

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, March 3, 2022

The Oxford County Land Division Committee met virtually via livestream on Thursday, March 3, 2022 at 9:30 a.m. with the following individuals:

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

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

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of February 10, 2022, be approved as printed and circulated.”

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

CORRESPONDENCE:

1. Correspondence dated February 28, 2022 received from Sharon Mansfield et al.
RE: Application B21-61-8 (Kathlynnne Murphy)
2. Correspondence dated February 28, 2022 received from Cidalia Teves
RE: Application B21-107-1 (Robert & Geraldine Racknor)
3. Correspondence dated February 28, 2022 received from Kathy Ramseyer
RE: Application B21-103-2; A21-30-2 & B21-104-2 (2825085 Ontario Inc.)
4. Correspondence dated February 28, 2022 received from Brooke Traschel
RE: Application B21-103-2; A21-30-2 & B21-104-2 (2825085 Ontario Inc.)
5. Correspondence dated March 2, 2022 received from Township of East Zorra-Tavistock
RE: Application B21-103-2; A21-30-2 & B21-104-2 (2825085 Ontario Inc.)
6. Correspondence dated March 2, 2022 received from Kaitlin Saunders
RE: Application B21-103-2; A21-30-2 & B21-104-2 (2825085 Ontario Inc.)
7. Correspondence dated March 2, 2022 received from Rhonda Saunders
RE: Application B21-103-2; A21-30-2 & B21-104-2 (2825085 Ontario Inc.)
8. Correspondence dated March 2, 2022 received from Township of East Zorra-Tavistock
RE: Application B21-97-2 (Catherine & Alistair Stevenson)

APPLICATIONS FOR CONSENT:

B21-61-8 – Kathylynne Murphy
(Lot 1, Plan 1115, City of Woodstock)

Derek Truelove, the applicant's solicitor, and Henry Deroo, the applicant, were 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 cover an area of approximately 740 m² (7,965.29 ft²), is currently vacant and is to be added to the lands to the immediate east. The lot to be enlarged will cover an area of approximately 3,052 m² (32,851.45 ft²), contains a single-detached dwelling and pool that are to remain and a detached garage and shed that are to be removed. The lot to be retained will cover an area of approximately 554 m² (5,963.20 ft²), contains a single-detached dwelling and detached garage. A 6-unit townhouse development is proposed to be constructed

R. Versteegen reviewed the staff planning report. He advised that the subject property is designated as Low Density Residential in the County Official Plan, and is zoned Residential Type 1 (R1) in the City's Zoning By-law. He noted that the surrounding area includes Brompton Park and single-detached dwellings. He advised that in Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and is in keeping with the County Official Plan policies. The applicant has also applied for a zone change for a Special Residential Type 3 Zone to recognize the intended development. No comments or concerns were received as a result of the agency circulation. A letter of concern was received signed by six surrounding land owners. R. Versteegen read aloud the letter for the Committee's consideration and noted that the majority of the concerns in the letter were in relation to the zone change application and would need to be considered by City Council when assessing the zone change application. Accordingly, Planning staff recommend approval of the consent application subject to a number of conditions.

D. Truelove noted that the applicant is known within the community for their quality workmanship and materials used. He advised that a similar unit to the proposal was built in the area and no traffic or other concerns were raised during the construction of the other development. D. Truelove noted that the properties of those who signed the concern letter will have sufficient setbacks and that the impact on their properties will be minimal due to the size of the subject property. D. Truelove noted that H. Deroo did send out letters to the surrounding landowners and hosted a walkthrough of the property and the proposal for those who were interested.

Cheryl McKnight, the occupant of 812 Devonshire Avenue, was in attendance to speak at the meeting. C. McKnight expressed that the house is in trust for her. C. McKnight read aloud a statement she prepared stating that "I have lived in this neighbourhood for my whole life, I lived across the street at 807 Devonshire, left for a little while and came back to 812 Devonshire and noted that the traffic is substantial and dangerous to back out of the driveway, constant noise out front. Cheryl has two dogs that use the backyard. Her enjoyment of the property and that the decrease in the backyard will further decrease her mental state and the relationship between her and her sister has been diminished. Devonshire is busy all the time and backing out is difficult. The wildlife have had to leave the area." C. McKnight noted that the crime in the area could increase due to the increased residential dwellings and having Blossom Park in close proximity will aggravate the increased crime. She had concerns with light pollution, and snow storage and drainage. She advised that she had a petition with 22 signatures on it, however this petition was not provided to the Land Division Committee. She clarified for the Committee that Kathylynne Murphy is her sister, and is selling the backyard.

G. Brumby asked whether there was an ownership problem and if the application was made improperly. D. Truelove clarified that the property is owned solely by Kathylynne Murphy, which gives her the legal right to transfer the property. He noted that C. McKnight is a tenant in this situation. He noted that the property abstract was provided to the Land Division Committee to show that the ownership is appropriate, wherein a general trust has been established allowing Kathylynne to have the power and discretion to make this application.

D. Truelove assured the Committee that the title is held by Kathylynne. The concerns raised by C. McKnight are not in relation to the severance application. These concerns regarding ownership should be dealt with in civil court and that there is time to begin a civil suit if she wanted to pursue

this and it is not up to the Committee to decide legal ownership of the property.

G. Brumby advised C. McKnight that if there is a legal issue between her and her sister it needs to be dealt with through a civil suit and a different channel and that this Committee is limited in what they can consider in relation to the application before them.

R. Jull asked regarding the layout of the townhouse. H. Deroo advised that he had the layout and design available for those who attended the walkthrough of the property. There will be three parking spaces per unit and will have a turnaround large enough for fire trucks and emergency vehicles. He noted that his intention is to keep the properties as family homes due to the large demand for housing and affordable units. He noted that this property is ideal for this development as is it harder to find land within Woodstock to build on and this area is large enough to accommodate the units. He intends to maintain a lot of the trees on the subject property to allow for privacy between the surrounding landowners.

In response to G. Brumby, R. Versteegen advised that a plan of subdivision is not needed, but a zone change is required.

D. Truelove advised that he understood and accepted the report and the attached conditions.

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 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. 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. That a road widening across the frontage of the lands to be retained will be provided to the County of Oxford to create a 13 m (42.65 ft.) half-width for the right-of-way as measured from the centreline of the road, free and clear of all liens, easements and other encumbrances, to the satisfaction of County Public Works.
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 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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B21-96-8; A21-27-8 – Kingslea Transport Ltd.
(Parcel 13-1, Lot 13, Plan M9, City of Woodstock)

D. Truelove, the owner's agent, was present to speak to the application.

The applicant is proposing to sever lands and add them to the industrial lot to the immediate east. The lot to be severed has a total area of 900.6 m² (9,694.2 ft²) and is currently vacant. The lot to be enlarged has a total area of 4,853.8 m² (52,247.5 ft²) and contains an industrial building with office and a number of smaller accessory structures. The lot to be retained has a total area of 3,867.4 m² (41,629.7 ft²) and contains a warehouse and garage.

The applicant is also requesting a minor variance from Section 18.2 to reduce the minimum front yard depth from 15 m (49.2 ft) to 3.1 m (10.1 ft) for the industrial building on the enlarged lands.

R. Versteegen reviewed the application and outlined that the property is designated as Traditional Industrial in the County Official Plan and zoned as Restricted Industrial (M2) in the City's Zoning By-law. He noted that the requested minor variance is not required as staff have determined that the building on the retained lands has legal non-conforming status and this is unaffected by the consents application. Accordingly, a condition of severance approval has been included to withdraw the minor variance. Within the immediate area there are other industrial and residential uses as well as the Brick Pond Wetlands. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, in keeping with the County Official Plan policies and is appropriately zoned. No comments or concerns were received agency and public circulation. Accordingly, Planning staff recommend approval of the consent application, subject to a number of conditions.

D. Truelove advised that he concurs and accepts the recommendation within the Staff Planning report.

B21-96-8

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 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. 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 agree, in writing, to satisfy all requirements, financial and otherwise, of the City regarding the installation of services and drainage facilities.
4. The owner shall amend the subject application for consent and minor variance (B21-96-8 & A21-27-8) to remove the request for minor variance to reduce the minimum front yard depth from 15 m (49.2 ft) to 3.1 m (10.1 ft).
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.

B21-107-1 – Robert and Geraldine Racknor
(Part Lot 13, Concession 6 (Blenheim) Township of Blandford-Blenheim)

Amer Cengic, the applicant, and Denis Brolese, the agent, were present to speak to the application. Mark Kirby was present as a member of the public.

The purpose of the application is to create a lot for future residential purposes in the Village of Drumbo, and retain a lot outside of the settlement boundary for agricultural purposes. The lot to be severed comprises approximately 5.1 ha (12.6 ac), is in agricultural production, and is currently vacant of buildings and structures. The lot to be retained comprises approximately 20 ha (49.4 ac) and is currently occupied by an accessory single detached dwelling, a detached garage, and three farm accessory buildings. The lot to be retained would continue to be used for agricultural purposes.

R. Versteegen reviewed the staff planning report for the Committee. He indicated that the subject property has two land use designations according the County Official Plan. The lot to be severed is designated as Low Density Residential while the lot to be retained is designated Agricultural Reserve. There are also two separate zones on the property, with the lot to be severed is zoned Development Zone (D), while the lot to be retained is zoned as General Agricultural Zone (A2) in the Township's Zoning By-law. He indicated that the application is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and is appropriately zoned. A letter was received from the Oxford County Federation of Agriculture (OCFA) wherein they provided their comments in relation to the preservation of agricultural lands. Two letters of concern were received from surrounding and owners that were read aloud for the Committee's consideration. No other concerns were received during agency circulation. Accordingly, Planning staff recommend approval of the application, subject to a number of conditions.

R. Versteegen noted that the subject lands will be required to go through further planning applications to be considered by Township Council and County Council to develop the severed parcel into a residential subdivision. He also pointed out that the development cannot occur until the expansions to upgrade the water treatment plant are completed which is not expected until 2023.

D. Brolese noted that they agree with the OCFA letter in regards to preserving agricultural land, however the subject lands have been designated as Low Density Residential and zoned as Development since the 1980's. He noted that in regards to the letters of concern, public notification will be provided in accordance with Planning Act requirements for all future planning applications for this property. D. Brolese noted that he concurs and agrees with the staff Planning Report and the attached conditions.

In response to D. Paron, R. Versteegen explained that the OCFA was addressed and attached to the staff Planning Report. The property has been designated Low Density Residential and is within the village limits which recognizes that future development may take place on the lands.

M. Kirby noted that he has lived at his property since 1975 and was unaware of the change of designation for the subject property. He mentioned that the village atmosphere has changed in the recent years and that development is only used as a means to increase tax revenue. He explained that he has talked to other neighbours who are also not in favour of the development.

In response to G. Brumby, R. Versteegen advised that Plate 1 shows a part that is most likely dedicated as road allowance and that the settlement limits allowing development are shown as Development Zones on the map.

In response to G. Brumby, D. Brolese noted that the subject property is intended to be serviced once the expansion of the water treatment plant for Drumbo is completed.

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

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

REASONS:

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

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

CARRIED.

B21-103-2; A21-30-2 & B21-104-2 – 2825085 Ontario Inc.
(Lots 1 & Part Lot 2, Plan 307, Township of East Zorra-Tavistock)

Scott Patterson, the applicant, was in attendance to speak to the application.

The purpose of the Application for Consent is to create two residential infill lots and retain a lot for similar purposes. All existing buildings and structures are proposed to be removed. The lots to be severed by B21-103-2 and B21-104-2 will each be approximately 309.4 m² (3,330.3 ft²) in area. A semi-detached dwelling unit is proposed for each of the severed lots. The lot to be retained would be approximately 1,278.3 m² (12,760.2 ft²) in area and a duplex is proposed for these lands.

A variance is requested for the lot to be retained from Section 13.2, Table 13.2 – Zone provisions, to reduce the minimum required lot frontage from 18 m (59.1 ft) to 7 m (22.9 ft).

R. Versteegen reviewed the staff planning report. He indicated that the subject property is designated as Low Density Residential according to the County of Oxford Official Plan and is zoned Residential Type 2 Zone (R2) in the Township's Zoning By-law. He noted that the rear flag shaped lot will require a minor variance to recognize the reduced lot frontage. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and is appropriately zoned. No comments were received through the agency circulation. A resolution from the Township of East Zorra-Tavistock's Council was received in support of the application. A number of concern letters were received from surrounding landowners. The letters received were read aloud for the Committee's consideration. R. Versteegen explained that the planning application is appropriate and can accommodate the development, and that the minor variance meets the required four part test. Accordingly, Planning staff recommend approval of the application, subject to a number of conditions.

S. Patterson clarified that the duplex located to the rear of the property will not have a public street accessing it, but a longer driveway. The design of the property has included an increase setback for the proposed semi-detached dwelling so as to increase on-site parking. The owner and applicant understand that Jacob Street is narrow and that parking in the area would be an issue hence the consideration for the additional on-site parking.

S. Patterson noted that himself, his client and their solicitor have reviewed the Staff Planning report and concur with the recommendation and attached conditions.

B21-103-2

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

'Granted'

CONDITIONS:

1. If required, a drainage assessment reapportionment shall be undertaken, pursuant to The Drainage Act, R.S.O. 1990, 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 Owner shall provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.

4. The Owner shall provide an overall, detailed Grading Plan, to the satisfaction of the Township of East Zorra-Tavistock.
5. The existing buildings on the lots to be severed and retained shall be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of East Zorra-Tavistock.
6. The Land Division Committee approves a Servicing Easement and the Owner shall enter into an agreement with Bell Canada, to the satisfaction of Bell Canada.
7. 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.
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 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 lands are appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

B21-104-2

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

'Granted'

CONDITIONS:

1. The certificate for Application B21-103-2 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 B21-104-2.
2. If required, a drainage assessment reapportionment shall be undertaken, pursuant to The Drainage Act, R.S.O. 1990, to the satisfaction of the Township of East Zorra-Tavistock.

3. 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.
4. The Owner shall provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
5. The Owner shall provide an overall, detailed Grading Plan, to the satisfaction of the Township of East Zorra-Tavistock.
6. The existing buildings on the lots to be severed and retained shall be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of East Zorra-Tavistock.
7. The Land Division Committee approves a Servicing Easement and the Owner shall enter into an agreement with Bell Canada, to the satisfaction of Bell Canada.
8. 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.
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 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 lands are appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate were considered in the Land Division Committee's decision to approve the application.

A21-30-2

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

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18.

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2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
 3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
 4. The variance requested is in keeping with the general intent and purpose of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18.

CARRIED.

B21-94-1 – Christine Galloway
(Part Lot 3, Concession 3 (Blenheim) Township of Blandford-Blenheim)

Courtney Boyd, the owner's agent, was present to speak to the application.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed comprises approximately 10 ha (24.72 ac) and is currently vacant of buildings and structures. It is proposed that the lot to be severed will be added to the lands to the immediate east. The lot to be enlarged is currently 33.5 ha (83 ac) in size and contains a detached garage, a barn, and a workshop, in addition to a single detached dwelling accessory to a farm.

R. Versteegen reviewed the staff planning report and explained that the subject property is designated as Agricultural Reserve and Open Space in the County Official Plan, and is zoned General Agricultural Zone (A2) in the Township's Zoning By-law. He noted that no new development is proposed as a result of the consent application. He further indicated that the surrounding land uses include agricultural lands and existing rural residential lots to the west. Further, in Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies, and is appropriately zoned. No comments or concerns were raised during agency circulation, and no comments were received during public notification. Accordingly, Planning staff recommend approval of the consent application subject to a number of conditions.

C. Boyd noted that she agreed and concurred with the recommendation and conditions contained within the staff Planning Report.

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed by 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 lands are appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B21-102-8; A21-29-8 – JJZ Developments Inc.
(Part Lot 15, Concession 2, 41M-206, City of Woodstock)

Steven Jefferson, the applicant, was 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 is approximately 2.1 ha (5.1 ac) in area and is currently vacant. The lot to be retained is approximately 1.6 ha (4 ac) in area and contains 2 industrial buildings.

The applicant is also requesting a minor variance from Section 19.2 of the City's Zoning By-law to reduce the minimum rear yard depth from 7.5 m (24.6 ft) to 5 m (16.4 ft) to recognize the setback of an accessory building on the retained lands relative to the new property boundary.

R. Versteegen reviewed the staff planning report, and indicated that the subject property is designated as Traditional Industrial in the County Official Plan, and is zoned General Industrial Zone (M3) in the City's Zoning By-law. As noted, a minor variance has been requested to recognize a reduction of the rear yard depth for the retained lands as a result of the proposed consent. He explained that the surrounding land uses include existing and planned industrial and residential lots that back onto the Commerce Way Industrial Park. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and are appropriately zoned, aside from the required minor variance. He noted that the Building Department requested a building report to confirm compliance with the Building Code regarding the spatial separation of the accessory building and the new lot line. An easement is also required to be registered over the severed lot in favour of the retained lands for future storm sewer servicing. No other comments were received during agency circulation. A letter was received from a neighbouring landowner, which was read aloud by R. Versteegen noting a number of concerns with construction in the area. A resolution from the City of Woodstock Council was received in support of the application. Accordingly, Planning staff recommended approval of the consent, subject to a number of conditions and are also supportable of the requested minor variance.

S. Jefferson agreed and concurred with the recommendation and conditions in the staff Planning report.

In response to G. Brumby, R. Versteegen advised that it's his understanding that the City and neighbour who submitted the letter have been working towards a resolution of the issues raised.

In response to G. Brumby, S. Jefferson advised that the severed portion has an agreement of purchase and sale in place pending the completion of the consent approval.

B21-102-8

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

'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 Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
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 provide a building report prepared by an architect or professional engineer outlining the requirements from the Ontario Building code for the spatial separation and exposure protection for the building with the proposed 5.0m setback to the property line. The report will indicate the limiting distance, area of unprotected openings and required construction of exposing building faces of the existing building located on the retained lot adjacent to the new interior property line to the satisfaction of the City of Woodstock Building Department.
5. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
6. The owner shall provide a registered easement over the severed lot in favour of the retained lot for future storm sewer servicing provisions to the satisfaction of the City of Woodstock.
7. 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.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

A21-29-8

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of City of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B21-90-5 – Hogg Excavating & Construction Ltd.

(Part Lot 22, Concession 1, Parts 1 & 3, Plan 41R-9966; Township of Zorra)

Greg Hogg was in attendance to speak to the application.

The purpose of this application is to create a new residential lot that would split a semi-detached dwelling currently under construction into 2 separately conveyable parcels. The lot to be severed and the lot to be retained are both approximately 520 m² (5,597.23 ft²) in area, both lots will contain one half of an existing semi-detached dwelling.

R. Versteegen reviewed the staff planning report and indicated that the subject property is dedicated as Industrial in the County Official Plan and is currently zoned Special Residential Type 2 (R2-sp) in the Township's Zoning By-law. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, is inkeeping with the County Official Plan policies and is appropriately zoned. No comments or concerns were raised during agency circulation, and no comments were received during public notification. Accordingly, Planning staff recommend approval of the consent application subject to a number of conditions.

R. Versteegen read aloud the conditions to G. Hogg. G. Hogg agreed and concurred with the recommendation and conditions contained within the staff Planning report.

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

'Granted'

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. This condition can be cleared by payment for the required services 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.

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2. The owner provide cash-in-lieu of parkland, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B21-93-5 – Oxford Truck & Trailer Ltd.
(Lot 10, Concession 1 (North Oxford); Township of Zorra)

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

'Deferred'

REASONS:

1. At the request of Planning staff the application be deferred to address a required minor variance.

CARRIED.

B21-95-1 – Donald Steinmann & Tanya Dyck Steinmann
(North Part of Lot 5, Concession 11 (Blandford); Township of Blandford-Blenheim)

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed comprises approximately 3.1 ha (7.8 ac), is in agricultural production, and is currently vacant of buildings and structures. It is proposed that the lot to be severed will be added to the lands to the immediate west. The lot to be enlarged is currently 79.3 ha (196 ac) in size, is also in agricultural production, and currently contains three accessory buildings and a single detached dwelling accessory to a farm operation.

R. Versteegen reviewed the staff planning report, and indicated that the subject property is designated as Agricultural Reserve in the County Official Plan and is zoned as General Agricultural Zone (A2) in the Township's Zoning By-law. He noted that the surrounding land uses included agricultural and a mix of rural residential to the northwest. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, is inkeeping with the County

Official Plan policies and are appropriately zoned. No concerns were raised during agency circulation and no comments were received during public notification. Accordingly, Planning staff recommend approval of the consent application subject to a number of conditions.

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed by conveyed to the abutting landowner to the immediate west 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B21-97-2 – Catherine and Alistair Stevenson
(Lot 1, Plan 41M-115; Township of East Zorra-Tavistock)

Catherine and Alistair Stevenson were present to speak to the application.

The purpose of the Application for Consent is to create a residential infill lot. The lot to be severed comprises 1,416 m² (15,241.7 ft²) is currently vacant of buildings and structures, and a single detached dwelling is proposed to be constructed. It is proposed that the lot to be retained will comprise 1,659.8 m² (17,865.9 ft²) and currently contains a single detached dwelling and two (2) accessory buildings. All structures are proposed to remain on the lot to be retained.

R. Versteegen reviewed staff planning report and explained that the subject property is designated as Low Density Residential in the County Official Plan and is zoned as Residential Type 1 (R1) in the Township's Zoning By-law. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is inkeeping with the County Official Plan policies and are zoned appropriately. No comments or concerns were raised during agency circulation or public notification. Accordingly, Planning staff recommend approval of the consent application subject to a number of conditions.

R. Versteegen confirmed for the Committee that there is sufficient area to accommodate an appropriately sized building envelope outside of the existing easement (municipal drain).

C, Stevenson and Z. Stevenson had no questions or concerns and concurred with the staff Planning report.

In response, to C. van Haastert, R. Versteegen noted that the access to the severed lot will not be permitted from Oxford Road 33 and that the driveway will be required to be located along Stonegate Road on the north side of the severed parcel, to remove it from the intersection as much as possible.

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

'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 provide a survey for both the lot to be severed and the lot to be retained indicating the location and setbacks of the existing buildings and structures, 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. A sight triangle measuring 3 m (9.9 ft.) x 3 m (9.9 ft) at the corner of Oxford Road 33 and Stonegate Road shall be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department.
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.

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

REASONS:

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

CARRIED.

On the motion of R. Jull the Committee meeting adjourned at 11:49 a.m.

"G. Brumby"

CHAIRPERSON

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, March 3, 2022

The Oxford County Land Division Committee met virtually via livestream on Thursday, March 3, 2022 at 1:00 p.m. with the following individuals:

Chairperson	-	G. Brumby
	-	R. Jull
	-	J. Lessif
	-	D. Paron
	-	P. Rigby
	-	A. Tenhove – <i>absent</i>
	-	C. van Haastert – <i>absent</i>
Senior Planner	-	E. Gilbert
Secretary-Treasurer	-	A. Hartley

The meeting was called to order at 1:00 p.m.

CORRESPONDENCE:

1. Correspondence dated February 28, 2022 received from Robert Young
RE: Application B21-55-3 & B21-56-3 (Dwayne & Jerrica Ryksen)

APPLICATIONS FOR CONSENT:

B21-110-1; A21-31-1 – Larry and Diane Meade
(Lot 22, Part Lot 23 & Lots 67-68, Plan 99; Township of Blandford-Blenheim)

The purpose of the Application for Consent is for residential lot addition. The lot to be severed comprises approximately 809.3 m² (8,712 ft²) and is currently vacant of buildings and structures. It is proposed that the lot to be severed will be added to the lands to the immediate west. The lot to be enlarged is currently 0.2 ha (0.6 ac) in size and contains a single detached dwelling and an accessory building.

A variance is requested for the lot to be retained from Section 11.2, Table 11.2 – Zone Provisions to reduce the minimum required lot area from 2,800 m² (30,140 ft²) to 2,796.6 m² (30,102.3 ft²).

E. Gilbert reviewed the staff planning report. He indicated that the subject property is designated as Settlement in the County Official Plan and is currently zoned Residential Type 1 (R1). A minor variance is requested to recognize a reduced minimum lot area for the lot to be retained once the consent is complete. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and is appropriately zoned aside from the requested minor variance. No comments or concerns were raised as a result of agency circulation or public notification. Accordingly, in Planning staff's opinion the application is supportable from a planning perspective subject to the recommended conditions.

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed by conveyed to the abutting landowner to the immediate west 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, 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 Blandford-Blenheim.
3. 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.
4. 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.
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 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.

A21-31-1

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

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of Township of Blandford-Blenheim Zoning By-law No. 1360-2002.

CARRIED.

B21-60-7; A21-14-7 – Oxnard Potters Gate Inc. (Jacko & Watson-Vogan)
(Lot 24, Plan 1652, Parts 4-6, Plan 41R-8458; Town of Tillsonburg)

Scott Puillandre, the owner's agent, was in attendance to speak to the application.

The purpose of the Application for Consent is to facilitate the severance of a proposed draft plan of subdivision, while retaining an existing single detached dwelling. The proposed lot to be retained is Block 8 of proposed plan of subdivision SB 21-09-7.

The proposed lot to be severed will cover an area of approximately 4.82 ha (11.9 ac) and contains a number of farm buildings, accessory buildings and foundations that are proposed to be demolished. The lot to be retained will have an area of 2,105 m² (0.52 ac) and contains a single detached dwelling.

The proposed minor variance is seeking relief from Section 7.2- R2 Zone Provisions, to reduce the required lot depth for a single detached dwelling from 30 m (98.4 ft) to 26.7 m (87.5 ft).

E. Gilbert reviewed the staff Planning report, he indicated that the subject property is designated as Low Density Residential in the County Official Plan, and is zoned as Future Development (FD) in the Town's Zoning By-law. E. Gilbert noted that the lands are subject to a Draft Plan of Subdivision as shown in the staff Planning Report. All buildings on the lot to be severed will be demolished to facilitate the development of the subdivision. He noted that Town of Tillsonburg Council are supportive of associated Draft Plan Approval and Zone Change and did recommend approval of the severance application as well. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and is in keeping with the County Official Plan policies. A zone change will be required to rezone the retained lands to a Residential Type 2 Zone (R2), and the lot to be severed will be rezoned to recognize future residential development. No comments were received during agency circulation and no concerns were raised as a result of public notification. Accordingly, Planning staff recommend approval of the consent application subject to a number of conditions.

S. Puillandre agreed and concurred with the staff Planning Report and the conditions contained therein.

B21-60-7

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

'Granted'

CONDITIONS:

1. If required, the owners enter into a severance agreement with the Town of Tillsonburg.
2. The owner shall provide a new water supply for the lot to be retained, to the satisfaction of the Town of Tillsonburg and County of Oxford Public Works Department.
3. The owners provide a road widening (3 m) along the frontage (Potters Road) of the lot to be severed and lot to be retained, to the satisfaction of the Oxford County Public Works Department. The road widening shall be provided free and clear of all liens, easements, and other encumbrances.
4. 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.
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.

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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.

A21-14-7

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

'Granted'

REASONS:

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

CARRIED.

B21-108-6 – Murray Borndahl
(Lot 139, Blocks 18 & 29, Plan 279; Town of Ingersoll)

G. Boddy, the owner's agent, was in attendance to speak to the application.

The purpose of the Application for Consent is for a proposed residential lot addition. The parcel to be severed is to be approximately 384.6 m² (4,140 ft²) in area, is currently vacant and is intended to be added to the lands to the immediate north. The lot to be retained is to be approximately 4.48 ha (11.1 ac) in area and is currently vacant. The lot to be enlarged is approximately 1,148.9 m² (12,366.7 ft²) in area and contains an existing single-detached dwelling and detached garage. No new development is proposed as a result of the intended lot addition.

E. Gilbert reviewed the staff Planning Report. He indicated that the subject property is designated as Open Space, however staff have considered this portion of property as Low Density Residential due to the long standing use of the lands. He advised that the property is zoned as Development and will be required to be rezoned to Residential Type 2 (R2) to consolidate the zoning with the lot to be enlarged. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and is in keeping with the County Official Plan policies. No comments or concerns were raised during agency circulation and public notification. Accordingly, Planning staff have recommended approval of the application subject to a number of conditions.

G Boddy had no questions or concerns, and accepted the report with the attached conditions.

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

'Granted'

CONDITIONS:

1. That the parcel to be severed be appropriately rezoned.
2. 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 must be reflected on the certificate.
3. If required, the Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities.
4. If required, the Owner provides confirmation of the location of any overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
5. 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.
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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B21-119-7 – Tillsonburg Developments Inc.
(Lot 7, Plan 41M-205; Town of Tillsonburg)

Andrew Gilvesy, the owner's agent, was present to speak to the application.

The purpose of the Application for Consent is to create a residential lot and retain a lot for future development purposes. The proposed lot to be severed will cover an area of approximately 754.1 m² (8,117 ft²) and contains an existing single detached dwelling. The lot to be retained will have an area of 1780 m² (19,160 ft²), is currently vacant, and is proposed for a future residential townhouse development.

Development of the retained lands will require future planning approvals, including an Official Plan amendment and Zone change to permit the proposed residential use.

E. Gilbert reviewed the staff Planning report. He indicated that the subject property is designated as Service Commercial and zoned Special Service Commercial Holding Zone (SC-10 (H)). He explained that the Special Service Zone does permit single-detached dwellings. In Planning staff's opinion, the application is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and is appropriately zoned. A site plan will be required for the development of the property wherein a traffic management plan will be submitted and approved. No comments or concerns were raised during agency circulation or public notification. Accordingly, Planning staff recommend approval of the application subject to the attached conditions.

A. Gilvesy had no questions or concerns with the report or application. He accepted and understood all four conditions.

In response to D. Paron, E. Gilbert noted that the open vacant space at the end of Sandy Court zoned OS-1 is a stormwater management pond and no change will be made to these lands.

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

'Granted'

CONDITIONS:

1. A lot grading plan shall be prepared for the lot to be severed, to the satisfaction of the Town Engineering Services Department.
2. The Owner shall agree to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water, sanitary and storm sewer services, to the satisfaction of the County.
3. The Owner shall agree to satisfy all requirements, financial and otherwise, of the County, regarding the installation of road entrances, to the satisfaction of the County.
4. 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.
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 lands are appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B21-101-3 – The New Durham Cemetery Company
(Lot 90, Plan 396; Township of Norwich)

Pauline Jackson and Ray Shambrooks were present to speak to the application.

The purpose of the Application for Consent is for creation of a permanent easement. The proposed easement will cover an area of 3.3 m x 15.2 m (11 ft x 50 ft) in size. The lands subject to the easement contain an existing cemetery (The New Durham Cemetery), while the lands benefiting from the easement contain an existing single detached dwelling and private well and septic system. The area subject to the easement is used as the driveway entrance for the cemetery and it is proposed that the residential water line from the well serving the lands benefiting from the easement will be installed on the easement lands.

E. Gilbert reviewed the staff Planning report. He indicated the purpose of the easement is for a newly installed water service to a non-farm rural residential dwelling. He noted that the subject property is designated as Agricultural Reserve. E. Gilbert advised that the easement will not impact any existing uses and that the proposal is consistent with the 2020 Provincial Policy Statement and the County Official Plan policies. No comments or concerns were raised during agency circulation or public notification. In Planning staff's opinion the application is supportable subject to the attached conditions.

P. Jackson had no comment or concerns and accepted the two attached conditions.

In response to G. Brumby, P. Jackson clarified where the well was located and why the easement and location of the waterline were required.

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

'Granted'

CONDITIONS:

1. The proposed easement be registered in favour of lands municipally known as 386105 New Durham Road, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
2. 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.
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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B21-55-3; A21-12-3 & B21-56-3; A21-37-3 – Dwayne and Jerrica Ryksen
(Part Lot 7, Concession 4 (North Norwich); Township of Norwich)

Scott Puillandre, the owner's agent, was present to speak to the application.

The purpose of the Applications for Consent is to create two residential infill lots. Both the lots to be severed will cover an area of approximately 485.4 m² (5,224.8 ft²). A single-detached dwelling is proposed to be constructed on each lot to be severed. The lot to be retained covers an area of approximately 1,497.3 m² (4,912.4 ft²), and contains an existing single-detached dwelling and two detached accessory buildings.

A minor variance has been requested for both the lots to be severed to reduce the required lot depth from 30 m (98.4 ft) to 26.7 m (87.5 ft).

E. Gilbert reviewed the staff planning report, he indicated that the subject property is designated as Low Density Residential and zoned Residential Type 1 (R1). He noted that the applications are consistent with the 2020 Provincial Policy Statement, are in keeping with the County Official Plan policies and are appropriately zoned. Bell Canada raised concern regarding existing infrastructure on the property, however, Planning staff are satisfied that there will be enough lot area to develop the subject property as proposed. A letter of concern was received from a neighbouring landowner citing concerns over the location of the driveway, in which Planning staff have advised that the location of the driveway and any safety concerns arising from the design will be assessed during the building permit submission to the Township of Norwich. Other than the aforementioned, no concerns or comments were raised during agency circulation and public notification. Accordingly, Planning staff recommend approval of the consent applications and the associated minor variances.

S. Puillandre had no questions or concerns regarding the report and concurred with the conditions. He noted that the applicant has been in touch with Bell Canada to deal with the existing infrastructure on the lot.

B21-55-3

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

'Granted'

CONDITIONS:

1. 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.
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 Norwich.
3. Confirmation be provided that any existing residential accessory structures on the lot to be severed shall be removed, to the satisfaction of the Township of Norwich.
4. If required, the owner enters 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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

A21-12-3

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of Township of Norwich Zoning By-law No. 07-2003-Z.

B21-56-3

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

'Granted'

CONDITIONS:

1. 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.
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 Norwich.
3. If required, a road widening of 2.1 m (6.8 ft) along the frontage of Albert Street for the lots to be severed and retained be dedicated to the Township of Norwich, free of all costs, liens, easements and other encumbrances, to the satisfaction of the Township of Norwich.
4. The Land Division Committee approves a Servicing Easement and the owner shall enter into an agreement with Bell Canada, to the satisfaction of Bell Canada.
5. Confirmation be provided that any existing residential accessory structures on the lot to be severed shall be removed, to the satisfaction of the Township of Norwich.

6. If required, the owner enters into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township Chief Administrative Officer.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

A21-37-3

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of Township of Norwich Zoning By-law No. 07-2003-Z.

CARRIED.

B21-88-5 – Sandra Couse

(Lot 4, North Side Victoria St. Part Lot 143; Part Lot North St. Part Lot 143, Part 2, 41R6869; Township of Zorra)

Sandra Couse was present to speak to the application.

The purpose of the Application for Consent is to create a residential lot. The lot to be severed covers an area of approximately 3,000 m² (32,923 ft²) is currently vacant and a single detached dwelling is proposed to be constructed. The lot to be retained will cover an area of approximately 7,794 m² (83,897 ft²) and contains a single detached dwelling and small garden shed.

The applicant is requesting a minor variance for relief from Section 9.2 of the Township Zoning By-law to reduce the required minimum lot depth from 80 m (262.4 ft) to 75 m (256 ft) for the lot to be retained.

E. Gilbert reviewed the staff Planning report. He indicated that the subject property is designated as Rural Cluster and zoned Rural Residential. He explained that the low density residential type lots are permitted within clusters given they of the proper size to sustain a private septic system. In Planning staff's opinion, the application is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and is appropriately zoned. No comments or concerns were raised during agency circulation or public notification. Accordingly, Planning staff recommend approval of the consent application and associated minor variance subject to a number of conditions.

S. Couse had no questions or concerns and agreed with the recommendation and two attached conditions.

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

'Granted'

CONDITIONS:

1. The owner provide cash-in-lieu of parkland, 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 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 lands are appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

A21-38-5

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

'Granted'

REASONS:

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

CARRIED.

On the motion of P. Rigby the Committee meeting adjourned at 1:57 p.m.

"G. Brumby"

CHAIRPERSON