

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, June 3, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, June 3, 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
Assistant Secretary-Treasurer	-	A. Hartley
Secretary-Treasurer	-	L. Taschner

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: P. Rigby

"The Minutes of the Meeting of May 6, 2021, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

Due to scheduling conflicts, the Committee concurred in moving the September Committee meeting to Thursday, September 9, 2021 from its regular date of Thursday, September 2, 2021.

CORRESPONDENCE:

A letter of concern dated May 28, 2021 was received from Wendell Johnson regarding Applications B20-92-4, B20-93-4, B20-94-4 & B20-95-4 (Jinder K. Sekhon, James J. Timothy Sekhon & Monique S. Sekhon).

Correspondence dated June 2, 2021 was received from the Council of the Township of East Zorra-Tavistock regarding Applications B20-96-2, B20-97-2, B20-98-2 & B20-99-2 (2796247 Ontario Ltd.)

APPLICATIONS FOR CONSENT:

B21-07-7; A21-02-7 – Andrew Leliveld & Meagan Nicolson (Lot 8, Plan 500, Town of Tillsonburg)

No one was in attendance to speak to the application.

The purpose of the Application for Consent is to create a new vacant residential lot. The lot to be severed will have a lot area of approximately 460 m² (4,951 ft²), with frontage on Nelson Street and Wellington Street. A single detached dwelling is proposed to be constructed on the lot to be severed. The lot to be retained will also have an area of approximately 460 m² (4,951 ft²), with frontage on Charles Street and Wellington Street, and contains an existing single detached dwelling.

The minor variance application proposes to obtain relief from Section 7.2 - R2 Zone Provisions in the Town of Tillsonburg Zoning By-law No. 3295, to reduce the required lot depth for the lots to be severed and retained from 30 m (98.4 ft) to 22.8 m (74.8 ft), and the required rear yard depth for the lot to be retained from 7.5 m (24.6 ft) to 5.01 m (16.4 ft).

R. Versteegen reviewed the staff Planning Report. He noted that the subject property is designated Low Density Residential in the County Official Plan and is zoned Low Density Residential - Type 2 Zone (R2) in the Town of Tillsonburg Zoning By-law. The lot to be severed is vacant and the lot to be retained contains a single detached dwelling. The lot to be severed will require full municipal services. Both lots have access to a public municipal road. The surrounding land uses include other single detached dwellings, semi-detached dwellings and some commercial uses, along with the Trans-Canada Trail. He indicated that in Planning staff's opinion the application is consistent with Provincial Policy Statement and is in keeping with the County Official Plan Policies, and the subject property is appropriately zoned with the exception of the minor variances requested. No concerns were received during the agency circulation and no comments were received during the public notification. A resolution from the Town of Tillsonburg Council, included in the staff Planning Report, supports the application. Planning staff recommended approval of the severance and minor variance application, subject to the conditions outlined in the staff report.

B21-07-7

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

'Granted'

CONDITIONS:

1. The owners provide confirmation of the location of any existing overhead or underground services installed to the retained 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 Tillsonburg.
2. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Tillsonburg, regarding the installation of services and drainage facilities, to the satisfaction of the Town of Tillsonburg.
3. The owners shall submit an updated survey to confirm lot sizes and building setbacks, to the satisfaction of the Town of Tillsonburg.
4. The owners shall provide payment for cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed, to the satisfaction of the Town of Tillsonburg.
5. The owners shall provide a preliminary lot grading plan, to the satisfaction of the Town of Tillsonburg Engineering Services Department.

6. The owners agree to satisfy all the financial requirements of the County of Oxford, regarding the installation of sanitary and water services for each lot, to the satisfaction of the County of Oxford Public Works Department.
7. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg 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 subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

A21-02-7

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

'Granted'

REASONS:

1. The variances requested are minor variances from the provisions of the Town of Tillsonburg Zoning By-law No. 3295.
2. The variances requested are desirable for the appropriate development or use of the land, building or structure.
3. The variances requested are in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variances requested are in keeping with the general intent and purpose of the Town of Tillsonburg Zoning By-law No. 3295.

CARRIED.

B21-02-8 – Urban Cliff Developments & Clifford S. Zaluski (Part Lots 4, 5, 6 & 7, Plan 573, City of Woodstock)

Ben McCauley, the owner's agent, was in attendance to speak to the application.

The purpose of the application for consent is to create a commercial lot for future development purposes. The lot to be severed is to cover an area of approximately 5,855.5 sq. m (63,030 sq. ft) and is currently vacant. The lot to be retained is to cover an area of approximately 9,689.2 sq. m (104,297 sq. ft), and is also currently vacant. The owners are also proposing to create three (3) easements for vehicular / pedestrian access purposes, two over the lot to be severed in favour of the lot to be retained, and one over the lot to be retained in favour of the lot to be severed.

R. Versteegen reviewed the staff Planning Report. He noted to the Committee that the subject lands were previously severed in December, 2019. The subject property is designated as Service Commercial in the County of Oxford Official Plan and is zoned Highway Commercial Zone (C4) in the City of Woodstock Zoning By-law. The lot to be severed and retained will each require full municipal services and have access to public city streets. He noted that the surrounding land uses are commercial and industrial. He stated that in Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the County 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 to neighbours. A resolution, included in the staff Planning Report from the City of Woodstock Council indicated support for the application. Accordingly, Planning staff recommend approval of the application, subject to the conditions in the staff Planning Report.

B. McCauley had no questions or concerns regarding the staff Planning Report or the conditions contained within.

B. McCauley responded to G. Brumby indicating that the easements are required to facilitate shared pedestrian and vehicular access, and that the access points will serve both properties. B. McCauley advised that the severed lot is proposed to be used for a carwash, however, the use for the retained lot is unknown at this time.

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

'Granted'

CONDITIONS:

1. The Owners provide 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.
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 Owners shall submit a recent survey to confirm lot sizes to the satisfaction of the City of Woodstock.
4. The Owners shall submit a plan showing all access and servicing details for the severed and retained lands to the satisfaction of the City of Woodstock and the County of Oxford.
5. A draft copy of the reference plan and Shared Easement Agreement for servicing 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.
6. The Owners 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. The agreement shall include provision that the applicant will submit a Transportation Impact Study to the satisfaction of the City and, if required, the County of Oxford to determine the viability of existing and proposed access to the lands, as part of the site plan approval review process.
7. If required, the Owners agree in writing, to plant trees or provide cash in-lieu for the planting of trees, to the satisfaction of the City of Woodstock.
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.

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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 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.

B21-04-8 – Wolfking Investments Inc. (Part Lot 5 w/s Oxford Street, Plan 10, City of Woodstock)

Justin Byers, the owner of Wolfking Investments Inc., was in attendance to speak to the application.

The purpose of the application for consent is to separate an existing semi-detached dwelling currently under construction. The lot to be severed will cover an area of 262 sq. m (2,820.2 sq. ft.) and the lot to be retained will cover an area of approximately 261 sq. m (2,809.47 sq. ft.). Each lot will consist of one-half of the semi-detached dwelling unit.

R. Versteegen reviewed the staff Planning Report. He indicated that the lands are designated Low Density Residential in the County Official Plan, and is currently zoned Residential Type 2 (R2) in the City of Woodstock Zoning By-law. The lot to be severed and retained are required to have full municipal services and access onto a public municipal road. A minor variance was previously granted to the owner to recognize the reduced frontage, and lot area to accommodate the development of the lands. The surrounding land uses consist of single detached dwellings, semi-detached dwellings, a 34-unit apartment building and a church. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan policies and the subject property is appropriately zoned. No concerns were received during the agency circulation, and no comments were received during public notification. He pointed out that Planning staff is in support of the application, subject to the conditions outlined in the staff Planning Report.

J. Byers had no questions or concerns and concurred with the staff Planning Report.

The Committee had no questions for the applicant.

Moved by: D. Paron
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, regarding the installation of services and drainage facilities.

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3. 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.
 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.

B21-09-8 – 2790265 Ontario Inc. (Part Lot 16, Concession 2 (East Oxford) City of Woodstock)

Derek Truelove, the owner's solicitor, was in attendance to speak to the application.

The purpose of the application for consent is to create an industrial lot. The lot to be severed will cover an area of approximately 8.47 ha (20.92 ac) and consists of an existing trucking yard. The lot to be retained will cover an area of approximately 6.31 ha (15.6 ac) and consists of a truck garage with office and accessory shed. Both lots will continue to be used for industrial purposes. The owner has also requested a Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Planning Report. He advised that the lands are designated Traditional Industrial in the County Official Plan and that there is a dual zoning on the subject property being General Industrial Zone (M3) and Special Restricted Industrial Zone (M2-3). He indicated that no new development is currently planned or proposed on the severed lot and that the existing trucking operation will continue on the retained lot. The surrounding lands consist of a variety of industrial uses. The retained lot has access from Springbank Avenue South, and he noted that there is an opportunity to provide access to the severed lot via Commerce Way from the east side of the property. It is Planning staff's opinion that the application is consistent with the 2020 Provincial Policy Statement and complies with the County Official Plan policies. The City Building Department, in their comments, recommended that the split zoning on the severed and retained lots be corrected to ensure that only 1 zone cover the subject lands. No concerns were received during agency circulation and no comments were received during public notification to the neighbours. A resolution was included in the staff Planning Report from the City of Woodstock Council indicating Council's support for the application. Accordingly, he stated that Planning Staff is in support of the severance, subject to a number of conditions.

D. Truelove had no questions or concerns and concurred with the recommendations and suggested conditions in the staff Planning Report. D. Truelove indicated that he has reviewed the conditions with his client and they also are in agreement.

D. Truelove responded to G. Brumby noting that the lot to be retained is intended to be used for the current uses and there are currently no plans for development or construction on the lot to be severed.

Moved by: C. van Haastert
Seconded by: P. Rigby

'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.
2. The lot to be severed and lot to be retained be appropriately zoned.
3. 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.
4. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
5. If required, the owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
6. The owner shall provide a conceptual servicing/grading plan for the lot to be severed and the lot to be retained. The plan should show all existing and proposed services on the property to the satisfaction of the City of Woodstock. Any necessary easements shall be reviewed by the City of Woodstock.
7. The owner shall provide an access easement from Springbank Avenue South over the lot to be retained in favour of the City of Woodstock to the satisfaction of the City of Woodstock.
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 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.

B21-11-7 – Rolling Meadows Developments Limited & Morcon Limited (Part Lot 6, Concession 10, Town of Tillsonburg)

Cheryl Buchner, representing the owners, was in attendance to speak to the application.

The purpose of the application for consent is to create a vacant lot for future residential development. The lot to be severed will cover an area of approximately 14.1 ha (34.8 ac) and is located in the Town of Tillsonburg. The lot to be retained will cover an area of 42.9 ha (106 ac), and is located in the Township of South-West Oxford. Both the lot to be severed and retained are currently vacant. The lot to be retained will continue to be used for agricultural purposes.

R. Versteegen reviewed the staff Planning Report. He noted that the subject lands straddle the boundary line between the Township of South-West Oxford and the Town of Tillsonburg. The lot to be severed is designated Low Density Residential while the lot to be retained is designated Agricultural Reserve within the County Official Plan. The lot to be severed is currently zoned Future Development (FD) within the Town of Tillsonburg Zoning By-law. The surrounding land uses are agricultural to the north with low density residential development to the south. The application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan Policies, the subject properties are appropriately zoned. The severed lot is currently zoned Future Development (FD) in the Town of Tillsonburg Zoning By-law while the retained lot is zoned General Agricultural (A2) in the Township of South-West Oxford Zoning By-law. He noted that a zone change application will be required when development is proposed on the severed lot. No concerns were received during agency circulation, and no comments were received resulting from the public notification to the neighbours. A letter of support received from William Hayhoe was included in the staff Planning Report. Accordingly, Planning staff are in support of the application, subject to the suggested conditions detailed in the staff Planning Report.

At C. Buchner's request, R. Versteegen read aloud the recommended conditions as noted in the staff Planning Report. C. Buchner had no questions or concerns and concurred with the recommended conditions.

R. Versteegen responded to G. Brumby noting that there are no buildings on the property.

Moved by: J. Lessif
Seconded: R. Jull

'Granted'

CONDITIONS:

1. If required, drainage assessment re-apportionment 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 Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.
3. 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.
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. Comments received from the public were reviewed and addressed in the planning report respecting this application.

CARRIED.

B21-12-8 – Black & White Property Management Inc. (Part Block 2, Plan 41M-206, City of Woodstock)

Marc Depatie, the owner, together with his solicitor, Derek Truelove, were present to speak to the application.

The purpose of the application for consent is to create an industrial lot and retain a lot for similar purposes. The lot to be severed will cover an area of approximately 1.05 ha (2.5 ac) and is currently vacant. The lot to be retained will cover an area approximately 1.4 ha (3.4 ac) and contains an existing industrial plaza. The applicant is proposing to establish an industrial plaza on the severed lot.

R. Versteegen reviewed staff Planning Report. He indicated that the severance is required as title to the properties previously inadvertently merged. He noted that the subject property is designated Traditional Industrial in the County Official Plan, and the subject property is zone Special General Industrial Zone (M3-1). Full municipal services will be required to be installed to service both lots. Access is provided via Commerce Way. The application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan policies and the subject property is appropriately zoned. No concerns were raised during agency circulation and no comments were received during the public notification to the neighbours. Woodstock Council passed a resolution in support of the proposal. Planning staff recommends approval, subject to the conditions in the staff Planning Report.

M. Depatie and D. Truelove had no questions or concerns in regards to the staff Planning Report and concurred with the conditions and recommendations.

In response to D. Paron, D. Truelove advised that PART 5 on the Plan of Survey is an existing easement with the City and that the entrance to the property may be moved to a different location. R. Versteegen concurred with D. Truelove's response.

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

'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 first title by the owner.
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. If required, the owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
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 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.

B20-96-2, B20-97-2, B20-98-2 & B20-99-2 – 2796247 Ontario Limited (Part Lots 21 & 22, w/s of Blandford Street. Plan 35, Township of East Zorra-Tavistock)

Paul Barron, the owner, was in attendance to speak to the application.

The purpose of the Applications for Consent is to create four residential building lots. The lot to be severed by B20-96-2 will cover an area of approximately 365.4 sq. m (3,933.3 sq. ft.) and consists of an existing structure to be removed. The lots to be severed by B20-97-2 and B20-98-2 will each cover an area of 211.4 sq. m (2,275.6 sq. ft.) and are currently vacant. The lot to be severed by B20-99-2 will also cover an area of approximately 211.4 (2,275.6 sq. ft.). The lot to be retained will cover an area of 426 sq. m (4,585.6 sq. ft.). The existing single-detached dwelling straddling the lot line between the lot to be severed by B20-99-2 and the lot to be retained will be removed. A townhouse development is proposed to be constructed on the lots to be severed and retained. The owner has also requested easements for pedestrian access purposes and for storm water purposes.

R. Versteegen reviewed the staff Planning Report. He indicated that the existing single-detached dwelling and accessory buildings are to be demolished. The subject lands are designated within the Village Core in the County Official Plan. He noted that the zoning is currently Central Commercial Zone (CC), and that a zone change application has been submitted to the Township of East Zorra-Tavistock and has been approved, in principle, to re-zone the subject property to Residential Type 3 (R3). Each of the lots are to have separate services and will have access onto Balsam Street. The surrounding area consists of other single-detached dwellings with accessory buildings. In Planning staff's opinion, the applications are consistent with the 2020 Provincial Policy Statement, and comply with the County Official Plan policies. No concerns were received during the agency circulation. He advised that five letters of support were received and appended to the Staff Report. He indicated that planning staff are in support of the application, subject to the conditions outlined in the Planning Report.

P. Barron had no questions and concurred with the recommendation and suggested conditions of the staff Planning Report.

In response to G. Brumby, P. Barron advised that he is confident with his surveyor and contractors to meet the specifications and dimensions as drawn in the plans.

B20-96-2

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

'Granted'

CONDITIONS:

1. The lot to be severed and the lot to be retained be appropriately zoned.
2. 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.
3. If required, the Owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
4. The Owner provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
5. 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.
6. If required, a road widening of 3 m (9.9 ft.) on Blandford Street along the frontage of the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department. In addition to the road widening, a 3 m (9.9 ft) x 3 m (9.9 ft) sight triangle will also be required at Blandford Street and Balsam Street.
7. The Owner enter into any necessary easements between the lot to be severed and the lot to be retained for the municipal storm, sanitary and watermain services, to the satisfaction of the Township of East Zorra-Tavistock. An easement agreement between the Owner(s) of the lot to be severed and the lot to be retained shall be entered into to allow for access purposes. All cost-sharing requirements and maintenance responsibility shall be clearly indicated in the Agreement, to the satisfaction of the Township of East Zorra-Tavistock.
8. 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.
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 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. Comments received from the public were reviewed and addressed in the planning report respecting this application.

CARRIED.

B20-97-2

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

'Granted'

CONDITIONS:

1. The certificate for Application B20-96-2 be issued and a copy of the registered transfer be presented to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B20-97-2.
2. The lots to be severed and the lot to be retained be appropriately zoned.
3. 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.
4. If required, the Owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
5. The Owner provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
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. If required, a road widening of 3 m (9.9 ft.) on Blandford Street along the frontage of the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department. In addition to the road widening, a 3 m (9.9 ft) x 3 m (9.9 ft) sight triangle will also be required at Blandford Street and Balsam Street.
8. The Owner enter into any necessary easements between the lot to be severed and the lot to be retained for the municipal storm, sanitary and watermain services, to the satisfaction of the Township of East Zorra-Tavistock. An easement agreement between the Owner(s) of the lot to be severed and the lot to be retained shall be entered into to allow for access purposes. All cost-sharing requirements and maintenance responsibility shall be clearly indicated in the Agreement, to the satisfaction of the Township of East Zorra-Tavistock.
9. 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.
10. 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. Comments received from the public were reviewed and addressed in the planning report respecting this application.

CARRIED.

B20-98-2

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

'Granted'

CONDITIONS:

1. The certificates for Application B20-96-2 and B20-97-2 be issued and copies of the registered transfers be presented to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B20-98-2.
2. The lot to be severed and the lot to be retained be appropriately zoned.
3. 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.
4. If required, the Owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
5. The Owner provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
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. If required, a road widening of 3 m (9.9 ft.) on Blandford Street along the frontage of the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department. In addition to the road widening, a 3 m (9.9 ft) x 3 m (9.9 ft) sight triangle will also be required at Blandford Street and Balsam Street.
8. The Owner enter into any necessary easements between the lot to be severed and the lot to be retained for the municipal storm, sanitary and watermain services, to the satisfaction of the Township of East Zorra-Tavistock. An easement agreement between the Owner(s) of the lot to be severed and the lot to be retained shall be entered into to allow for access purposes. All cost-sharing requirements and maintenance responsibility shall be clearly indicated in the Agreement, to the satisfaction of the Township of East Zorra-Tavistock.
9. 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.

10. 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. Comments received from the public were reviewed and addressed in the planning report respecting this application.

CARRIED.

B20-99-2

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

'Granted'

CONDITIONS:

1. The certificates for Application B20-96-2, B20-97-2 and B20-98-2 be issued and copies of the registered transfers be presented to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B20-99-2.
2. The lot to be severed and the lot to be retained be appropriately zoned.
3. 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.
4. If required, the Owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
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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. If required, a road widening of 3 m (9.9 ft.) on Blandford Street along the frontage of the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department. In addition to the road widening, a 3 m (9.9 ft) x 3 m (9.9 ft) sight triangle will also be required at Blandford Street and Balsam Street.

8. The Owner enter into any necessary easements between the lot to be severed and the lot to be retained for the municipal storm, sanitary and watermain services, to the satisfaction of the Township of East Zorra-Tavistock. An easement agreement between the Owner(s) of the lot to be severed and the lot to be retained shall be entered into to allow for access purposes. All cost-sharing requirements and maintenance responsibility shall be clearly indicated in the Agreement, to the satisfaction of the Township of East Zorra-Tavistock.
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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 addressed in the planning report respecting this application.

CARRIED.

B20-92-4, B20-93-4, B20-94-4 & B20-95-4 – Jinder K. Sekhon, James J. Sekhon & Monique S. Sekhon (Part Lot 6, Broken Front Concession (West Oxford) Township of South-West Oxford)

Mark Burke, the owner's agent, was in attendance to speak to the application. Also in attendance was Wendell Johnson, an abutting neighbour.

The purpose of the application for consent is to create four rural residential building lots. Each of the lots to be severed will cover an area of approximately 4,232 m² (45,552 ft²), and will have a frontage of approximately 11.07 m (36.3 ft). The lot to be retained will cover an area of approximately 3.8 ha (9.4 ac), and will continue to be used for agricultural purposes. The existing single detached dwellings and accessory buildings situated on the subject property will be demolished. It is proposed that a single-detached dwelling will be constructed on each severed lot.

R. Versteegen reviewed the staff Planning Report. He noted that the retained lot is proposed to remain as agricultural lands. The existing single-detached dwellings and accessory buildings are to be demolished. The subject lands are designated Linear Cluster on the Land Use Plan in the County Official Plan, and are currently zoned General Agricultural (A2) in the Township's Zoning By-law. The owners have submitted a zone change application to rezone the severed lots to Rural Residential (RR). Each of the severed lots will be serviced by a separate private sewage system and a private well. He noted that the surrounding land uses include commercial to the west, with residential and future development within the settlement of Beachville, as well as agricultural and existing rural residential lots to the east. The Thames River and the CP Rail tracks are located to the north of the subject property. It is Planning staff's opinion that the applications are consistent with the 2020 Provincial Policy Statement, and comply with the County Official Plan policies. No concerns were received during the agency circulation. He indicated that planning staff is in support of the applications, and recommend approval, subject to the conditions outlined in the staff Planning Report.

W. Johnson then read aloud his letter of concern and elaborated on his concerns. The letter was concerned with the reduction of agricultural land in the area and in the Province. He felt that it is the responsibility of the Committee to uphold and maintain community sustainability. He requested the Committee to protect the agricultural lands and to deny the applications. R. Versteegen responded to W. Johnson and indicated that he did not take issue with his comments. R. Versteegen provided a map from the Official Plan confirming that subject lands are designated as Linear Cluster and therefore recognized as an established settlement within the County Official Plan. He explained that while the subject lands are situated outside of the Beachville settlement limits the Linear Cluster designation recognizes the historical development along Beachville Road to the City of Woodstock city limits, which is how Planning staff are able to consider approval of the proposed lots.

In response to W. Johnson, G. Brumby explained that it is common for the buildings to be demolished with the appropriate permits prior to the application being approved.

M. Burke stated that the existing buildings on the property had not been inhabited for a number of years and were in a state of disrepair and needed to be torn down for safety reasons. He indicated that the owners wanted to retain the majority of the agricultural lands as they are farmers themselves. He noted that the area will be improved and the owners seek to honour the agricultural lands on the retained lot.

In response to R. Jull, W. Johnson indicated that he owns and lives on the residential property, south of the subject property, on the west side of East Hill Line.

In response to D. Paron, R. Versteegen advised that the Linear Cluster designation was established approximately 15 years ago to reflect the historical development along Beachville Road.

In response to G. Brumby, R. Versteegen confirmed that the three lots are residential and are permitted as they are located in the Linear Cluster of the Official Plan and that it would be difficult to support the applications if they were located within the Agricultural Reserve designation.

G. Brumby stated that he appreciated W. Johnson's comments regarding zoning; however, he explained that the Land Division Committee cannot control zoning changes and that W. Johnson's comments would be more effective when the zone change application is considered by Township Council.

M. Burke confirmed for R. Jull that the agricultural lands located to the south of the subject property are not owned by the current owners of the subject lands.

B20-92-4

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned
2. The Owners agree, in writing, that all septic fields will be abandoned, to the satisfaction of the Township of South-West Oxford Building Department, and the necessary paperwork be forwarded to the Township for review.
3. The Owners agree, in writing, that all existing wells on the lots to be severed will be properly abandoned in accordance with Ontario Regulation 903 and the necessary paperwork will be forwarded to the Township of South-West Oxford for review.
4. Any new entrances or entrance modifications of existing entrances be obtained from the Oxford County Public Works Department, to the satisfaction of the County Public Works Department.

5. The existing single detached dwellings and the three accessory structures on the subject property be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of South-West Oxford Building Department.
6. 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, if required.
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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B20-93-4

Moved by: P. Rigby
Seconded by: R. Jull

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The Owners agree, in writing, that all septic fields will be abandoned, to the satisfaction of the Township of South-West Oxford Building Department, and the necessary paperwork be forwarded to the Township for review.
3. The Owners agree, in writing, that all existing wells on the lots to be severed will be properly abandoned in accordance with Ontario Regulation 903 and the necessary paperwork will be forwarded to the Township of South-West Oxford for review.
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REASONS:

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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.

B20-94-4

Moved by: C. van Haastert
Seconded: D. Paron

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The Owners agree, in writing, that all septic fields will be abandoned, to the satisfaction of the Township of South-West Oxford Building Department, and the necessary paperwork be forwarded to the Township for review.
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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.

B20-95-4

Moved by: R. Jull
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The Owners agree, in writing, that all septic fields will be abandoned, to the satisfaction of the Township of South-West Oxford Building Department, and the necessary paperwork be forwarded to the Township for review.
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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.

On the motion of D. Paron the Committee meeting adjourned at 11:05 a.m.

"G. Brumby"

CHAIRPERSON