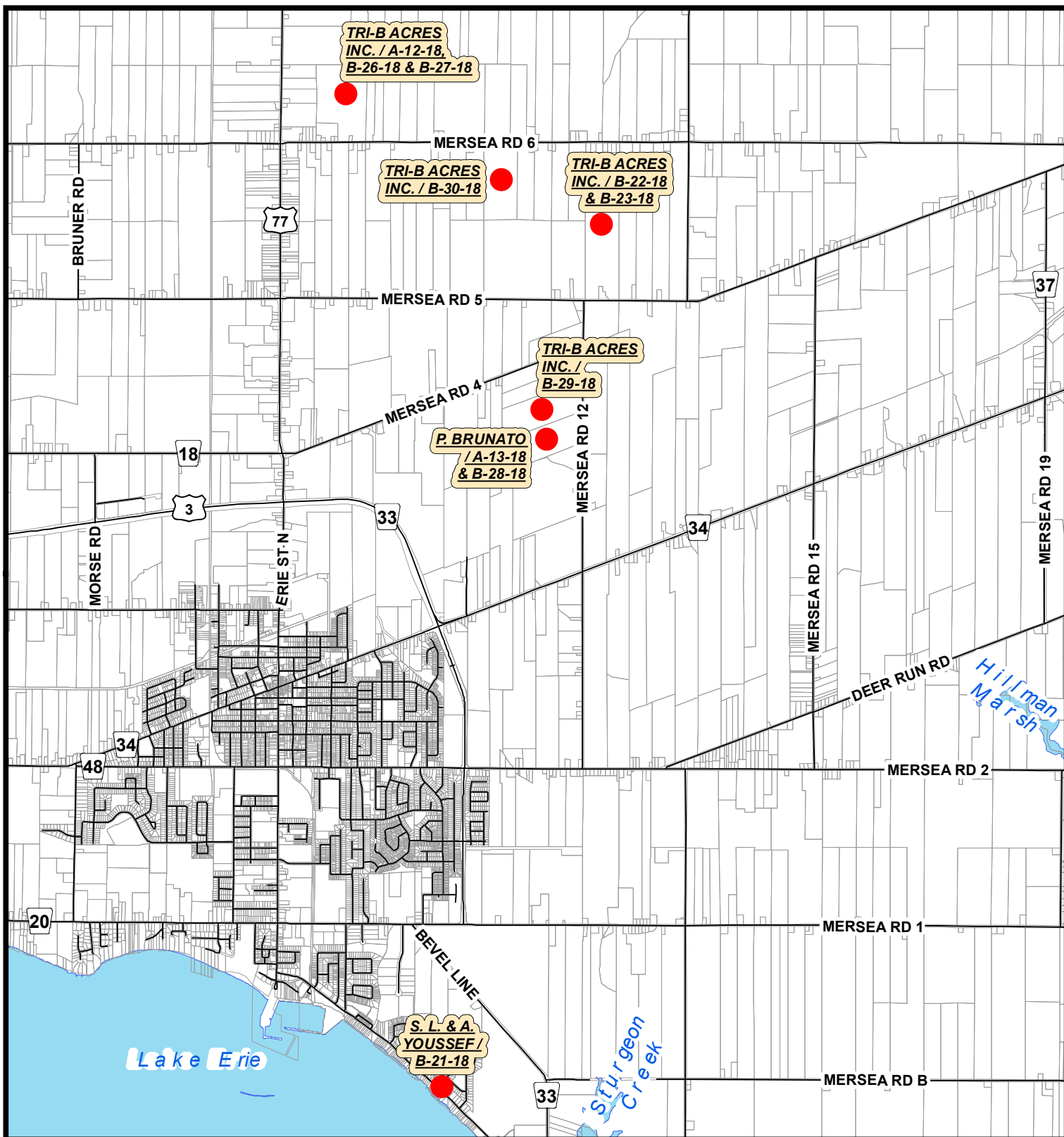
(D) Items for Consideration

1. B-21-18 - S., L. & A. Youssef - 235 Robson Road
 - Creation of a New Lot
2. B-22-18 & B-23-18 - Tri-B Acres Inc. - NS Mersea Road 5
 - Abutting 1127 Mersea Road 5
 - Two farm splits
3. B-26-18 & A-12-18 & B-27-18 - Tri-B Acres Inc. - 803 Mersea Road 6
 - Farm Split
 - Reduction to minimum lot frontage
 - Lot Addition
4. B-28-18 & A-13-18 - Peter Brunato - 409 Mersea Road 12
 - Farm split
 - Reduction to minimum lot frontage
5. B-29-18 - Tri-B Acres Inc. - WS Mersea Road 12
 - Property North of 409 Mersea Road 12
 - Farm split
6. B-30-18 - Tri-B Acres Inc. - SS Mersea Road 6
 - Abutting 1010 Mersea Road 6
 - Farm split

(E) New Business:

(F) Adjournment:

(G) Date of Next Meeting: Tuesday, July 31st, 2018



Legend

● SUBJECT LANDS



Title:

JUNE 2018 COMMITTEE OF ADJUSTMENT APPLICATIONS



Scale: 1:48,000 0 440 880 1,760 Meters

Prepared For: Planning

Date: June 8, 2018

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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 Meeting

An Application By: Sarkis Youssef, Laura Youssef & Antonios Youssef

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

Date: Tuesday June 26, 2018 at 5:00 PM

Purpose: This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to a consent application (see details below).

Further Information: Additional information may be obtained by contacting the Secretary-Treasurer. 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 public meeting.

Failure to Attend: If you do not attend and you are not represented at this meeting, the Committee may proceed in your absence (including possible amendments to the original application) and you will not be entitled to any further notice of the proceedings. The applicant is expected to attend the meeting. The Committee will make 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 to the proposed consent must make a written request to the Secretary-Treasurer at the address shown below.

Appeal: If a person or public body who files an appeal of a Decision of the Committee of Adjustment regarding the proposed consent does not make written submission to the Committee of Adjustment before it approves or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Applicant:	Sarkis Youssef, Laura Youssef & Antonios Youssef
Purpose of Application:	To sever the lot at 235 Robson Road into two lots each with an area of 0.084 hectares (0.208 acres).
Municipal Address:	235 Robson Road - CON BF W PT LOT 9; RP 12R-22102 PT 2
Roll Number:	3706-390-000-01400
Deadline for Agency Comments: June 21, 2018	

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

June 12, 2018



B/21/18

To Be Retained

To Be Severed


TANGLEWOOD DR

ROBSON RD

AUGUSTA DR

Legend

 MUNICIPAL DRAINS

 SUBJECT



-2017 AERIAL PHOTOGRAPHY

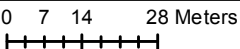
Title:

FIGURE 1



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Scale: 1:1,400 

Prepared For: S. L. & A. YOUSSEF

Date: June 8, 2018

Prepared By: GIS Services

File No: B/21/18

Notes:

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

LEGEND AND NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS "ORP-A" AND "ORP-B", SHOWN HEREON, HAVING A GRID BEARING OF N41°49'30"W NAD83 (CSRS) (1997.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978931

FOR BEARING COMPARISONS A ROTATION OF 1°03'05" CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLAN 12R-22102 TO CONVERT TO UTM BEARINGS.

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.Reg 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15266620.462	E1209917.857
ORP-B	N15266341.915	E1210168.599

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 9	BROKEN FRONT CONCESSION	All of 75113-0687	0.208 acres
2		(Geographic Township of Mersea)		0.208 acres

PARTS 1 AND 2 - COMPRISE ALL OF PIN 75113-0687

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE SEPTEMBER 15, 2014.

Brian Coad

BRIAN COAD
ONTARIO LAND SURVEYOR

PLAN 12R-25939
RECEIVED AND DEPOSITED

DATE 2014 SEP 17

HOLLY SULLIVAN

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

PLAN OF SURVEY

OF
PART OF LOT 9
BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF MERSEA
NOW IN THE
MUNICIPALITY OF LEAMINGTON
COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE : 1"=30'

LEGEND

- SB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
- SSB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
- IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
- IB # DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR
- CC DENOTES CUT-CROSS
- CP DENOTES 5mm X 50mm STEEL PIN
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1744
- WIT. DENOTES WITNESS
- ⊥ DENOTES PERPENDICULAR
- (S) DENOTES SET
- (M) DENOTES MEASURED
- (D) DENOTES DEED
- ORP DENOTES OBSERVED REFERENCE POINT
- SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
- (S/P) DENOTES SET PROPORTIONALLY
- (OU) DENOTES ORIGIN UNKNOWN
- (7) DENOTES PLAN 12R-22102
- (1144) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
- (1341) DENOTES RICHARD W. MURRAY, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 5th DAY OF SEPTEMBER, 2014.

DATE SEPTEMBER 15, 2014.

Brian Coad
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR

475 Devonshire Road, Suite 200
N6Y 2L5
Ph: (519)258-1772
Fax: (519)258-1791



LEAMINGTON

187 Talbot Street East
N6H 1L8
Ph: (519)322-2375
Fax: (519)322-2675

ONTARIO LAND SURVEYORS

www.vshbbsurveys.com

DRAWN BY: CMM	CAD Date: September 8, 2014 3:07 PM
CHECKED BY: BC	CAD File: 51283101.dwg
WORK ORDER: 5-12831x01	FILE NO.: E-Mersea-B.F.C.-9
	PLAN FILE NO.: G-3120'A

ROBSON STREET

P. I. N. 75113-0325

(OPENED BY TOWNSHIP OF MERSEA BY-LAW No. 809, REG'D AS INST. No. 26411 Mersea)

(TOWNSHIP OF MERSEA BY-LAW No. 2951, REG'D AS INST. No. R494296 TO CONFIRM NAME OF PUBLIC HIGHWAY)

LOT 11

LOT 10

REGISTERED

PLAN

1428

"IMPERIAL" DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

Notice of Public Meeting

An Application By: Tri-B Acres Inc.

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

Date: Tuesday June 26, 2018 at 5:00 PM

Purpose: This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to a consent application (see details below).

Further Information: Additional information may be obtained by contacting the Secretary-Treasurer. 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 public meeting.

Failure to Attend: If you do not attend and you are not represented at this meeting, the Committee may proceed in your absence (including possible amendments to the original application) and you will not be entitled to any further notice of the proceedings. The applicant is expected to attend the meeting. The Committee will make 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 to the proposed consent must make a written request to the Secretary-Treasurer at the address shown below.

Appeal: If a person or public body who files an appeal of a Decision of the Committee of Adjustment regarding the proposed consent does not make written submission to the Committee of Adjustment before it approves or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Applicant: Tri-B Acres Inc.

Purpose: To obtain consent to sever two farm lots from the existing farm surrounding the residential lot at 1127 Mersea Road 5. The purpose of Application B-22-18 is to obtain consent to sever a 10 hectare (24.710 acre) farm lot to the east of the retained lands and the purpose of Application B-23-18 is to obtain consent to sever a 10 hectare (24.710 acre) farm lot to the west of the retained lands. If both consents are approved, the retained farm lot will be 19.401 hectares (47.941 acres).

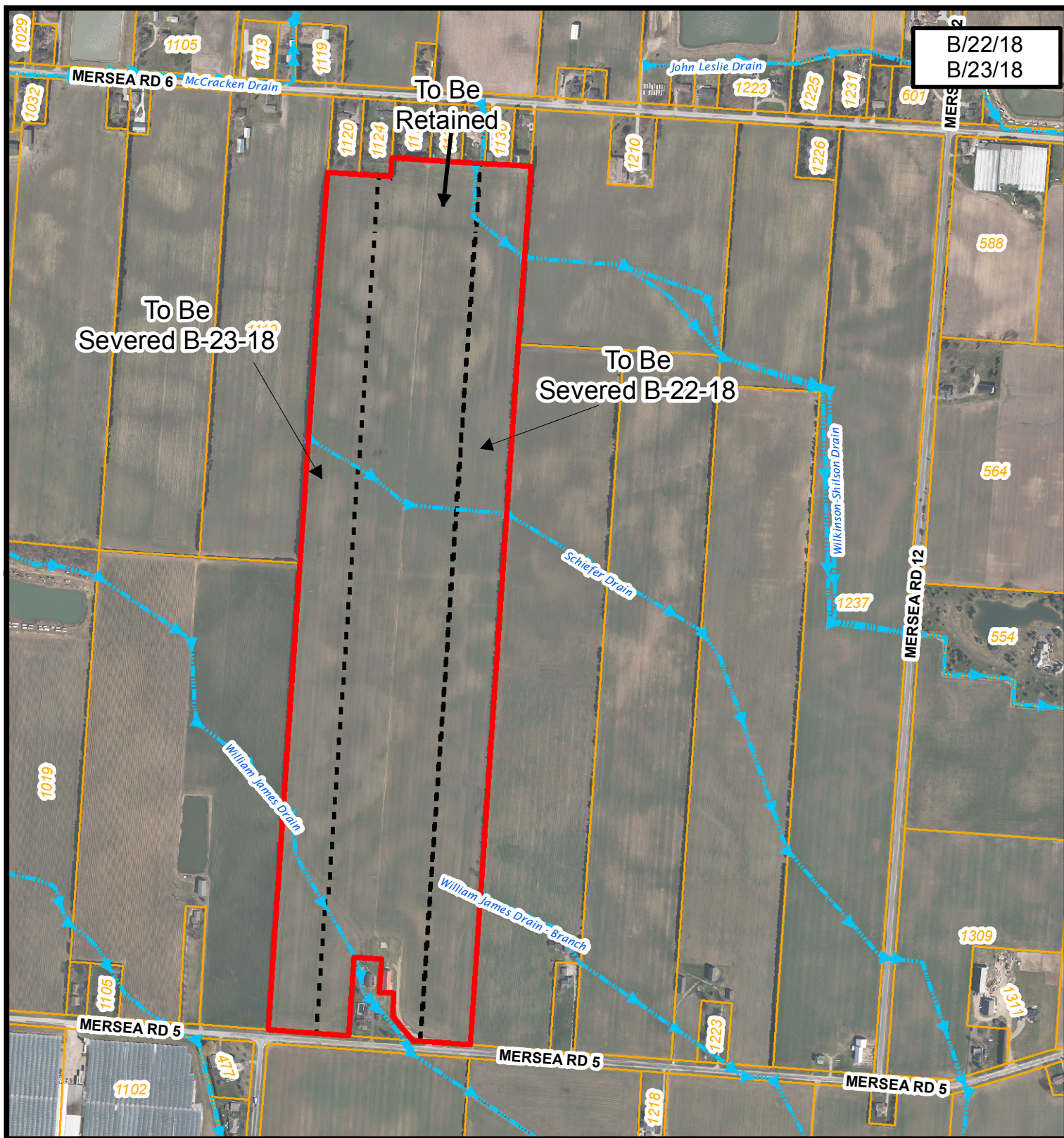
Municipal Address: North Side Mersea Road 5 - CON 5 PT LOT 11; 12R-23777 PT 1

Roll Number: 3706-680-000-00405

Deadline for Agency Comments: June 21, 2018

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

June 12, 2018



Legend

- SUBJECT LANDS
- - - - - MUNICIPAL DRAINS



-2017 AERIAL PHOTOGRAPHY

Title:

FIGURE 1

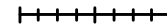


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Scale: 1:8,000

0 40 80 160 Meters



Prepared For: TRI-B ACRES INC.

Date: June 8, 2018

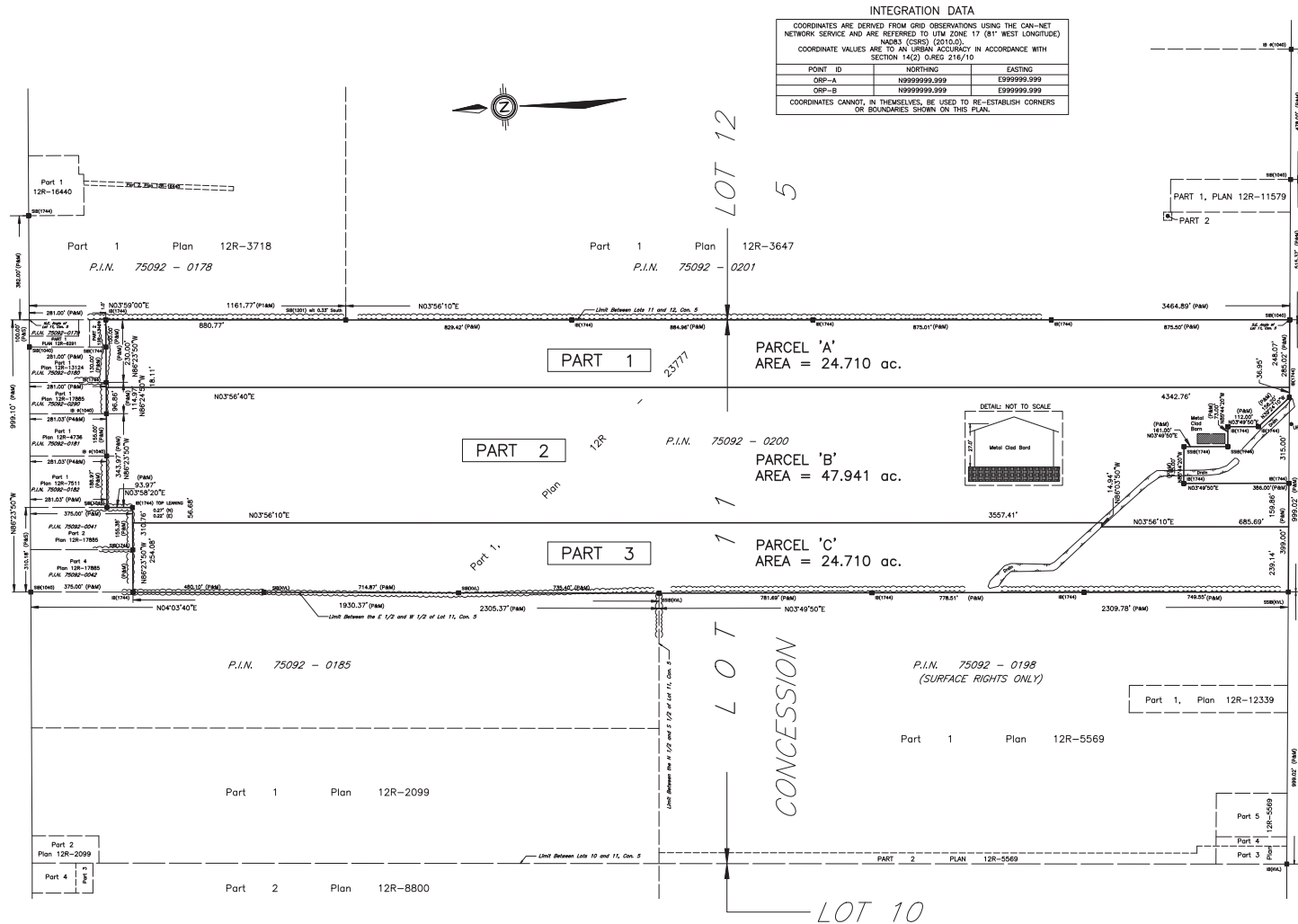
Prepared By: GIS Services

File No: B/22/18 & B/23/18

Notes:

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

P.L.N. 75092 - 0059
ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6



INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O. REG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N999999.999	E999999.999
ORP-B	N999999.999	E999999.999
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 12R- RECEIVED AND DEPOSITED		
DATE	APRIL 18, 2018.	DATE		
BRIAN COAD ONTARIO LAND SURVEYOR		AN ASSISTANT DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)		
PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1				24.710 ac.
2	PART OF LOT 11	CONCESSION 5	ALL OF 75092-0200	47.941 ac
3				24.710 ac.
PARTS 1, 2 AND 3 - COMPRISE ALL OF PIN 75092-0200				

PARTS 1, 2 AND 3 - COMPRISE ALL OF PIN 75092-0200

SKETCH FOR SEVERANCE
OF
PART OF LOT 11, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF MERSEA
NOW IN THE
MUNICIPALITY OF LEAMINGTON
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
SCALE : 1"=200'
0 100.0 200.0 400.0 600.0 FEET

*IMPERIAL *DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

LEGEND AND NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" 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 0.999781403.
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (B) UNLESS OTHERWISE NOTED.
B# DENOTES 1" x 1" x 4'-0" STANDARD IRON BAR
SB# DENOTES 1" x 1" x 2'-0" SHORT STANDARD IRON BAR
B# DENOTES 5/8" x 5/8" x 2'-0" IRON BAR
B# DENOTES 3/4" diameter x 2'-0" ROUND IRON BAR
C# DENOTES CUT-CROSS
C# DENOTES 5mm x 50mm STEEL PIN
C# DENOTES SURVEY MONUMENT FOUND
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M# DENOTES MEASURED
O# DENOTES DEED
O# DENOTES OBSERVED REFERENCE POINT
SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(P/P) DENOTES SET PROPORTIONALLY (O#) DENOTES ORIGIN UNKNOWN
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(W#) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(1001) DENOTES CLARKE SURVEYORS INC., O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE DAY OF

DATE APRIL 18, 2018.

BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.
WINDSOR
184 Colborne Street
NEX 2E1
Ph: (519) 258-1772
Fax: (519) 258-1791
LEAMINGTON
187 Talbot Street East
NBB 1L6
Ph: (519) 322-2375
Fax: (519) 322-2675
ONTARIO LAND SURVEYORS
CAD Since April 18, 2018 3145 PM
CAD File: 51376600.dwg
WORK ORDER: 5-13758 FILE NO.: E-MERSEA-5-11 PLAN FILE NO.: H-1715

Notice of Public Meeting

An Application By: Tri-B Acres Inc.

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

Date: Tuesday June 26, 2018 at 5:00 PM

Purpose: This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to a consent and minor variance application (see details below).

Further Information: Additional information may be obtained by contacting the Secretary-Treasurer. 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 public meeting.

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

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Appeal: If a person or public body who files an appeal of a Decision of the Committee of Adjustment regarding the proposed consent does not make written submission to the Committee of Adjustment before it approves or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Applicant: Tri-B Acres Inc.

Purpose: The purpose of Application B-26-18 is to obtain consent to sever a 10.119 hectare (25.004 acre) farm lot to the east of the retained lands. The purpose of Application B-27-18 is to obtain consent to sever 5.167 hectares (12.768 acres) to be added to the property to the east known municipally as 813 Mersea Road 6. If both consents are approved, the retained farm lot will be 13.066 hectares (32.287 acres). The purpose of Application A-12-18 is to obtain relief from Section 22.1.3 of Zoning Bylaw 890-09, as amended, in order to reduce the minimum lot frontage of the retained lands from 60 metres (196.85 feet) to 38.22 metres (125.39 feet).

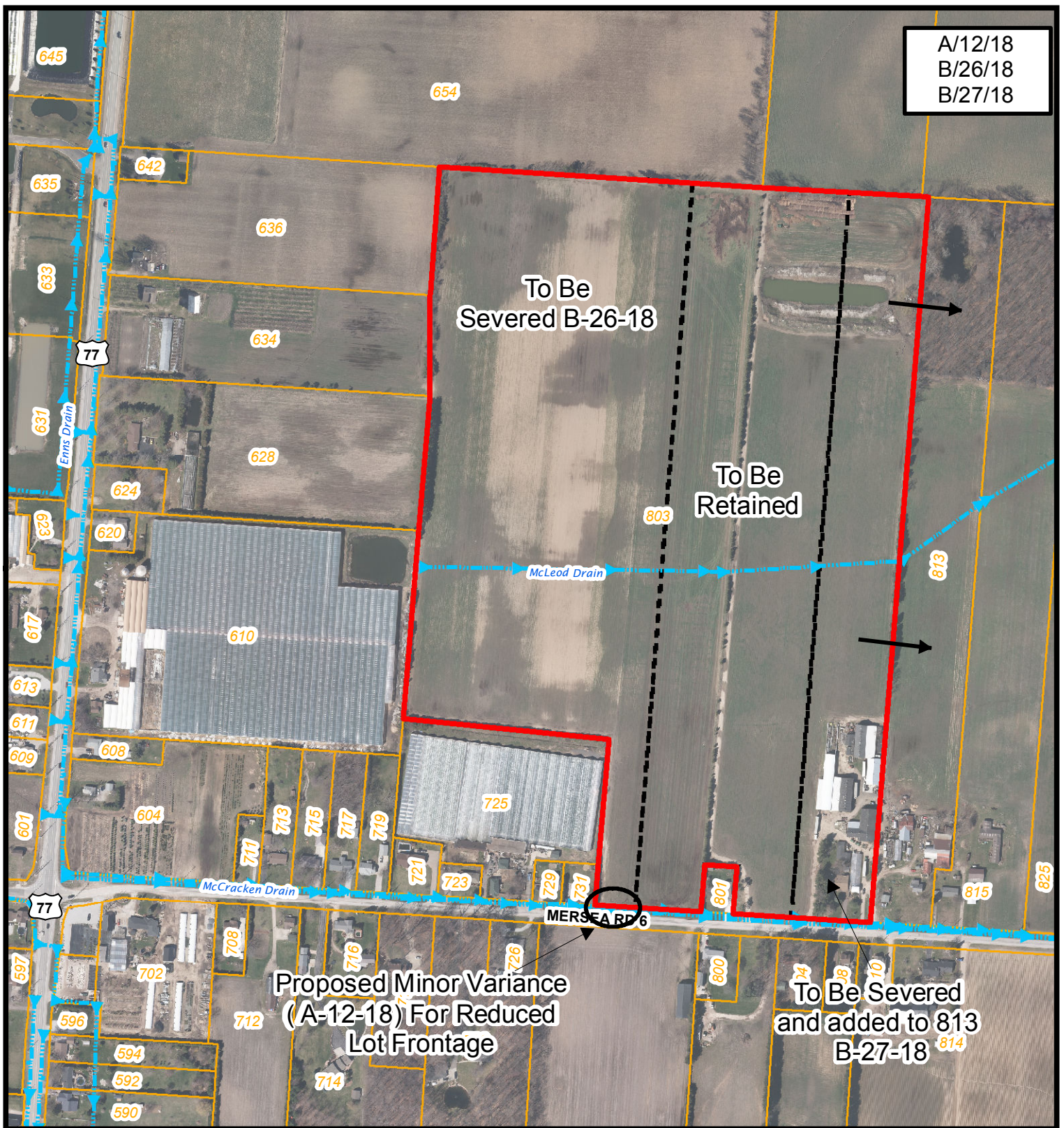
Municipal Address: 803 Mersea Road 6 - CON 6 S PT LOTS 7 & 8; 12R-3646 PT 2

Roll Number: 3706-710-000-02400

Deadline for Agency Comments: June 21, 2018

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

June 12, 2018



Legend

- SUBJECT LANDS
- ▶ MUNICIPAL DRAINS



-2017 AERIAL PHOTOGRAPHY

Title:

FIGURE 1

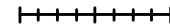


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Scale: 1:5,000

0 25 50 100 Meters



Prepared For: TRI-B ACRES INC.

Date: June 8, 2018

Prepared By: GIS Services

File No: A/12/18 & B/26&27/18

Notes:

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

Notice of Public Meeting

An Application By: Peter Brunato

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

Date: Tuesday June 26, 2018 at 5:00 PM

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Appeal: If a person or public body who files an appeal of a Decision of the Committee of Adjustment regarding the proposed consent does not make written submission to the Committee of Adjustment before it approves or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Applicant: Peter Brunato

Purpose: The purpose of Application B-28-18 is to obtain consent to sever a 10.251 hectare (25.331 acre) farm lot and retain 10.250 hectares (25.329 acres). The purpose of Application A-13-18 is to obtain relief from Section 22.1.3 of Zoning Bylaw 890-09, as amended, in order to reduce the minimum lot frontage of the severed lands from 60 metres (196.85 feet) to 40.23 metres (132.00 feet).

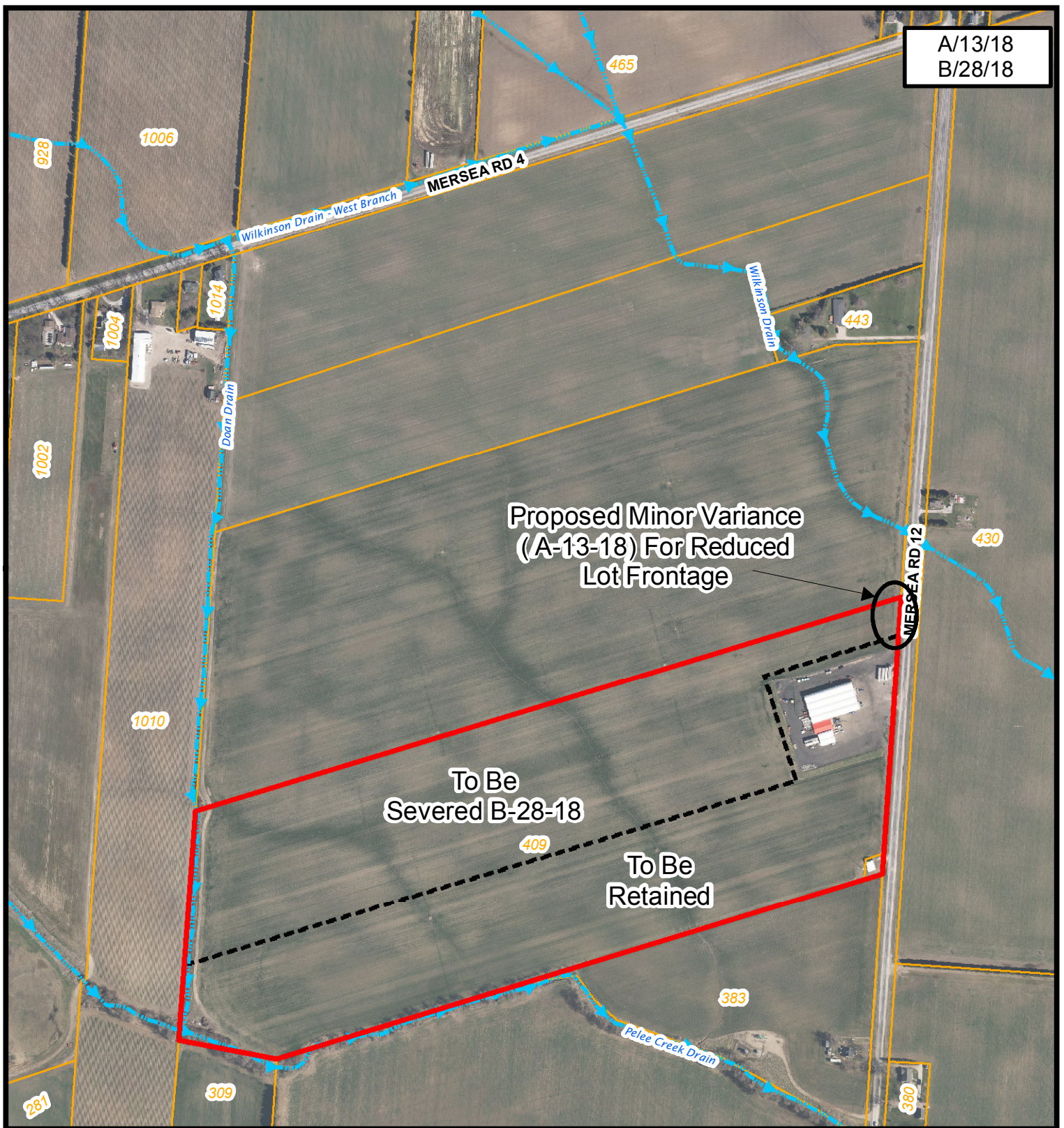
Municipal Address: 409 Mersea Road 12 - CON NTR N PT LOTS 238 & 239

Roll Number: 3706-640-000-01700

Deadline for Agency Comments: June 21, 2018

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

June 12, 2018



Legend

- SUBJECT LANDS
- MUNICIPAL DRAINS



-2017 AERIAL PHOTOGRAPHY

Title:

FIGURE 1

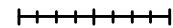


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Scale: 1:5,500

0 27.5 55 110 Meters



Prepared For: P. BRUNATO

Date: June 12, 2018

Prepared By: GIS Services

File No: A/13/18 & B/28/18

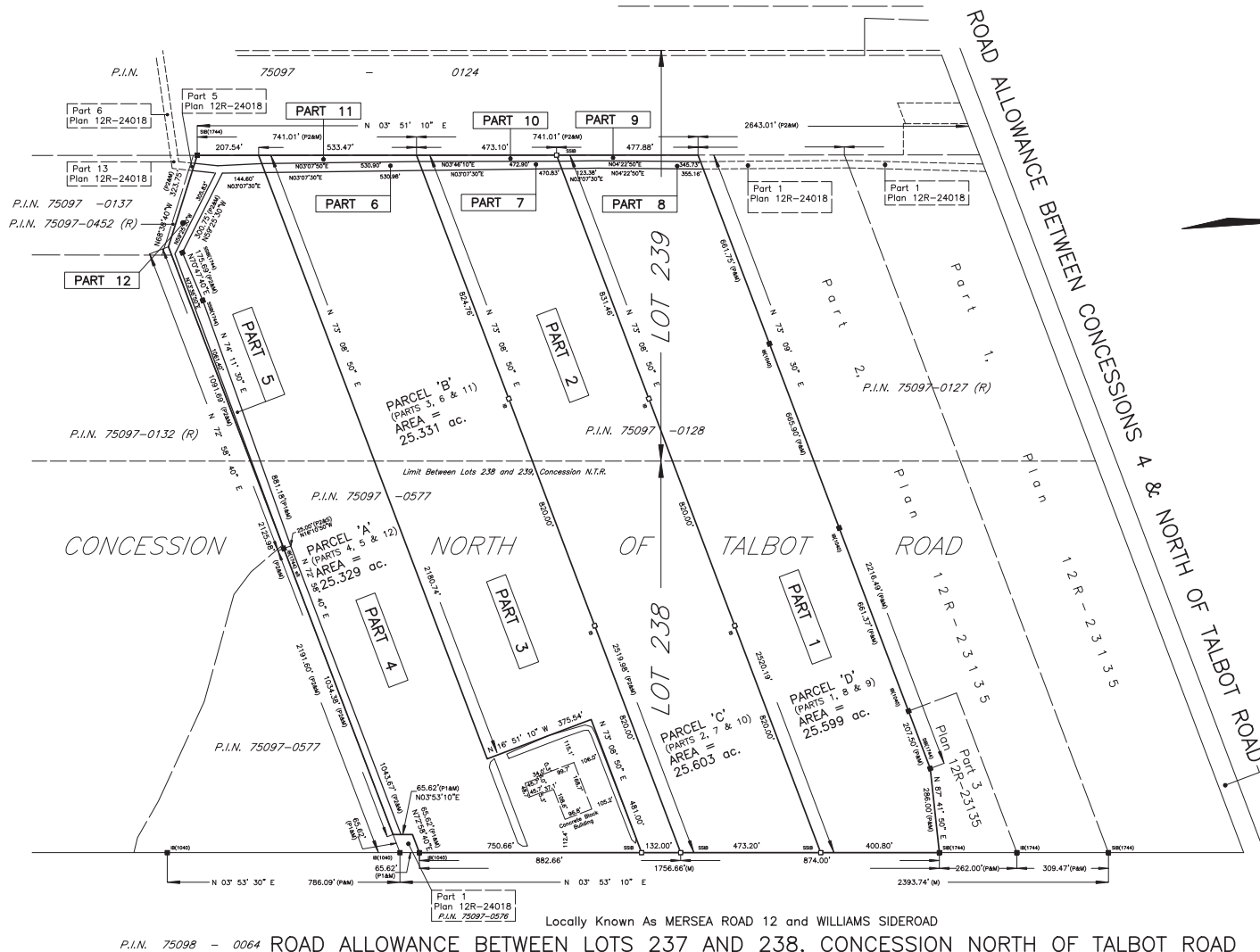
Notes:

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

Scale is correct if original paper size of letter is still intact and has not changed in any way. The Municipality of Leamington will not be held responsible for any damages due to scale errors from paper size changes.

PARTS SCHEDULE									
PART	LOT	CON/PLAN	P.I.N.	AREA	PART	LOT	CON/PLAN	P.I.N.	AREA
1			PART OF 75097-0128	X	6			PART OF 75097-0577	X
2				X	7				X
3	PART OF LOTS 238 AND 239	CONCESSION NORTH OF TALBOT ROAD		X	8	PART OF LOT 238	CONCESSION NORTH OF TALBOT ROAD		X
4			PART OF 75097-0577	X	9			PART OF 75097-0128	X
5				X	10				X

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 12R- RECEIVED AND DEPOSITED	
DATE	APRIL 18, 2018.	DATE	
BRIAN COAD ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)	



SKETCH FOR SEVERANCE
OF
PART OF LOTS 238 AND 239
CONCESSION NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MERSEA
NOW IN THE
MUNICIPALITY OF LEAMINGTON
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
SCALE : 1"=200'

"IMPERIAL" DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)		
NAD83 (CSRS) (2010.0)		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.R.E.G. 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N9999999.999	E999999.999
ORP-B	N9999999.999	E999999.999
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND AND NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
DISTANCES ON THIS PLAN ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978277
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
SBB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
SIB DENOTES 5/8" diameter X 2'-0" ROUND IRON BAR
CC DENOTES CUT-CROSS
SP DENOTES 30mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT DENOTES WITNESS
J DENOTES PERPENDICULAR
(S) DENOTES SET (W) DENOTES MEASURED (O) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT
SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (O/U) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-23135 (P1) DENOTES PLAN 12R-23817
(P2) DENOTES PLAN 12R-24018 (P3) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1744) DENOTES WILLIAM J. SETTINGTON, O.L.S.
(1940) DENOTES WILLIAM J. SETTINGTON, O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 5th DAY OF APRIL, 2018.

DATE	APRIL 18, 2018.	BRIAN COAD ONTARIO LAND SURVEYOR for VERHAEGEN • STUBBERFIELD • HARTLEY BREWER • BEZAIRE INC.
<p>WINDSOR 944 Ottawa Street N6H 2E1 Ph: (519)258-1772 Fax: (519)258-1791</p> <p>VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC. 187 Talbot Street East N6H 1L8 Ph: (519)322-2375 Fax: (519)322-2875</p> <p>LEAMINGTON</p>		
<p>ONTARIO LAND SURVEYORS www.ols.ca</p>		
DRAWN BY: CMM	CAD Date: April 18, 2018 3:15 PM	FILE NO: E-Mersea-NTR-238
CHECKED BY: OLS	CAD File: 51373200.dwg	PLAN FILE NO: H-1716
WORK ORDER: 5-13732	FILE NO: E-Mersea-NTR-238	PLAN FILE NO: H-1716

An Application By: Tri-B Acres Inc.

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

Date: Tuesday June 26, 2018 at 5:00 PM

Purpose: This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to a consent application (see details below).

Further Information: Additional information may be obtained by contacting the Secretary-Treasurer. 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 public meeting.

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

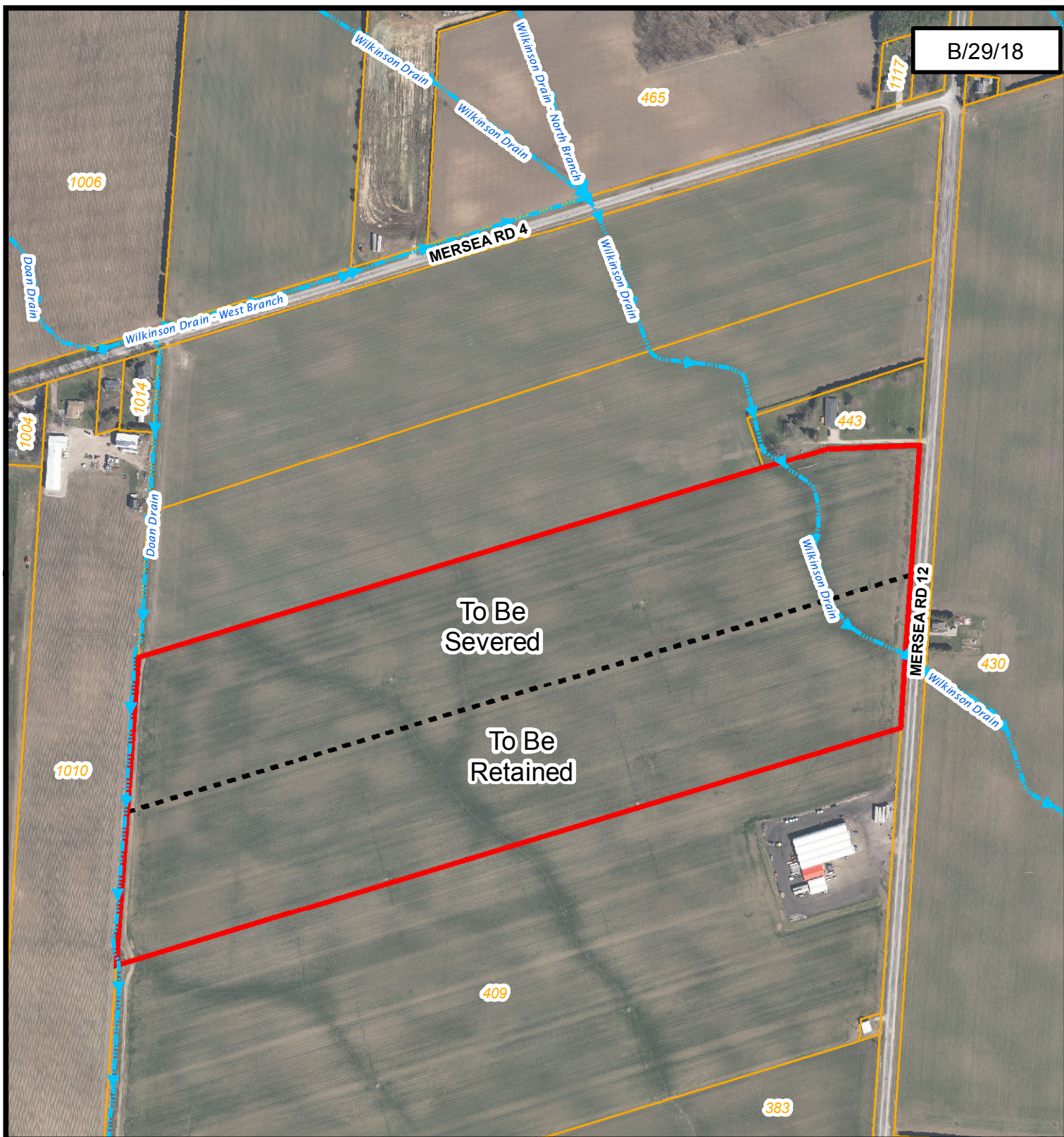
Notice: A copy of the Decision of the Committee together with a Notice of Right to Appeal will be sent to the applicant and/or agent. All others who wish to be notified of the Decision of the Committee of Adjustment in respect to the proposed consent must make a written request to the Secretary-Treasurer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

Appeal: If a person or public body who files an appeal of a Decision of the Committee of Adjustment regarding the proposed consent does not make written submission to the Committee of Adjustment before it approves or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Applicant:	Tri-B Acres Inc.
Purpose of Application:	To obtain consent to sever a 10.360 hectare (25.599 acre) vacant farm lot and retain a 10.361 hectare (25.603 acre) vacant farm lot.
Municipal Address:	WS Mersea Road 12 - CON NTR N PT LOTS 238 & 239
Roll Number:	3706-640-000-01800
Deadline for Agency Comments:	June 21, 2018

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

June 12, 2018



Legend

 MUNICIPAL DRAINS



-2017 AERIAL PHOTOGRAPHY

Title:

FIGURE 1

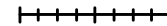


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Scale: 1:5,000

0 25 50 100 Meters



Prepared For: TRI-B ACRES INC

Date: June 8, 2018

Prepared By: GIS Services

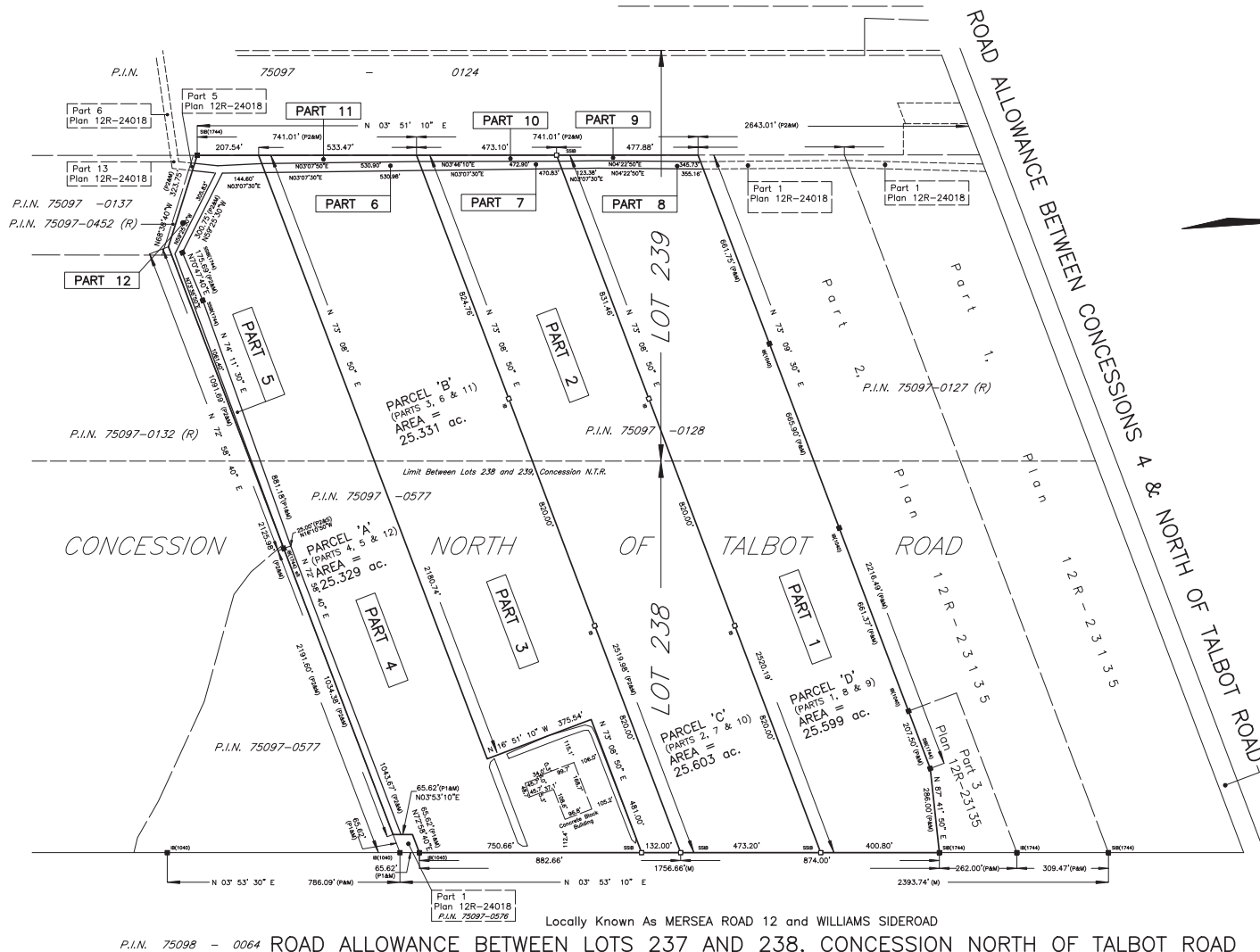
File No: B/29/18

Notes:

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

PARTS SCHEDULE									
PART	LOT	CON/PLAN	P.I.N.	AREA	PART	LOT	CON/PLAN	P.I.N.	AREA
1			PART OF 75097-0128	X	6			PART OF 75097-0577	X
2				X	7				X
3	PART OF LOTS 238 AND 239	CONCESSION NORTH OF TALBOT ROAD		X	8	PART OF LOT 238	CONCESSION NORTH OF TALBOT ROAD		X
4			PART OF 75097-0577	X	9			PART OF 75097-0128	X
5				X	10				X

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 12R- RECEIVED AND DEPOSITED	
DATE	APRIL 18, 2018.	DATE	
BRIAN COAD ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)	



SKETCH FOR SEVERANCE
OF
PART OF LOTS 238 AND 239
CONCESSION NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MERSEA
NOW IN THE
MUNICIPALITY OF LEAMINGTON
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
SCALE : 1"=200'

"IMPERIAL" DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)		
NAD83 (CSRS) (2010.0)		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.R.E.G. 216/10		
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LEGEND AND NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
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C DENOTES CUT-CROSS
S DENOTES 30mm X 50mm STEEL PIN
M DENOTES SURVEY MONUMENT FOUND
S DENOTES SURVEY MONUMENT SET AND MARKED 1744
W DENOTES WITNESS
L DENOTES PERPENDICULAR
(S) DENOTES SET (W) DENOTES MEASURED (O) DENOTES DEED
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(P2) DENOTES PLAN 12R-24018 (P3) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1744) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(1940) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 5th DAY OF APRIL, 2018.

DATE	APRIL 18, 2018.	BRIAN COAD ONTARIO LAND SURVEYOR for VERHAEGEN • STUBBERFIELD • HARTLEY BREWER • BEZAIRE INC.
<p>WINDSOR 944 Ottawa Street N6H 2E1 Ph: (519)258-1772 Fax: (519)258-1791</p> <p>VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC. 187 Talbot Street East N6H 1L8 Ph: (519)322-2375 Fax: (519)322-2875</p> <p>LEAMINGTON www.vshbbsurveyors.com</p>		
<p>ONTARIO LAND SURVEYORS</p> <p>DRAWN BY: CMM CAD Date: April 18, 2018 3:15 PM CHECKED BY: OLS CAD File: 51373200.dwg WORK ORDER: 5-13732 FILE NO.: E-Mersea-NTR-238 PLAN FILE NO.: H-1716</p>		

An Application By: Tri-B Acres Inc.

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

Date: Tuesday June 26, 2018 at 5:00 PM

Purpose: This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to a consent application (see details below).

Further Information: Additional information may be obtained by contacting the Secretary-Treasurer. 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 public meeting.

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

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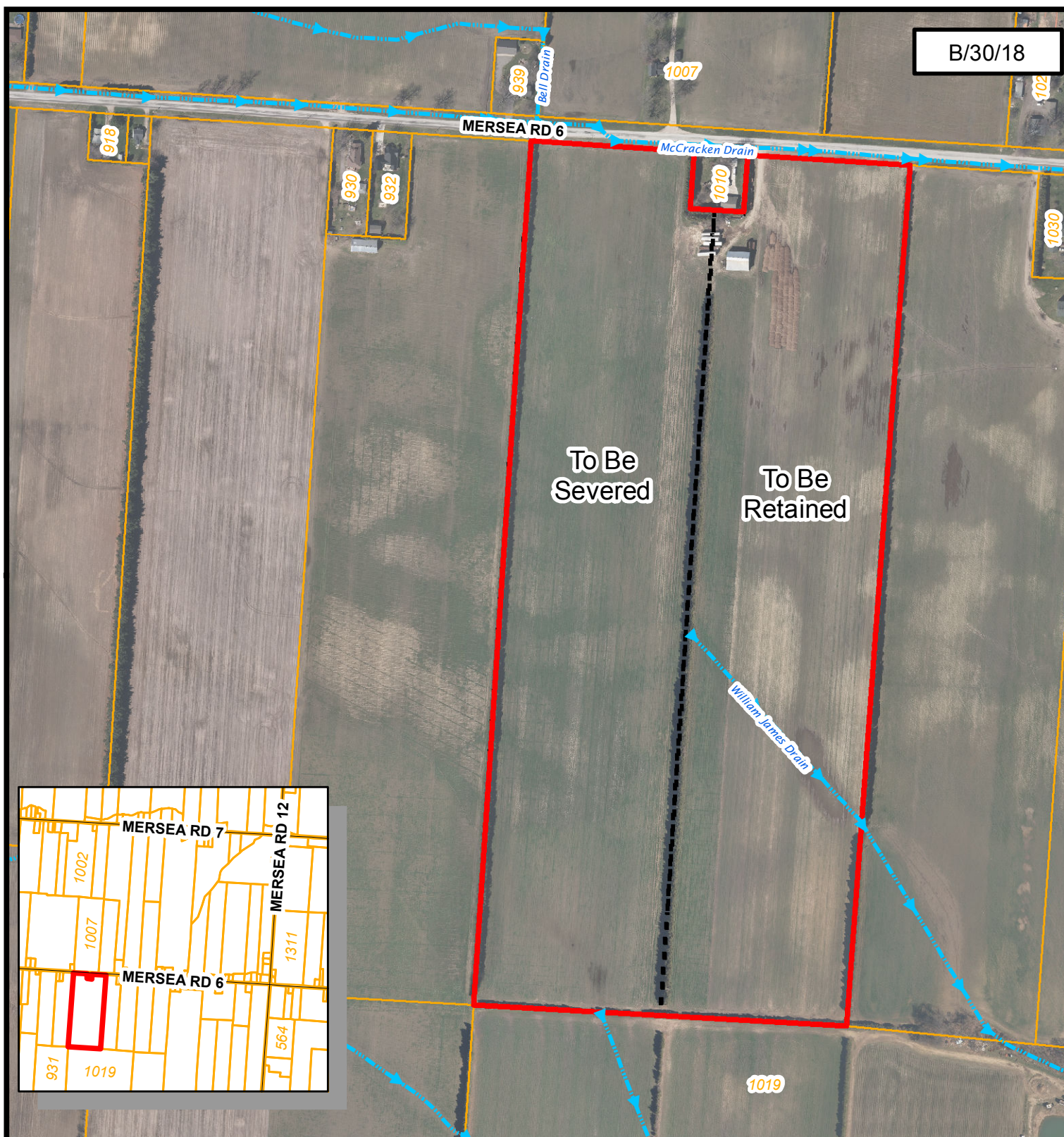
Appeal: If a person or public body who files an appeal of a Decision of the Committee of Adjustment regarding the proposed consent does not make written submission to the Committee of Adjustment before it approves or refuses a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Applicant:	Tri-B Acres Inc.
Purpose of Application:	To obtain consent to sever a 10.402 hectare (25.703 acre) vacant farm lot and retain a 10.395 hectare (25.687 acre) farm lot.
Municipal Address:	South Side Mersea Road 6 - CON 5 N PT LOT 10
Roll Number:	3706-680-000-07100
Deadline for Agency Comments:	June 21, 2018

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

June 12, 2018

B/30/18



Legend

MUNICIPAL DRAINS

SUBJECT LANDS



-2017 AERIAL PHOTOGRAPHY

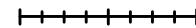
Title:

FIGURE 1



Scale: 1:4,269

0 25 50 100 Meters



Prepared For: TRI-B ACRES INC

Date: June 8, 2018

Prepared By: GIS Services

File No: B/30/18

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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.

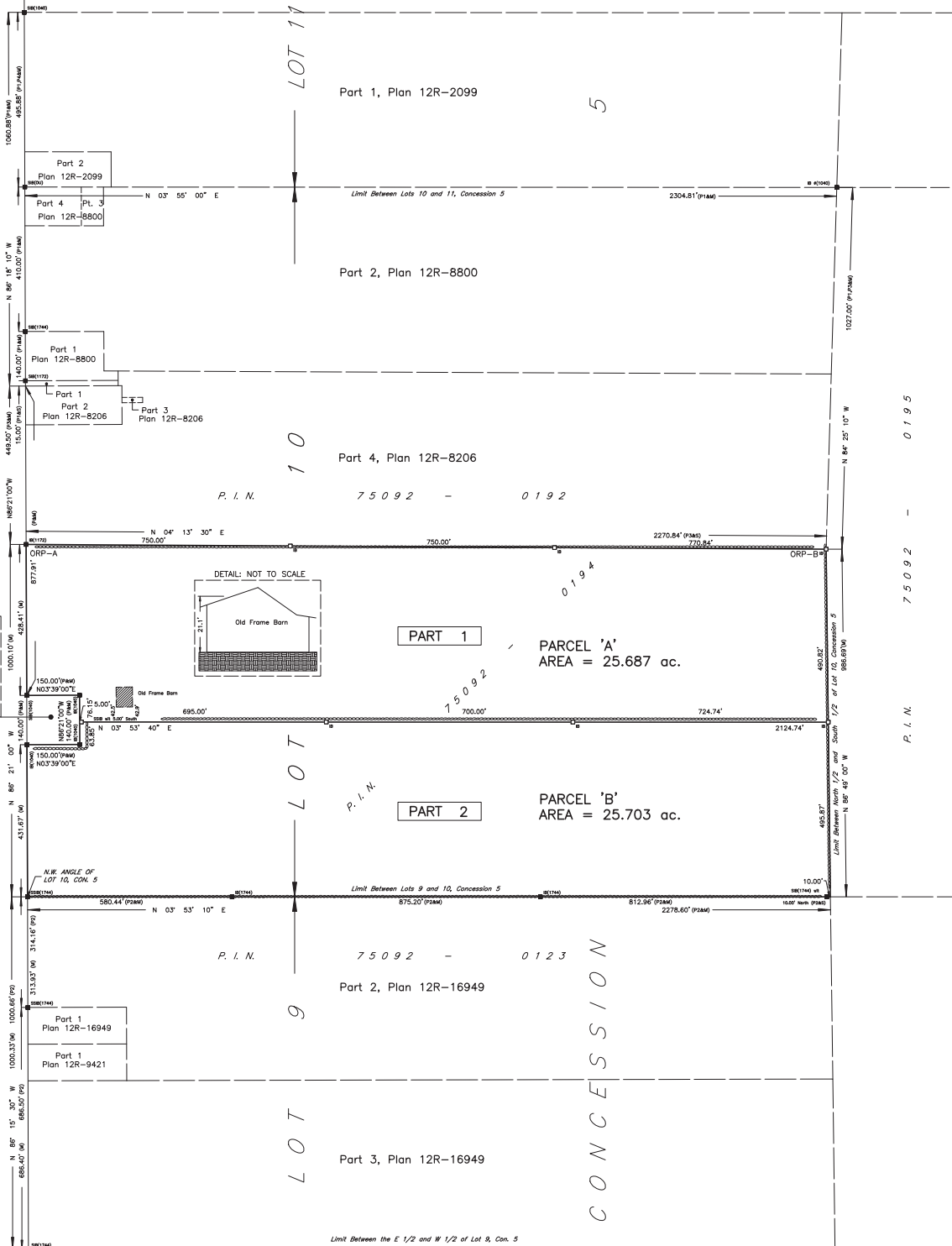
Notes:

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

Scale is correct if original paper size of letter is still intact and has not changed in any way. The Municipality of Leamington will not be held responsible for any damages due to scale errors from paper size changes.

P.I.N. 75092-0099 ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6

Part 1
Plan 12R-7603
P.I.N. 75092-0193



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 12R- RECEIVED AND DEPOSITED		
DATE APRIL 18, 2018.		DATE		
BRIAN COAD ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF ESSEX (12)		
PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 10	CONCESSION 5	ALL OF 75092-0194	25.687 ac.
2				25.703 ac.

PARTS 1 AND 2 - COMPRISE ALL OF PIN 75092-0194

SKETCH FOR SEVERANCE OF
PART OF LOT 10
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF MERSEA
NOW IN THE
MUNICIPALITY OF LEAMINGTON
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
SCALE : 1"=150'



"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048



INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) DATUM (CSRS) (2011.0).		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N15294175.088	E1214197.885
ORP-B	N15291910.937	E1214030.585
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND AND NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" 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 0.99978317
ALL MONUMENTS SHOWN, THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 1" x 1" x 1/4" STANDARD IRON BAR
SIB DENOTES 1" x 1" x 2" SHORT STANDARD IRON BAR
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□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WT. DENOTES WITNESS. J. DENOTES PERPENDICULAR
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SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (O/U) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-7603 (PI) DENOTES PLAN 12R-8800
(P2) DENOTES PLAN 12R-16949 (P3) DENOTES PLAN 12R-8206
(P4) DENOTES PLAN 12R-2099
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(1175) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY HAS COMPLETED ON THE 3rd. DAY OF APRIL, 2018.

DATE APRIL 18, 2018.
BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR 844 Ottawa Street
M9B 2E1
Ph: (519) 258-1772
Fax: (519) 258-1791

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

LEAMINGTON 187 Tabbot Street East
N6H 1L8
Ph: (519) 322-2375
Fax: (519) 322-2875

ONTARIO LAND SURVEYS www.verhbsurveys.com

DRAWN BY: CMM CAD Date: April 18, 2018 2:08 PM
CHECKED BY: BR CAD File: 51213100-009
WORK ORDER: S-13731 FILE NO.: E-Mersea-5-10 PLAN FILE NO.: H-1713