

**AN APPLICATION FOR SUBDIVISION APPROVAL
UNDER SECTION 51 OF THE LAND USE PLANNING AND
PROTECTION ACT, 1983, R.S.O. 1990**

LAND DIVISION COMMITTEE

***** DECISION *****

October 14, 1997

FILE # 38T-91003

Change of Condition:

- Condition #18 - August 24, 2020
- Condition #18 - August 14, 2017
- Condition #18 - October 10, 2014
- Condition #18 - June 7, 2011
- Condition #18 - October 12, 2007


In the case of an application for approval of a plan of subdivision as made under Section 51 of the Land Use Planning and Protection Act, 1983, R.S.O. 1990, as it affects the property on Part of Lot 20, Concession 2, former Village of Thedford as made by Widder Station Golf and Country Club, owner of the subject lands.

DECISION:

DRAFT APPROVED with the following conditions which shall be fulfilled prior to final approval of this Plan of Subdivision:

1. This approval applies to the draft plan of subdivision prepared by Monteith & Sutherland Limited O.L.S., dated August 14, 1991, which shows a total of 41 Lots and 2 Blocks.
2. Prior to final approval, the owner agrees to enter into a subdivision agreement to satisfy all requirements, financial and otherwise to the satisfaction of the Municipality of Lambton Shores and that this agreement be registered on title to the lands.
3. That Official Plan Amendment No. 4 to the Official Plan for the former Village of Thedford receive final and complete approval.
4. No work shall occur on the site until the owner has entered into a subdivision agreement with the Municipality of Lambton Shores.
5. The owner agrees in writing to satisfy all requirements, financial or otherwise of the County of Lambton and that any agreement be registered on title to the lands.
6. Such easements as they may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. The owner agrees to provide any necessary easements to the satisfaction of the Municipality of Lambton Shores.
8. The development shall be provided with full municipal water and sanitary sewer services to the satisfaction of the Municipality of Lambton Shores. Sanitary sewage capacity to service the proposed development shall be reserved by the Municipality of Lambton Shores.

9. The owner agrees to provide a parkland dedication or cash-in-lieu to the satisfaction of the Municipality of Lambton Shores. The Owner also agrees that in the event the Owner requests extension of draft approval that the date for calculation of cash-in-lieu of parkland will be from the date of the extension of draft approval if applicable.
10. The owner shall agree in the Municipality of Lambton Shores subdivision agreement to deposit mylars and/or digital discs of the registered plan of subdivision to the satisfaction of the Municipality of Lambton Shores, and that prior to registration of the plan, the owner's surveyor shall submit to the Municipality of Lambton Shores, horizontal co-ordinates of all boundary monuments for the approved draft plan of subdivision. These co-ordinates are to be based on 6° UTM 1974 Datum or NAD 83 Datum. Exemptions and alternatives to this can only be granted by the Municipality of Lambton Shores.
11. The owner shall complete detailed surface water drainage and grading plans to the satisfaction of the Ausable-Bayfield Conservation Authority (A.B.C.A.), and the Municipality of Lambton Shores. Building envelopes for lots 10 through 23 may need to be established in the report.
12. The owner shall complete a detailed stormwater management report to the satisfaction of the Ausable-Bayfield Conservation Authority and the Municipality of Lambton Shores. The report must confirm that there will be no increase in the pre versus post development flows unless it can be demonstrated that no adverse impacts on the receiving watercourse will occur. Sediment control devices may also be required prior to any excavation and maintained throughout the construction period until permanent vegetation can be established.
13. Since the south-westerly portion of the proposed subdivision falls within an area under the A.B.C.A Fill, Construction and Alteration to Waterway Regulation, approval from that agency is required.
14. Prior to signing the final plan, the Approval Authority of the County of Lambton shall be advised by the Municipality of Lambton Shores that Conditions 2,3,4, & 7 through 12 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
15. Prior to signing the Final Plan, the Approval Authority of the County of Lambton shall be advised by the County of Lambton that Condition 5 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.
16. Prior to signing the final plan, the Approval Authority of the County of Lambton shall be advised by the Ausable-Bayfield Conservation Authority that Conditions 11, 12 & 13 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
17. Prior to signing of the Final Plan, the Owner shall submit one original plan, three transparent duplicates, two white paper copies, one Compact Disc with the final plan (compatible with AutoCad Release 12 - dwg. or dxf.) and three copies of the Subdivision Agreement executed with the Municipality of Lambton Shores.
18. All of the above conditions shall be satisfied by October 12, 2023 unless an extension has been applied for and approved prior to that date.


Subdivision and Condominium Approval Authority
County of Lambton

August 24, 2020
Date