

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, August 3, 2023

The Oxford County Land Division Committee met in the Room 129, County Administration Building, Woodstock, Ontario, and met virtually via livestream on Thursday, August 3, 2023, at 9:30 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	L. Martin
	-	J. Lessif
	-	D. Paron
	-	D. Matheson
	-	A. Tenhove
	-	C. van Haastert - <i>absent</i>
Senior Planner	-	E. Gilbert
Secretary-Treasurer	-	A. Hartley

The meeting was called to order at 9:32 a.m.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

Moved by: J. Lessif
Seconded by: D. Paron

"The Minutes of the Meeting of July 6, 2023, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B23-10-8 – Omid and Andrea Tamjidi
(Part Lot 5, Concession 13, Part 2, 41R-9789, City of Woodstock)

Paul Barron, the owner's agent, was present to speak to the application.

The applications have been requested to facilitate the severance of a vacant parcel from an existing single-detached dwelling in the City of Woodstock. It is anticipated that the proposed

severed lands will later be developed for residential purposes and the extension of a right-of-way (Leslie Street). It is proposed that the lot to be severed will be 2,285 m² in size to the rear of the subject lands. The lot to be retained will be 1196 m² in size with 24.8 m of frontage on Oxford County Road 17.

E. Gilbert reviewed the staff Planning Report, he indicated that the subject property is designated Future Urban Growth in the County Official Plan and zoned Special Residential Type 1 Zone (R1-13) in the City of Woodstock Zoning By-law. He noted that the applicants intend on developing the severed lands through a future plan of subdivision which has been submitted. E. Gilbert advised that no development could proceed until the subdivision plan is approved and registered. In Planning staff's opinion, the application for consent is consistent with the 2020 Provincial Policy Statement and complies with the County Official Plan. No comments were received as a result of the agency circulation. The City of Woodstock Council considered this application at their meeting of July 13, 2023, and recommended approval. Two letters of support were received from neighbouring landowners indicated their support of the application and were appended to the report. Planning staff recommend approval of the consent application subject to the eight attached conditions.

P. Barron understood and accepted the conditions contained within the report.

In response to G. Brumby, E. Gilbert noted that the extension of Leslie Street is shown on the secondary plan and would extend through the existing lands to Oxford Road 17. The rear yard of the existing dwellings is proposed to be developed if it were to be severed off by the owners.

Moved by: A. Tenhove
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The owner shall enter into a Severance Agreement with the City of Woodstock as set forth in the City of Woodstock By-law No. 5266-76, and amendments thereto. The Agreement will be registered on title by the owner, to the satisfaction of the City of Woodstock.
2. The owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
3. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
4. The owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The severed lands be appropriately zoned to prevent development until Leslie Street has been extended and/or a plan of subdivision for the severed lands has been approved by Oxford County.
6. The owner shall agree that no development shall occur on the severed lands until a draft plan of subdivision is approved for the said severed lands.
7. The owner shall remove all structures on the severed lands to the satisfaction of the City of Woodstock Building Department.
8. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall

be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B23-14-8 – Oxford Builders Inc.
(Part Lots 8 & 9, Plan 86, City of Woodstock)

Paul Barron, the owner's agent, was present to speak to the application.

The application for consent proposes to sever a parcel with a frontage of 10 m, depth of 91 m, area of 2782 sq m for a future townhouse development, containing 6 townhouse units. The lot to be retained would have a frontage of 37.8 m, depth of 35.3 m, area of 1317 sq m and would contain 5 townhouse units.

E. Gilbert reviewed the staff Planning Report, he noted that in total both the severed and retained lots would contain 11 townhouse units. He advised that the subject property is designated Low Density Residential in the County Official Plan. The subject lands are currently zoned Residential Zone 1 (R1); however, a zone change has been approved in principle to rezone the lands to Special Residential Zone 3 (R3-sp) to accommodate the development and to recognize lot deficiencies. E. Gilbert noted that the proposal provides for a mix of housing types and units and provides for additional housing. No comments or concerns were raised as a result of the public or agency circulation. The City of Woodstock Council considered this application at their meeting of July 13, 2023, and recommended approval. Planning staff recommend approval of the consent application subject to the attached conditions.

P. Barron had no comments or concerns and concurred with the staff Planning Report.

In response to G. Brumby, P. Barron noted that the six units on the lot to be retained will remain as one block and be rented. There is no intention to sever each unit off at this time.

Moved by: L. Martin
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The owner shall enter into a Severance Agreement with the City of Woodstock as set forth in the City of Woodstock By-law No. 5266-76, and amendments thereto. The agreement will be registered on title by the owner, to the satisfaction of the City of Woodstock.
2. The owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
3. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford, regarding the installation of services and drainage facilities.

4. The owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The proposed severed and retained lands be appropriately zoned.
6. The owners shall remove all structures on the proposed severed and retained lands to the satisfaction of the City of Woodstock Building Department.
7. A site servicing plan shall be provided to the satisfaction of the County of Oxford Public Works Department.
8. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B23-07-4 – Murgo Farms Ltd.

(Lot 3, Concession 4 (West Oxford), Township of South-West Oxford)

Ryan Verhoog, the owner's solicitor, was present to speak to the application.

The application for consent seeks to sever a lot for 'Rural Residential' purposes by severing an area of approximately 2,365 m² (0.58 ac) and consisting of an existing single-detached dwelling and detached garage. The lot proposed to be retained also contains a single-detached dwelling and is comprised of approximately 61.5 ha (152 ac) of lands currently under agricultural production (cash cropping). No changes are proposed for the lands being retained as part of this application. The associated application for Official Plan Amendment (OP23-03-4) was approved by County Council on July 12, 2023.

E. Gilbert reviewed the staff Planning Report. He indicated that an Official Plan Amendment was recently approved by County Council which would specifically permit the severance on the subject lands as proposed. E. Gilbert advised that County Council adopted new agricultural policies which have been sent to the province for review and approval and would change the framework for evaluating surplus farm dwelling severances. The lot to be retained will need to be rezoned to prohibit a dwelling from being constructed after the severance occurs. Comments and concerns raised as a result of the agency circulation have been reflected in the conditions noted in the report. Accordingly, Planning staff recommend approval of the consent application.

R. Verhoog agreed with the report and the conditions attached.

In response to A. Tenhove, E. Gilbert noted that OPA 300 referenced in the report needed to be completed as the policies contained in OPA 269 are not yet in effect as the Province still needs to provide approval. The site-specific Official Plan amendment was also required to address the sand and gravel resources present on the subject lands.

In response to G. Brumby, E. Gilbert noted that there is no active extraction in the immediate area.

Moved by: D. Paron
Seconded by: A. Tenhove

'Granted'

CONDITIONS:

1. That prior to the certificate being issued for the lands to be severed, OPA No. 300 shall be in full force and effect, to the satisfaction of the County of Oxford.
2. The lot to be severed be appropriately zoned.
3. The lot to be retained by appropriately zoned, including provisions to prohibit the construction of any additional dwellings on the said lands.
4. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B23-27-8 – 1967113 Ontario Inc.
(Lot 5 w/s Chapel Street, Plan 19, City of Woodstock)

Amer Cengic was present to speak to the application.

The application for consent proposes to sever a parcel having a frontage of 10.1 m (33.1 ft), average depth of 34.5 m (113.3 ft), and area of 351 m² (3,778.2 ft²) and retain a lot with the same dimensions to sever an existing semi-detached dwelling.

E. Gilbert reviewed the staff Planning Report, he indicated that the subject lands are designated Low Density Residential in the County Official Plan and zoned Residential Zone 2 (R2) in the City of Woodstock Zoning By-law. In Planning staff's opinion, the application is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan and is appropriately zoned. No comments or concerns were raised as a result of the agency and public circulation. Planning staff recommend approval of the consent application subject to the attached conditions.

A. Cengic concurred with the staff Planning Report and accepted the attached conditions.

Moved by: D. Matheson
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The owner provides confirmation of the location of any overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford, regarding the installation of services and drainage facilities.
3. The owner shall submit a recent survey prepared by an Ontario Land Surveyor (OLS) to confirm lot sizes and building location/setbacks to the satisfaction of the City of Woodstock.
4. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B23-33-5 & B23-34-5; A23-06-5 – Cote Enterprises Inc.
(Part Lot 21, Concession 1 (North Oxford), Township of Zorra)

Bryan Willsie and Mike Cote were present to speak to the application.

The purpose of the applications is to facilitate the creation of two (2) new Agri-Business lots and retain one (1) lot for similar purposes. The lot to be severed via application B23-33-5 is proposed to be approximately 1.2 ha (2.98 ac) in size and is currently vacant. The lot to be severed via application B23-34-5 is proposed to be approximately 2.28 ha (5.64 ac) in size and is currently vacant. The lot to be retained is proposed to be approximately 2.02 ha (5 ac) in size and is also vacant. The lot to be retained recently received approval-in-principle for a zone change via application ZN5-22-11, to rezone to an 'Agricultural-Business Special Zone (AB-sp)'. The zone change is anticipated to permit a custom golf cart and trailer business on the subject lands. No other development on the severed lands has been proposed at this time.

A minor variance has been requested for the lot to be severed via B23-34-5 to:

- Reduce the minimum lot frontage on the lot to be severed from 45 m (147.63 ft) to 10 m (32.8 ft) to allow for an easement for mutual access onto 43rd Line, in favour of all three lots to be established.

The applicant is further proposing a shared easement over the lot to be severed via B23-34-5 in favour of the lot to be severed via B23-33-5 and the lot to be retained. The easement will permit one access onto 43rd Line. The proposed easement is approximately 20 m (65.6 ft) wide by approximately 167 m (547.9 ft) in depth.

E. Gilbert reviewed the staff Planning Report. He indicated that the subject lands are designated Agricultural Reserve in the County Official Plan and the lots to be severed are zoned Agri-Business Zone (AB) and the lot to be retained has a Special Agri-Business Zone (AB-14) to reflect its intended use. The applicant is proposing a shared access easement for all three lots. E. Gilbert noted that site plan control will be required for future development. In Planning staff's opinion, the applications are consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan and are appropriately zoned. No comments or concerns were raised as a result of the agency and public notification. Accordingly, Planning staff recommend approval of the consent and minor variance subject to the attached conditions.

The applicants had no comments or concerns and agreed with the conditions contained in the report.

In response to J. Lessif, E. Gilbert advised that the minor variance is required for a reduced frontage to the rear lot to be severed. Due to the lot size required and the configurations this was the most efficient use of the land. E. Gilbert noted that 20 m access is sufficient enough for truck traffic and County Public Works had no concern with the proposal.

B23-33-5

Moved by: A. Tenhove
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
2. An easement for the purpose of access be established over the lot to be severed via B23-34-5 in favour of the lot to be severed by Consent File B23-33-5 and the retained lands resulting from Consent Files B23-33-5 and B23-34-5.
3. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.

2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments respecting this application.

B23-34-5

Moved by: A. Tenhove
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
2. An easement for the purpose of access be established over the lot to be severed in favour of the lot to be severed by Consent File B23-33-5 and the retained lands resulting from Consent Files B23-33-5 and B23-34-5.
3. The certificate for Application B23-33-5 be issued, the Transfer registered, and a copy of the registered Transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B23-34-5.
4. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

A23-06-5

Moved by: A. Tenhove
Seconded by: J. Lessif

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Zorra Zoning By-law No. By-law 35-99.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of Township of Zorra Zoning By-law No. By-law 35-99.

CARRIED.

B23-32-6; A23-05-6 – Astro Homes Ltd.
Lot 5, Block 11, Plan 279, Town of Ingersoll)

Ted Barber, neighbouring landowner, was present.

The application for consent proposes the creation of one new residential building lot in the Town of Ingersoll. It is proposed that the existing single detached dwelling on the subject lands will be removed, and one new single detached dwelling is proposed for both the lot to be severed and the lot to be retained.

It is proposed that the lot to be retained will be 315.5 m² (3,396.1 ft²) in size, with 10 m (32.8 ft) of frontage on King Street West and a depth of 31.3 m (101.7 ft) and one new single detached dwelling is proposed for the lot to be retained.

It is proposed that the lot to be severed will be 361 m² (3,885.8 ft²) in size, with 10 m (32.8 ft) of frontage on King Street West and a depth of 35.9 m (117.7 ft) and one new single detached dwelling is proposed for the lot to be severed.

Minor variances have been requested to facilitate the proposal, as follows.

- Relief from Table 7.2 – Residential Type 2 (R2) Zone Provisions, to reduce the minimum required lot frontage for the lot to be severed from 11.5 m (37.7 ft) to 10 m (32.8 ft);
- Relief from Table 7.2 – Residential Type 2 (R2) Zone Provisions, to reduce the minimum required lot frontage for the lot to be retained from 11.5 m (37.7 ft) to 10 m (32.8 ft), and;
- Relief from Table 7.2 – Residential Type 2 (R2) Zone Provisions, to reduce the minimum required lot area for the lot to be retained from 345 m² (3,713.7 ft²) to 315.5 m² (3,396.1 ft²).

E. Gilbert reviewed the staff Planning Report, he indicated that the subject lands are designated Low Density Residential and zoned Residential Zone 2 (R2) in the Town of Ingersoll Zoning By-law. Minor variances have been requested to reduce the frontage and lot area of the lot to be retained and severed. E. Gilbert advised that staff satisfied that the proposal is consistent with the surrounding neighbourhood and development and provide sufficient room for building envelope and off-street parking. No comments or concerns were raised a result of the agency circulation and public notification. T. Barber expressed concerns at the meeting regarding the grading and water drainage onto the neighbouring property. E. Gilbert advised that a grading and drainage plan would be required to be submitted as a condition of the consent. Accordingly, the application for consent and minor variance is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan and is appropriately zoned aside from the requested variances. Planning staff are recommending approval of the applications subject to the attached conditions.

G. Brumby advised T. Barber that the zoning only permits a certain size of building based on the provisions of the zoning by-law. If the applicant wanted to build a larger dwelling, they would require minor variances, or a zone change which the neighbouring landowners would be notified of.

B23-32-6

Moved by: L. Martin
Seconded by: A. Tenhove

'Granted'

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. This condition can be cleared by payment for the required services and completion of appropriate forms prior to the completion of the severance, to the satisfaction of the County of Oxford Public Works Department.
2. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities.
3. The owner shall provide the payment of cash-in-lieu of parkland for the creation of the new lot.
4. The Owner shall apply for and obtain a permit for the demolition of the existing dwelling and all demolition material shall be removed from the site to the satisfaction of the Town of Ingersoll Building Department.
5. The Owner shall ensure that the area around the demolished dwelling be filled with compacted engineered fill as specified by a qualified soils engineer suitable to support a future building site. A report is also to be prepared by a soils engineer confirming the type and placement of the specified fill material, the compaction rate, and the engineer assumes responsibility for the design of the completed work. The work and report is to be completed to the satisfaction of the Town of Ingersoll Building Department prior to the completion of the severance.
6. If required, the Owner shall submit a proposed grading plan, prepared by a Professional Engineer or Ontario Land Surveyor, to confirm drainage run-off for the proposed severed lot, to the satisfaction of the Town of Ingersoll.
7. If required, the Owner provides confirmation of the location of any overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
8. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed and where appropriate, were considered in the Land Division Committee's decision to approve the application.

A23-05-6

Moved by: L. Martin
Seconded by: J. Lessif

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Town of Ingersoll Zoning By-law No. 04-4160.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of Town of Ingersoll Zoning By-law No. 04-4160.

CARRIED.

On the motion of J. Lessif, the Committee meeting adjourned at 10:16 am.

"Original Signed by"

CHAIRPERSON