



BROOKE-ALVINSTON COMMITTEE OF ADJUSTMENT

PROVISIONAL CONSENT (Ont. Regulation 197/96)

DECISION

FILE NO. B-002 / 26

In the case of an application for consent from Bill Stevens (B & M Stevens & Sons Farms Inc.) made under Section 53 of the Planning Act, as it affects the property legally known as 8513 Churchill Line, and described as Con. 14 West Part Lot 24, West ½ Lot 24 in the Municipality of Brooke-Alvinston, in the County of Lambton as described in the application.

DECISION: GRANTED WITH CONDITIONS

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 in a form suitable for registration.
2. That a fee of \$300.00 be paid to the Municipality of Brooke-Alvinston by cash or cheque;
3. That all conditions be fulfilled within two years of the notice of decision of this consent. That the certification of consent required by Section 53(42) of The Planning Act, be obtained within one year of the notice of decision of this consent. *The Municipality 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 the Provisional Consents;*
4. That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent Application B001/26 and that this plan be approved by the Municipality prior to being deposited with the Land Registry Office
5. That the retained parcel be rezoned from Agricultural-1 (A1) to No Dwelling Agricultural (ND-A), while the severed parcel remains zoned Agricultural-1 (A1).
6. That any outstanding property taxes be paid in full
7. That drain assessment schedules be revised in accordance with the Drainage Act, as amended, to be commissioned and paid for by the owners, to the satisfaction of the Municipality
8. That independent access to the severed and retained lands be provided to the satisfaction of the Municipality
9. That a municipal 911 address be assigned to the retained lands and a 911 sign be posted on the retained and severed properties

Members concurring in the above ruling:

Christa Sawyer Randy Hills Ken McGugan Don McCabe Craig Sanders

*** CERTIFICATION ***

I, Janet Denkers Secretary-Treasurer for this meeting of the Brooke-Alvinston Committee of Adjustment in the County of Lambton certify that the above is a true copy of the decision of the Committee with respect to the application recorded electronically herein which was brought before the Committee on July 7, 2026 with the Notice of Decision being mailed July 7, 2026

Janet Denkers, Secretary-Treasurer
Municipality of Brooke-Alvinston Committee of Adjustment

The last day for appeal of the above decision is the 27th day of July, 2026

LAND DIVISION COMMITTEE
(Ont. Regulation 547 / 06)

A hearing was held by the Land Division Committee appointed by the Council of the Municipality of Brooke-Alvinston.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Additional information regarding the application will be available to the public for inspection at the Municipality of Brooke-Alvinston, 3236 River Street, Alvinston, ON N0N 1A0 from 8:30 a.m. to 4:30 p.m. Monday to Friday (excluding holidays).

The Province of Ontario has amended the *Planning Act* as of November 28, 2022, and now only the applicant, the Minister of Municipal Affairs and Housing, and specified person and public bodies (as defined in the *Planning Act*), are permitted to appeal severance or minor variance decisions of the Committee of Adjustment.

The Planning Act states: "*The applicant, the Minister, a specified person or any public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal.*"

Therefore let it be known that the last day for appealing the said decision to the Ontario Land Tribunal, is as stated on the reverse side of this form.

Written notice of the appeal accompanied by a cheque or money order in the specified amount for the first appeal made payable to the Minister of Finance for Ontario must be filed with the Secretary-Treasurer of the Municipality of Brooke-Alvinston Land Division Committee on or before the appeal date.

Janet Denkers, Secretary-Treasurer
Municipality of Brooke-Alvinston Committee of Adjustment
3236 River Street
P.O. Box 28
Alvinston, ON N0N 1A0

The last day for appeal of the above decision is the 27th day of July, 2026