

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, August 4, 2022

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario and virtually, on Thursday, August 4, 2022, at 9:30 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	R. Jull
	-	J. Lessif
	-	D. Paron
	-	P. Rigby
	-	A. Tenhove
	-	C. van Haastert
Senior Planner	-	R. Versteegen
Secretary-Treasurer	-	A. Hartley

The meeting was called to order at 9:30 a.m.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of July 7, 2022, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

- i. Request for Cancellation Certificate – B-301/75X & B-117/77X (Paul Price)

R. Versteegen reviewed the staff Planning Report and noted that the purpose of the applications was to cancel two previous consents that were granted on the properties in 1975 and 1977 respectively. He advised that the Planning Act has recently been amended so that property owners can apply for a cancellation certificate rather than deeding a 0.3 m (1 ft. square) to a municipality that would alter the description of a property thereby allowing it to be merged with an abutting property in the same ownership. The requests have been made as the rear portion of the property is land locked and the owners wish to construct an accessory building but cannot do so until the properties have been merged. He noted that the application is supportable from a Planning perspective, and no concerns were raised during agency circulation. Accordingly, Planning staff recommend approval of the requests for cancellation certificates.

B301-75X

Moved by: A. Tenhove
Seconded by: C. van Haastert

'Granted'

CONDITIONS:

1. 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.
2. A Cancellation Certificate, pre-approved by the Land Registry Office, be registered and a copy of the document be presented to the Secretary-Treasurer of the Land Division Committee for Application B-301-75X and B-117-77X.

B117-77X

Moved by: A. Tenhove
Seconded by: C. van Haastert

'Granted'

CONDITIONS:

1. 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.
2. A Cancellation Certificate, pre-approved by the Land Registry Office, be registered and a copy of the document be presented to the Secretary-Treasurer of the Land Division Committee for Application B-301-75X and B-117-77X.

CARRIED.

CORRESPONDENCE:

1. Correspondence dated July 26, 2022 received from Dorothy Longridge
RE: Application B22-34-4 (Willowbrook Farms Inc.)

APPLICATIONS FOR CONSENT:

B22-36-5 – David Clendinning

(Part Lot 19, Conc. 5 (North Dorchester), Township of Zorra)

David Clendinning was present to speak to the application.

The purpose of this application is to sever a new Agricultural lot, approximately 33.5 ha (83 ac.) in area, from the lot being retained which is approximately 59.8 ha (148 ac.) in size and located at 602758 Road 60.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan, and are zoned General Agricultural (A2) in the Township of Zorra Zoning By-law. He noted that the surrounding land uses include other agricultural parcels as well as non-farm rural residential lots. He advised that the application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan, are appropriately zoned. No concerns were raised during agency circulation or public notification. Accordingly, Planning staff are recommending approval of the consent application, subject to the two conditions attached.

D. Clendinning had no questions or concerns and accepted the conditions recommended within the staff Planning Report.

Moved by: R. Jull
Seconded by: D. Paron

'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. 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.
3. 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.

B22-32-8 – Woodstock Business Centre Inc.

(Part Lot 10, 41M-82, Part 2, 41R-9080, except Part 1 on 41R-10192, City of Woodstock)

Mark Resnick, the owner's agent, was present virtually to speak to the application.

The purpose of the application is to establish an easement over a portion of a retaining wall that is located on the subject property. The benefiting lands contain the larger portion of the retaining wall. Establishing the easement will permit access and maintenance of the retaining wall to the owner of the benefiting lands. The easement is approximately 5.47 m² (58.9 ft²) in area and contains a portion of a 3 m (9.8 ft.) tall retaining wall that is largely located on the benefiting lands. The benefiting lands are approximately 8.8 ha (21.7 ac.) in area and contain a number of regional commercial type uses. The subject property is approximately 1.3 ha (3.2 ac.) and is currently vacant.

R. Versteegen reviewed the staff Planning Report. He advised that the subject lands are designated as a Regional Commercial Node in the County Official Plan, and zoned as Special Regional Commercial (C6-1) in the City of Woodstock's Zoning By-law. As the creation of an easement does not impact uses or enable new development the application is supportive of the 2020 Provincial Policy Statement and County Official Plan and does not impact either planning document. No concerns were raised during agency or public circulation. Accordingly, the

application for easement is supportable from a planning perspective and Planning staff are recommending approval.

M. Resnick had no questions or concerns and agreed with the staff Planning Report.

Moved by: C. van Haastert
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. A draft copy of the Easement Agreement be provided to the City of Woodstock and the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the Agreement and the said Agreement shall be registered on title.
2. 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.
3. 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.

B22-34-4 – Willowbrook Farms Inc.
(Concession 5, Part Lot 13, Township of South-West Oxford)

Paul Barron, the owner's agent, and Nicolaas Zeldenrijk, a neighbouring landowner were present in person to speak to the application.

David Ysseltein, the applicant, and Dorothy Longridge, a neighbouring landowner, were presented virtually to speak to the application.

The purpose of the application for consent is to sever an existing farm parcel into two separate parcels for agricultural purposes. The lot to be severed is approximately 30.7 ha (75.9 ac.) in area and currently contains a single detached dwelling and 5 agricultural structures. The lot to be retained is approximately 42.5 ha (105 ac.) in area and contains no structures.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject property is designated as Agricultural Reserve in the County Official Plan, and are zoned General Agricultural (A2) in the Township of South-West Oxford Zoning By-law. He advised that the surrounding land uses include agricultural parcels and farm operations, non-farm rural residential lots as well as the Village of Mount Elgin to the east. He noted that in Planning staff's opinion the application is

consistent with the 2020 Provincial Policy Statement, in keeping with the County Official Plan, and the lands are appropriately zoned. Agency comments were supportive of the application and reflected in the recommended conditions. A letter of concern was received from Dorothy Longridge, R. Versteegen read aloud the letter for the Committee's consideration. The letter noted concerns regarding the access to the property onto Daniel Road. Mr. Versteegen also advised the Committee that the Township Public Works Department has advised that an access permit to the subject property could be supported. Accordingly, Planning staff recommend approval of the application subject to the recommended conditions.

P. Barron further noted that the access permit onto Daniel Road has been supported by the Township of South-West Oxford Public Works Department. He also advised the Committee that there is no intention of building a new residence, and the owner of the lands is aware that if a residence is built it is likely unsupportable that a non-farm rural residential lot could be severed from the farm parcel.

N. Zeldenrijk asked for clarification as to why they are severing the home farm and not retaining these lands. P. Barron explained that the municipal address assigned to the property denotes which will be the lot to be retained. A new address will need to be assigned for the lot to be severed. N. Zeldenrijk asked the Committee and the County to provide him written guarantee that a residence will not be built on the lands. G. Brumby advised that this is not a request that the County or the Committee could grant. N. Zeldenrijk is concerned regarding the MDS Setback from his lands to the lot to be retained if a residence was constructed. R. Versteegen advised that if a residence was constructed, considering the proximity of the neighbouring livestock facilities it is likely that an MDS calculation would be required as part of the building permit application. And, if the proposal did not meet the MDS setback requirements, it would trigger the need for a minor variance. Further, the Minor Variance application is a public process that would allow Mr. Zeldenrijk to submit his concerns to the Township.

P. Barron provided final comments noting that the application before the Committee is for the severance of an agricultural parcel.

Moved by: P. Rigby
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. 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 South-West Oxford.
2. 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.
3. 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.

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4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B22-40-5 & B22-43-5 – Ronald Wilson

(Parts 1-3, 41R-1677, PI 438279, North ½ Lot 20, Township of Zorra)

Amanda Stellings, the owner's agent, was in attendance virtually to speak to the application.

The purpose of the consent applications is to create two (2) new lots, and retain an existing residential lot within the Village of Thamesford. Application B22-40-5 seeks to create a new residential lot, approximately 0.48 ha (1.18 ac) in area (and contains an existing dwelling). Application B22-43-5 seeks to sever approximately 36.04 ha (89 ac) of vacant agricultural lands from the proposed lot to be retained. The lot to be retained will cover an area of approximately 0.27 ha (0.67 ac), and contains an existing dwelling. No new development is proposed for the lots to be severed.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated in the County Official Plan as Agricultural Reserve and Settlement with Special Policies. The subject lands have a split zoning, a portion of the property is zoned General Agricultural Zone (A2) as well as Development Zone (D) according to the Township of Zorra Zoning By-law. The area designated Settlement with Special Policies and zoned Development Zone fall within the Village of Thamesford settlement limits. He advised that in planning staff's opinion the applications are consistent with the 2020 Provincial Policy Statement, and are keeping with the County Official Plan. A zone change will be required as a condition of the severance to rezone the residential parcels to reflect their new uses. No comments or concern were raised as a part of circulation and public notification. Accordingly, Planning staff are supportive of both consent applications and recommend approval subject to the attached conditions.

A. Stellings had no questions or concern and is supportive of the recommended conditions.

A. Tenhove asked whether the residential parcels will be required to hook up municipal services at some point in time. R. Versteegen advised that full municipal services in this area do not exist at the present time.

In response to D. Paron, R. Versteegen noted that if a shared well agreement were in place this would be a temporary situation until full servicing could be provided and hooked up.

B22-40-5

Moved by: A. Tenhove
Seconded by: C. van Haastert

'Granted'

CONDITIONS:

1. The Owner shall amend Consent Applications B22-40-5 and B22-43-5 in a manner that reflects the severance of the subject lands as described in Report No. CP 2022-316, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
2. 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.

3. That the Owner shall provide an undertaking to the Secretary-Treasurer of the Land Division Committee committing to the completion of B22-43-5 by which those lands subject to B22-43-5 will be subdivided into two parcels, each containing one single detached dwelling.
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 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.

B22-43-5

Moved by: A. Tenhove
Seconded by: P. Rigby

'Granted'

CONDITIONS:

1. The Owner shall amend Consent Applications B22-40-5 and B22-43-5 in a manner that reflects the severance of the subject lands as described in Report No. CP 2022-316, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
2. The certificate for Application B22-40-5 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 B22-43-5.
3. The lot to be severed and retained be appropriately zoned.
4. 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.
5. 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.
6. 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.

B22-35-5 – Glen Wilker

Ryan McCaan was in attendance to speak to the application.

The purpose of this application is to sever an area approximately 86.62 m² (932 ft²) in size from the property located at 456839 45th line (lot to be severed) and convey it to the property located at 456843 45th Line (lot to be enlarged). The applicant is proposing the lot addition to facilitate an addition to their existing dwelling and as such are seeking the additional lands to ensure they comply with the interior side yard requirements of the Township's Zoning By-law.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject property is designated as Agricultural Reserve in the County Official Plan, and is currently zoned Residential Existing Zone (RE) in the Township of Zorra Zoning By-law. He advised the Committee that in Planning staff's opinion the consent application is consistent with the 2020 Provincial Policy Statement, in keeping with the County Official Plan and are appropriately zoned. No concerns or comments were raised as a result of the agency and public circulation. Accordingly, Planning staff recommend approval of the consent application subject to the recommended conditions.

R. McCann had no questions or concerns and concurred with the staff Planning Report.

Moved by: R. Jull
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north, and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. 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.
3. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial 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 from the public respecting this application.

CARRIED.

B22-38-1 – Van Wees Flower Centre Ltd.

The purpose of the application is to create a lot for future residential development purposes in the Village of Princeton and conveying the agricultural lands outside of the Village to the adjacent agricultural lands.

The lot to be severed comprises approximately 10 ha (24.8 ac), is in agricultural production, and is currently vacant of buildings and structures, while the lot to be retained comprises approximately 13.8 ha (34.3 ac) and is also in agricultural production and is vacant of any buildings and structures. The lot to be enlarged comprises approximately 42.8 ha (105.9 ac), is in agricultural production, and is vacant of buildings and structures.

R. Versteegen reviewed the staff Planning Report. He indicated that the lot to be severed is designated as Agricultural Reserve and the lot to be retained is Settlement within the County Official Plan. The property has split zoning currently, the lot to be severed is zoned Development (D) Zone and the lot to be retained is General Agricultural Zone (A2) in the Township's Zoning By-law. He noted that the surrounding land uses include residential within the Village of Princeton and agricultural to the east. R. Versteegen advised the Committee that the consent application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, in keeping with the County Official Plan and are appropriately zoned. He mentioned that the zoning of the lot to be retained will likely be changed once further planning applications are submitted to the Township and County of Oxford. No concerns or comments were received during agency and public notification. Further, Planning staff are recommending approval of the consent application subject to the conditions outlined in the staff Planning Report.

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. If required, a drainage 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 Blandford-Blenheim.
3. If required, the owner enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
4. The Clerk of the Township of Blandford-Blenheim 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 subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B22-42-8 – 2815053 Ontario Inc.

Dan Illes, the property owner, was in attendance to speak to the application.

The application has been requested to facilitate the creation of one new residential lot in the City of Woodstock. It is proposed that the lot to be severed will be 254.3 m² (2,737.2 ft²) in size, with 8.18 m (29.8 ft.) of frontage on Queen Street and a depth of 31.1 m (102.1 ft.), while the lot to be retained would be 247.7 m² (2,666.5 ft²) in size, with 8.18 m (26.8 ft.) of frontage on Queen Street and a depth of 30.2 m (99.3 ft.). Both the lot to be severed and the lot to be retained currently contain one semi-detached dwelling unit and the requested consent would permit the two existing semi-detached dwelling units to be transferred separately.

The subject lands were created by way of a Land Division Committee decision in March, 2020 and to which a minor variance was also granted at that time to reduce the required lot frontage and area for a semi-detached dwelling unit to facilitate the construction of the afore mentioned semi-detached dwelling house (B19-98-8 & A19-17-8).

R. Versteegen reviewed the staff Planning Report. He advised that the subject lands are designated as Low Density Residential in the County Official Plan and zoned as Residential Type 2 (R2) in the City of Woodstock Zoning By-law. He advised that minor variances have previously been granted to recognize lot deficiencies in lot frontage, area and depth. He noted that Planning staff are of the opinion that the consent application is consistent with the 2020 Provincial Policy Statement, in keeping with the County Official Plan and are appropriately zoned. No concerns or comments were raised as a result of the agency and public circulation. Further, the subject consent application is supportable from a planning perspective subject to the recommended conditions.

D. Illes had no questions or concerns and accepted the conditions recommended in the report.

In response to A. Tenhove, R. Versteegen noted that CN comments were not reflected in the conditions as there are a number of residential dwellings between the subject lands and the CN Railway therefore a buffer already exists and the semi already exists, thus that type of conditions would be redundant.

Moved by: A. Tenhove
Seconded by: C. van Haastert

'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, regarding the installation of services and drainage facilities.
3. The owner shall submit a recent survey prepared by an OLS to confirm lot sizes and building location/setbacks to the satisfaction of the City of Woodstock.
4. The owner shall submit a building report prepared by a building code qualified designer confirming the fire separation provisions required from the Ontario Building Code for the interior party wall to the satisfaction of the City of Woodstock Building Department.
5. The owner agrees to service each unit/lot separately and independently from Queen Street with municipal sanitary and water at the owner's expense and to the satisfaction of the City.
6. 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.
7. 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.

B22-29-8 – Kevin Shantz & Kristy Ziegel

Kevin Shantz was in attendance virtually to speak to the application.

The purpose of this application for consent is to facilitate a residential lot addition, whereby the vacant lands to the east and southeast of 269 Robinson Street, measuring approximately 5,198 m² (55,953 ft²) in area, are to be severed from the subject lands and conveyed to the existing lot municipally referred to as 283 Robinson Street – (lot to be enlarged).

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated as Low Density Residential in the County Official Plan and are zoned as Residential Type 1 Zone (R1) in the City of Woodstock Zoning By-law. He noted that the lot to be severed is vacant but has been used by the owners of the lot to be enlarged for quite some time. He advised the Committee that in Planning staff's opinion the consent application is consistent with the 2020 Provincial Policy Statement, is in keeping the County Official Plan and the subject lands are appropriately zoned. No concerns or comments were raised during agency and public notification.

Accordingly, Planning staff recommend approval of the application subject to the attached conditions.

K. Shantz had no questions or concerns and accepted the suggested conditions.

Moved by: A. Tenhove
Seconded by: C. van Haastert

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged 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 submit a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock, if required.
4. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
5. 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.
6. 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.

B22-27-3 – Jonathan & Tracey Butler

Jonathan Butler was in attendance to speak to the application.

The application for consent has been requested to facilitate a farm consolidation and the retention of a lot for non-farm rural residential use. It is proposed that the lot to be severed will be approximately 37.2 ha (92 ac.) in size and contains an existing agricultural operation consisting of two poultry barns and a single detached dwelling, accessory to the farm. It is proposed that the

lot to be severed will be added to the vacant farm parcel to the immediate east (lot to be enlarged). The lot to be enlarged is 37.8 ha (93.4 ac.) in size and contains existing agricultural lands and woodlands. It is proposed that the lot to be retained will be 6,070.5 m² (1.5 ac.) in size and contains an existing single detached dwelling and private well and septic system.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated as Agricultural Reserve, and Environmental Protection in the County Official Plan and are zoned General Agricultural Zone (A2) in the Township of Norwich Zoning By-law. He noted that surrounding land uses include agricultural, non-farm rural residential lots as well as a hobby farm located to the north. He advised that in Planning staff's opinion the consent application is consistent with the 2020 Provincial Policy Statement, and is in keeping with the County Official Plan policies. The lot to be retained will need to be rezoned to reflect its intended use. No comments or concerns were raised as part of the agency and public circulation. As such, Planning staff are recommending approval of the application, subject to the attached conditions.

J. Butler had no questions or concerns and concurred with the recommended conditions.

Moved by: R. Jull
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east, and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and must be reflected on the certificate.
3. Receipt of confirmation that the existing septic system serving the dwelling on the lot to be retained, is wholly located within the limits of the lot to be retained, to the satisfaction of the Township of Norwich Building Department.
4. If required, a drainage 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 Norwich.
5. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise have been complied with.
6. 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.

On the motion of D. Paron, the Committee meeting adjourned at 11:10 am.

"Original signed by"

CHAIRPERSON