

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, August 5, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, August 5, 2021 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 9:50 a.m.

DECLARATION OF CONFLICT OF INTEREST:

A. Tenhove declared a conflict of interest for Application B21-27-3 (Derrek & Laura de Jonge)

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of July 8, 2021, be approved as printed and circulated.”

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

B19-105-3; A19-20-3 – Brad & Kellie Deming

This application was heard in August, 2020 wherein the application was deferred until August, 2021. Mr. Deming has requested that his deferral be extended until May, 2022 so that he may review the proposal further with County planning staff.

A motion was presented to allow Mr. Deming an extension of his deferral until May, 2022.

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

CARRIED.

CORRESPONDENCE:

Correspondence dated August 4, 2021 was received from the Council of the Township of East Zorra-Tavistock regarding Application B21-26-2 (Cynthia & David Engberts)

Correspondence dated August 4, 2021 was received from the Council of the Township of Zorra regarding Application B21-28-2 (1474526 Ontario Ltd.)

APPLICATIONS FOR CONSENT:

B21-31-1 – Guy & Lori Moser (Lot 35, Plan 162, Township of Blandford-Blenheim)

No one was present to speak to the application.

The purpose of the Application for Consent is for residential lot addition. The lot to be severed is approximately 42.26 m² (454.9 ft²), and contains a portion of an existing accessory shed and in-ground pool that both straddle the lot line. The parcel to be severed will be added to the lands to the immediate east. The lot to be enlarged is approximately 809.38 m² (8,712.1 ft²), contains an existing single-detached dwelling, accessory shed, and in-ground pool and is municipally known as 20 William Street North. The lot to be retained is approximately 809.38 m² (8,712.1 ft²), contains an existing single-detached dwelling, pool and accessory shed.

R. Versteegen reviewed the staff Planning Report. He noted that the purpose of the application is to recognize a historical encroachment of the accessory shed and swimming pool. He advised that the property is designated as Low Density Residential in County Official Plan, and is zoned Residential Zone 1 (R1) in Township of Blandford-Blenheim's Zoning By-law. He indicated that the surrounding land use is primarily residential. A minor variance was previously applied for and granted by the Township, for the setbacks of the existing pool structure. He noted the proposal in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and meets the Zoning By-law provisions. No concerns were received during the agency circulation and no comments were received during the public notification. Accordingly, Planning staff recommends approval of the application, subject to a number of conditions.

Moved: A. Tenhove
Seconded: 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, the Owners shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township of Blandford-Blenheim.
3. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of Blandford-Blenheim, 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, 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.

B19-83-3 – Karen Ann Brackenbury-Orth (Part Lots 2 & 3, Concession 2 (North Norwich)
Township of Norwich)

Jo-Ann Hanson, the owner's solicitor, was present to speak to the application.

The purpose of the application for consent is for an agricultural lot addition and creation of a lot for non-farm rural residential purposes. The parcel to be severed will cover an area of approximately 37.39 ha (92.4 ac), contains no buildings or structures, and is in agricultural production. The lot to be severed will be added to the farm parcel to the immediate northeast consisting of two dairy barns, associated outbuildings and two single-detached dwellings, and covering an area of approximately 40.47 ha (100 ac). The lot to be retained will cover an area of approximately 0.68 ha (1.68 ac) and contains an existing single-detached dwelling with detached garage, five sheds and a grain bin. Four of the sheds and grain bin are to be removed. The owner has also applied for Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan, and is currently zoned General Agricultural (A2) in the Township's Zoning By-law. An application to rezone the lot to be retained is required to change the zoning to Rural Residential Zone (RR). He noted that the surrounding land uses include agricultural, existing non-farm rural residential lots. The current use of the property is for cash cropping purposes with a livestock operation on the lot to be enlarged. A number of the outbuildings will need to be removed which have been reflected in the conditions of the report. In Planning staff's opinion the application is consistent with 2020 Provincial Policy Statement, and complies with the Official Plan policies. No concerns were received during the agency circulation, and no comments were received during public consultation. Accordingly, he indicated that planning staff is in support of the application, subject to a number of conditions for the Committee's consideration.

J. Hanson indicated that she has reviewed the staff Planning report with her client and that they concurred with the report and did not have any further questions.

Moved by: R. Jull
Seconded by: A. Tenhove

'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 northeast, 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 silo on the lot to be retained has been removed to the satisfaction of the Township of Norwich Building Department.
4. Receipt of confirmation that the existing accessory structures on the lot to be retained are in compliance with Table 5.1.1.3 of the Township Zoning By-law with respect to lot coverage, to the satisfaction of the Township of Norwich Building Department.
5. 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.

6. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S. O., 1990, at the owners' expense, to the satisfaction of the Township of Norwich.
7. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, 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.

B21-15-4 – David Crane (Part Lot 12, Concession 5 and Part Lot 11, Concession 6 (West Oxford)
Township of South-West Oxford)

David Crane was present to speak to the application.

The purpose of the application for consent is for an agricultural lot addition and creation of a lot for non-farm rural residential purposes. The parcel to be severed will cover an area of approximately 8 ha (20 ac), and is currently vacant and in agricultural production. It is proposed that the lot to be severed will be added to the lands to the immediate east, municipally known as 444363 Cuthbert Road. The lot to be enlarged is currently 4.45 ha (11 ac) in size, is vacant and in agricultural production. The lot to be retained will cover an area of approximately 0.69 ha (1.71 ac), contains an existing single detached dwelling, a detached garage and an accessory building.

R. Versteegen reviewed the staff Planning Report and explained that the application is for farm consolidation and the retention of a non-farm rural residential lot. He indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan, and is currently zoned General Agricultural Zone (A2) in the Township's Zoning By-law. The retained lot will need to be rezoned as a Rural Residential Zone (RR). He noted that the retained parcel already has a private well and septic system and that no services are required for the severed and enlarged lots. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and complies with the Official Plan policies. No concerns were received during agency circulation and no comments were received during the public notification to the neighbours. Accordingly, Planning staff are in the support of the application, subject to the conditions outlined in the recommendation of the staff Planning Report.

D. Crane had no questions and concurred with the staff Planning Report recommendation.

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

'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 South-West Oxford Building Department.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, 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.

B21-18-3, B21-19-3 & B21-20-3 – James Hird (Part Lot 13, Concession 3 (East Oxford) Township of Norwich)

The applications were deferred, at the request of the owner, to permit the owner to obtain an agent to further review the staff report and recommendations.

A motion was presented to defer the applications indefinitely.

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

CARRIED.

B21-25-3 – Matthew and Alida Stubbe (Part Lots 86 & 126, Plan 745, Township of Norwich)

Matthew and Alida Stubbe were in attendance to speak to the application.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will have a lot area of 0.87 ha (2.1 ac) and contains an existing residential accessory building that straddles the lot line (proposed to be removed) and a single detached dwelling is proposed to be constructed. The lot to be retained will be approximately 1,375 m² (4,511 ft²) in size and contains an existing single-detached dwelling with attached garage. The owners have also applied for a Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Planning Report. He noted that the subject lands are designated as Low Density Residential within the County Official Plan and has a split zoning of Residential Type 1 (R1) and Development Zone (D). The applicants will need to rezone the property to Special Residential Type 1 (R1-sp) to have a consistent zoning on the property and also reflect the reduced frontage of the lot to be severed. He noted that the surrounding land uses include mainly residential lots. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and complies with the Official Plan policies. He explained that the application is an efficient use of under-utilized lands, is permitted within the low-density residential designation and is consistent and compatible with the surrounding area. No concerns were received during agency circulation or public notification to the neighbours. Accordingly, he indicated that Planning staff is in support of the application, subject to a number of conditions for the Committee's consideration.

M. Stubbe had no questions and concurred with the staff Planning Report and the suggested recommendations and conditions.

Moved by: D. Paron
Seconded: A. Tenhove

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. The existing residential accessory building that straddles the new lot line between the severed and retained lands be removed, to the satisfaction of the Township of Norwich.
3. The owner agrees to satisfy all requirements, financial and otherwise, of the County Public Works Department regarding the installation of water and sanitary sewer services, to the satisfaction of the County of Oxford.
4. If required, the owners enter into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township Chief Administrative Officer.
5. The Clerk of the Township of Norwich 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, 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.

B21-26-2 – David and Cynthia Engberts (Part Lot 10, Concession 17 (East Zorra) Township of East Zorra-Tavistock)

No one was in attendance to speak to the application.

The purpose of the Application for Consent is to create a new residential in-fill 0lot. Both the lot to be severed and retained are approximately 1,264.6 m² (13,612.5 ft²) in area. The lot to be severed currently contains a garage that is to be removed, and a single detached dwelling is proposed to be constructed. The lot to be retained consists of an existing single-detached dwelling and two sheds. The owners have also applied for a Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Planning Report. He noted that the subject lands are designated as Low Density Residential in the County Official Plan and is zoned Residential Type 1 (R1) in the Township's Zoning By-law. He mentioned that full services are required for both lots and that both parcels have access to a public road. He explained that there is existing development of single-detached dwellings in the surrounding area and is a good use of lands within a serviced village. The application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and is appropriately zoned. No concerns were received during agency circulation and no comments were received from neighbours during public notification. Township council passed a resolution in support of the consent application at its Council meeting on August 4, 2021. Accordingly, he stated that Planning staff is in support of the application, subject to a number of conditions.

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

'Granted'

CONDITIONS:

1. If required, 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 East Zorra-Tavistock.
2. If required, the Owners shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
3. The Owners shall prepare an overall grading plan and stormwater management design/plan for both the proposed lot severed and retained lot, to the satisfaction of the Township of East Zorra-Tavistock.
4. The Owners provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
5. The existing accessory building on the lot to be severed be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of East Zorra-Tavistock Township.
6. 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 subject property have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality which states that no building permit shall be issued until payment is made to the County. In order to clear this condition, a copy of the draft Severance Agreement which addresses the above requirements to the satisfaction of the County of Oxford Public Works Department, must be provided to the Public Works Department.
7. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of East Zorra-Tavistock, financial, services and otherwise, have been complied with.

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8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, 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.

B21-28-2 – 1474526 Ontario Ltd. (Part Lots 11 & 12, Concession 17 (East Zorra) Township of East Zorra-Tavistock)

Caroline Baker, the owner's agent, was present to speak to the application.

The purpose of the Application for Consent is to create a new agricultural lot. Both the lot to be severed and the lot to be retained will be approximately 31 ha (76.7 ac) in area, and are both currently used for agricultural purposes. The lot to be severed is currently vacant. The lot to be retained currently contains a barn, 4 silos, a shed, a pool, and an accessory residential dwelling. Both lots will continue to be used for agricultural purposes.

R. Versteegen reviewed the staff Planning Report. He indicated that the application proposes to create an agricultural lot. The subject land covers an entire concession north of the village of Innerkip. He noted that the lands are designated as Agricultural Reserve in the County Official Plan and is zoned Agricultural Type 2 (A2). He mentioned that the severed lot contains a woodlot and wetland that is recognized as Significantly Ecologically Important Woodlands and Non-Provincially Significant Wetland in the Draft Oxford Natural Heritage Systems Study (2016), however no changes are proposed in these areas and has no bearing on the application. The application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and is appropriately zoned. No concerns were received during agency circulation, and no comments were received from the neighbours during public notification. A resolution was passed by Township Council in support of the application during their meeting on August 4, 2021. Accordingly, Planning staff is in support of the application, subject to a number of conditions for the Committee's consideration.

C. Baker elaborated that the purpose of the severance is to separate two lots that inadvertently merged previously, and for estate planning purposes. C. Baker noted that she had reviewed the staff Planning Report with the owner and that they had no questions and concurred with the conditions and recommendations in the report.

Moved by: R. Jull
Seconded by: C. van Haastert

'Granted'

CONDITIONS:

1. 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 East Zorra-Tavistock.
2. If required, the owner enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
3. The Clerk of the Township of East Zorra-Tavistock 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, 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.

B21-27-3 Derrek and Laura de Jonge (Lots 508 & 509, Plan 745, Township of Norwich)

A. Tenhove declared a conflict of interest and left the meeting while the application was heard.

No one was in attendance to speak to the application.

The purpose of the Application for Consent is to create a residential in-fill lot. The lot to be severed will cover an area of 469.1 m² (5,049 ft²) and is currently vacant. The lot to be retained will cover an area of 801.7 m² (8,629.5 ft²), and contains an existing single-detached dwelling and accessory shed. A single-detached dwelling is proposed to be constructed on the lot to be severed. The owners have also applied for a Partial Discharge of Mortgage.

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 (R1) in the Township's Zoning By-law. He mentioned that the lot to be severed requires full services to be installed and that both lots have access to a public road. He noted that the surrounding lands uses included residential lots. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and is appropriately zoned. No concerns were received during agency circulation, and no comments were submitted from neighbours during public notification. Accordingly, Planning staff is in support of the application, subject to a number of conditions.

Moved by: P. Rigby
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. 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.
2. The owner agrees to satisfy all requirements, financial and otherwise, of the County Public Works Department, regarding the installation of water and sanitary services, to the satisfaction of the County of Oxford.
3. If required, the owners enter into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township Chief Administrative Officer.
4. The Clerk of the Township of Norwich 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, 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.

B21-34-8 – Carmela Fuschino and the Estate of Antimo Fuschino (Lot 75 & Part Lot 76, Plan 337, City of Woodstock)

Benito Fuschino, the applicant, was present to speak to the application.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed will be approximately 305.5 m² (3,288.4 ft²) in area, is currently vacant and is proposed to be added to the lands to the immediate south to facilitate future development. The lot to be retained will cover an area of approximately 791.4 m² (8,518.8 ft²), contains an existing single-detached dwelling and garden shed. The owners have also applied for a Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Planning report and indicated that the purpose of the application is to allow for future residential development on the severed and enlarged lot. He mentioned that the subject lands are designated as Low Density Residential in the County Official Plan and is currently zoned Residential Type 2 (R2) in the City's Zoning By-law. He noted that the lands to be severed would require full services if a residential dwelling was constructed. He pointed out that the surrounding land uses included single-detached dwellings, a townhouse development, the Woodstock fairgrounds to the northeast and multiple commercial uses along Dundas Street to the south. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and is appropriately zoned. No concerns were received during agency circulation and no comments were received from neighbours during public notification. Planning staff recommends approval of the application subject to a number of conditions.

R. Versteegen read aloud the conditions for B. Fuschino. B. Fuschino agreed and concurred with the conditions and recommendations in the staff Planning Report.

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate 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.
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 Owner shall agree, in writing, to provide compensation for tree removals on the subject lands to the satisfaction of the City of Woodstock.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, 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.

On the motion of A. Tenhove the Committee meeting adjourned at 10:53 a.m.

"G. Brumby"

CHAIRPERSON