

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, November 7, 2024

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and met virtually via livestream, on Thursday, November 7, 2024, at 9:30 a.m. with the following individuals:

Chairperson	-	A. Tenhove
	-	G. Brumby - <i>Absent</i>
	-	L. Martin
	-	J. Lessif
	-	D. Paron
	-	D. Matheson
	-	C. van Haastert
Senior Planner	-	H. St. Clair
Secretary-Treasurer	-	A. Karn Sims

The meeting was called to order at 9:32am.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of October 3, 2024, be approved as amended, printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

1. Request to revise application – B23-88-6; A23-22-6 (Trevor Roberts)

T. Roberts was present to speak to the application. A request has been made to amend a decision of the Committee regarding a minor variance that was conditionally approved by the Committee in March 2024 to facilitate the creation of a residential parcel containing an existing semi-detached dwelling in the Town of Ingersoll. The amendment has been requested to increase the approved variance for the lot area for both the lot to be severed and the lot to be retained after the applicant received their official survey information which is not consistent with the minimum lot area that was approved by the Committee. As such an amendment to this variance is required. The subject lands are located on the north side of King Street East in the Town of Ingersoll, lying between Hall Street and Mill Street. The applicant is now requesting a lot area of 209 m² (2,249 ft²) for the lot to be severed and an area of 221 m² (2,378 ft²) for the lot to be retained.

Planning Staff have reviewed the request and are satisfied that the request can still be considered appropriate and are of the opinion that the amended lot area will continue to allow for sufficient space to accommodate the necessary considerations for private amenity space and off-street parking. Overall Planning Staff are supportive of the requested amendment to the previously

approved variance and recommend approval.

T. Roberts had no comments or concerns.

No comments or concerns were received from the Committee.

A23-22-6

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

'Granted'

CARRIED.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B24-50-8; A24-15-8 – Wolfking Investments Inc.
(Pt Lt 22 W/S Norwich Ave, Plan 189, City of Woodstock)

No one was present in person or online to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application for consent seeks to create a new vacant residential lot with a frontage of 9 m (29.5 ft), depth of 31 m (101.7 ft), area of 276 m² (2,970.5 ft²) and retain a parcel with a frontage of 9 m (29.5 ft), depth of 30 m (98.4 ft), and area of 274 m² (2,949 ft²).

The application is also requesting relief from Section 7.2 of the City of Woodstock Zoning By-law to permit a reduced lot area of 276 m² (2,970.5 ft²) for the severed lot and 274 m² (2,949 ft²) for the retained lot in lieu of the minimum required lot area of 290 m² (3,121.5 ft²).

The subject lands front on the east side of Cronyn Street, lying between Dufferin Street and Cedar Street and are legally described as Part Lot 22 W/S Norwich Avenue, Plan 189, in the City of Woodstock, known municipally as 31 Cronyn Street.

No comments of concern were received from the public.

Overall Staff are satisfied that the Consent and variances are appropriate from a Planning perspective and can be supported subject to the recommended conditions. Planning Staff do note that there is an error in the staff report with regard to variance #3, and it should be removed as it is not applicable to this application and was included in error. It has been reflected on the draft decision for the Committee.

In response to L. Martin and C. Van Haastert, H. St. Clair noted that conditions #2 and #4 do appear to be similar, however they were requested by two different departments, so perhaps it would be required for each department to clear the condition separately. It would be recommended that they both be kept in at this time.

No further comments or concerns were received from the Committee.

B24-50-8

Moved by: L. Martin
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. The owner shall 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 easements created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City.
3. The owner shall satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County.
4. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
5. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
6. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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 2024 Provincial Planning 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.

A24-15-8

Moved by: L. Martin
Seconded by: D. Paron

'Granted'

REASONS:

1. The variances requested are minor variances from the provisions of the City of Woodstock Zoning By-law No. 8626-10;
2. The variances requested are desirable for the appropriate development or use of the land;
3. The variances requested are in keeping with the general intent and purpose of the City of Woodstock Zoning By-law No. 8626-10; and

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4. The variances requested are keeping with the general intent and purpose of the County Official Plan.

CARRIED.

B24-52-8; A24-16-8 – Oxford Builders Inc.
(Plan 36, Pt Lt 4, City of Woodstock)

George Geerlinks, the owner, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application for consent seeks to create a new residential lot with a frontage of 7.6 m (25 ft), depth of 40.75 m (133.7 ft), area of 291 m² (3,132 ft²) and retain a parcel with a frontage of 6.9 m (22.6 ft), depth of 40.7 m (133.5 ft), and area of 285 m² (3,067.7 ft²). A semi-detached dwelling is currently under construction on the subject lands.

The application is also requesting relief from Section 7.2 of the City of Woodstock Zoning By-law including:

- A reduced lot area of 285 m² (3,067.7 ft²) for the retained lot in lieu of the minimum required lot area of 290 m² (3,121.5 ft²);
- A reduced lot frontage of 7.6 m (25 ft) for the severed lot and 6.9 m (22.6 ft) for the retained lot in lieu of the minimum required lot frontage of 9 m (29.5 ft).

The subject lands front on the south side of Water Street, lying between Centre Street and Teeple Street and are legally described as Part Lot 4, South Side of Water Street, Plan 36 designated as Part 2 on 41R-10657, in the City of Woodstock, known municipally as 844 Water Street.

Comments received from various agencies had no objections to the application.

No comments were received from the public.

Overall Planning Staff are supportive of the application and recommend approval subject to the noted conditions.

G. Geerlinks had no questions or concerns and understood and accepted all noted conditions.

The Committee had no comments or concerns.

B24-52-8

Moved by: D. Matheson

Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The owner shall 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 easements created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City.
3. The owner shall satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County.
4. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the

City of Woodstock regarding the installation of services and drainage facilities.

5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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 2024 Provincial Planning 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.

A24-16-8

Moved by: D. Matheson
Seconded by: C. Van Haastert

'Granted'

REASONS:

1. The variances requested are minor variances from the provisions of the City of Woodstock Zoning By-law No. 8626-10;
2. The variances requested are desirable for the appropriate development or use of the land;
3. The variances requested are in keeping with the general intent and purpose of the City of Woodstock Zoning By-law No. 8626-10; and
4. The variances requested are keeping with the general intent and purpose of the County Official Plan.

CARRIED.

B24-60-8; B24-61-8 – 2334488 Ontario Ltd. & Hy-Ton Enterprises Ltd.

(Lt 1, Pt Lt 2, 10, 13, Plan 723, Pt Lt 17, Conc. 2 (Blandford), Pts 3-6, 41R8711 and Pt Lt 17, Conc. 2 (Blandford), Pt 2, 41R3429, City of Woodstock)

No one was present in person or online to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of the easements is to establish reciprocal easements for access purposes. Proposed easement B24-60-8 will provide access to 951 Devonshire Avenue from the adjacent property to the west at 925 Devonshire Avenue; the easement will have an approximate area of 268.7 m² (2,892.6 ft²). Proposed easement B24-61-8 will provide access to 925 Devonshire Avenue from the adjacent property to the east at 951 Devonshire Avenue; the easement will have an approximate area of 214.2 m² (2,306.1 ft²). The lands benefiting from B24-60-8 contain a gas station, and the lands benefiting from B24-61-8

contain a light-coloured brick industrial building.

The subject lands are described as Concession 2, Part Lot 17 (formerly Blandford Township), City of Woodstock.

The intent of the reciprocal easements is to consolidate the existing entrance accesses on the subject lands to reduce the number of entrances in proximity to the intersection at Clarke Street and Devonshire Avenue. Approval of the easements will allow for the establishment of a new joint access that will service both lots which will be more efficient and safer for traffic.

Planning staff have reviewed the proposal and are of the opinion that the approval will establish a shared access that will reduce the number of entrances adjacent to Devonshire Avenue that will improve the safety and function of the intersection.

No objections were received from any of the circulated agencies.

No comments or concerns were received from the public.

Overall Planning Staff are of the opinion that the proposal is appropriate and can be supported from a Planning perspective subject to the recommended conditions.

In response to J. Lessif, H. St. Clair noted that it was the Oxford County Public Works Department who initiated the application.

In response to C. Van Haastert, H. St. Clair noted that it won't be an actual road and will just consolidate the two existing driveway accesses into one so that there aren't two opportunities for egress and ingress onto Devonshire Avenue adjacent to Clarke Street. Vehicles would be crossing each other's properties in order to access either property and as such the easement is required to facilitate that single access.

The Committee had no further comments or concerns.

B24-60-8

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

'Granted'

CONDITIONS:

1. An easement over a portion of 925 Devonshire Avenue (PIN: 001342715) shall be registered in favour 951 Devonshire (PIN: 001341968) owned by Hy-Ton Enterprises Limited, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
2. An agreement shall be prepared for the maintenance of the shared access between benefitting properties which details the responsibilities, financial and otherwise, of the benefitting property owners. A draft copy of the agreement and reference plan shall be reviewed by the City. The agreement shall be registered on title of the subject lands to the satisfaction of the City of Woodstock.
3. The Owners agree, in writing, to satisfy all requirements, financial and otherwise, regarding the installation of services and drainage facilities to the satisfaction of the City of Woodstock.
4. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City, 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 2024 Provincial Planning 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.

B24-61-8

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

'Granted'

CONDITIONS:

1. An easement over a portion of 951 Devonshire Avenue (PIN: 001341968) shall be registered in favour 925 Devonshire (PIN: 001342715) owned by 2334488 Ontario Ltd., to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
2. An agreement shall be prepared for the maintenance of the shared access between benefitting properties which details the responsibilities, financial and otherwise, of the benefitting property owners. A draft copy of the agreement and reference plan shall be reviewed by the City. The agreement shall be registered on title of the subject lands to the satisfaction of the City of Woodstock.
3. The Owners agree, in writing, to satisfy all requirements, financial and otherwise, regarding the installation of services and drainage facilities to the satisfaction of the City of Woodstock.
4. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City, 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 2024 Provincial Planning 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.

B24-56-6 – Lynda Franklin

(Pt Lt 9, Blk 63, Plan 279, d/a Pt 1, 41R3213 & Pt 1, 41R5527, Town of Ingersoll)

Payden Shrubbs, the agent, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application proposes to sever lands that were previously separate parcels that have inadvertently merged. Specifically, it is proposed that the lot to be severed, which has 43 m (141 ft) of frontage on David Street, will be 1.4 ha (3.46 ac) in size. The lot to be severed is vacant, save one existing barn (built in approximately 1980). The lot to be retained has approximately 38.2 m (125.3 ft) of frontage on Harris Street and is approximately 3,804.2 m² (0.94 ac) in size. The lot to be retained contains an existing single detached dwelling (built in approximately 1986) and an existing residential accessory building. No new development is proposed for the subject lands at this time.

The subject lands are legally described as Lot 221, Block 63, Plan 279 in the Town of Ingersoll. The subject lands are located on the east side of Harris Street, lying between David Street and King Street East and are municipally known as 259 Harris Street.

Planning Staff have reviewed the proposal and are of the opinion that it will result in the reestablishment of a residential parcel that will be in keeping with the existing residential parcels along Harris Street and would have minimal impact on the existing street scape and will continue to comply with the policies of the Low Density Residential designation in the Official Plan.

Planning Staff are satisfied that in this instance the existing storage structure on the lot to be severed can be maintained as this is a historic building that has been located on the property as a previous stand-alone parcel and the existing structure was legally established that way as a stand-alone structure on a separate lot.

The applicant's lawyer has indicated that a title issue exists with respect to the previous merger on the lot to be retained. The lot to be retained contains two parcels that were intended to merge however this was not successfully completed due to a registration issue. In order to correct this Planning Staff are recommending that the previous Consent for a portion of the retained lands be cancelled in order to permit the two portions of the retained lands to merge and function as one as they have been since 1995.

The County of Oxford Public Works department did initially request a 3 m road widening along the frontage of Harris Street for the lot to be retained which is noted in the Staff report, however after further discussion they have agreed that given this is a technical severance to reestablish the previous lot configuration they will forego this requirement in this instance. Planning Staff are recommending that this condition be removed.

No objections or comments of concern were received from the circulated agencies or the public.

Overall Planning staff are supportive of the proposal and recommend approval subject to the noted conditions.

P. Shrubbs had no comments or concerns and accepted all the noted conditions.

In response to D. Paron, P. Shrubbs noted that the reason why the lands merged was that the lot to be retained was owned by the applicant and her husband and the lot to be severed was just owned by the applicant. When the applicants husband passed away the properties legally merged on title because they were both owned then by the applicant only. The applicant wasn't interested in getting a new survey or reference plan done which would be required to change the configuration

of the lot. The building is currently used to store maintenance equipment for the lot to be severed.

In response to A. Tenhove, H. St. Clair noted that the property at 251 Harris Street extends all the way to the back, however, there are two different Zones on those lands.

No further questions or comments were received from the Committee.

B24-56-6

Moved by: C. Van Haastert
Seconded by: L. Martin

'Granted'

CONDITIONS:

1. If required, a Cancellation Certificate, pre-approved by the Land Registry Office, be registered and a copy of the document be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for the lot to be severed.
2. If required, the owner shall enter into a severance agreement with the Town of Ingersoll, and 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.
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 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 2024 Provincial Planning 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.

B24-55-2 – The Estate of Sjoerd Heeg
(Pt Lt 35-36, Conc. 19 (East Zorra), Township of East Zorra-Tavistock)

Sytse Heeg, representing the owner, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application has been requested to facilitate an agricultural lot addition and the retention of a lot for non-farm rural residential purposes. The lot to be severed comprises approximately 26 ha (64.3 ac), is in agricultural production, and is currently vacant of any buildings or structures. It is proposed that the lot to be severed will be added to the lot to the immediate west. The lot to be enlarged is currently 22 ha (54.6 ac) in size, is also in agricultural production, and contains a barn and a single detached dwelling accessory to the farm operation.

It is proposed that the lot to be retained will be 0.7 ha (1.8 ac) in size and will contain an existing single detached dwelling, a detached garage, and a historical bank barn. If Severance Application B24-55-2 is approved by the Land Division Committee then an Application for Zone Change will be required to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the new use of the subject lands for non-farm rural residential purposes.

The subject lands are described as Part Lots 35-36, Concession 19 (East Zorra). The lands are located on the south side of Perth-Oxford Road, located west of the 'Punkeydoodles Corners' community. The subject lands are currently municipally addressed as 986044 Perth-Oxford Road.

No objections were received from the agencies circulated or members of the public.

Planning Staff have reviewed the application and recommend approval subject to the recommended conditions.

S. Heeg had no comments or concerns and accepted all noted conditions.

No comments or concerns were received from the Committee.

B24-55-2

Moved by: D. Matheson
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate 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.
3. If required, the owners enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
4. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of East Zorra-Tavistock.
5. The Owners shall provide an As-Built Survey for the lot to be retained showing the dimensioned location of all buildings, wells, and septic components on the lands, to the satisfaction of the Township of East Zorra-Tavistock.
6. The bank barn on the lot to be retained shall be converted to no longer have the ability to house livestock, to the satisfaction of the Township of East Zorra-Tavistock.
7. Interior renovations to the existing bank barn shall be completed to comply with the permitted accessory building lot coverage, to the satisfaction of the Township of East Zorra-Tavistock.
8. The eastern most entrance entering Perth-Oxford Road on the parcel to be retained will be required to be removed, to the satisfaction of the County of Oxford Public Works Department.
9. A road widening equating to 15 m (49.2 ft) from the centreline of Oxford Road 5 along the frontage of the severed lot (along Oxford Road 5) shall be conveyed to the County of

Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department.

10. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
11. 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 2024 Provincial Planning 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.

B24-57-1 – John, Valerie, Derek and Gerry Pynenburg
(Lt 10, Conc. 3 (Blenheim), Township of Blandford-Blenheim)

John and Valerie Pynenburg, the owners, were present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application has been submitted to facilitate the separation of a surplus farm dwelling from the rest of the agricultural lands. The lot to be severed comprises approximately 103.4 ha (255.9 ac), is in agricultural production, and currently contains a single detached dwelling accessory to the farm and accessory buildings.

It is proposed that the lot to be retained will be 0.6 ha (1.5 ac) in size and will contain an existing single detached dwelling and an accessory building. Should Severance Application B24-57-1 be approved by the Land Division Committee, the applicant will be required to submit a Zone Change Application to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' to recognize the new use of the lands for non-farm rural residential purposes and permit a reduction to the required lot frontage from 35 m (114.8 ft) to 10.4 m (34.1 ft). A special provision would also be required to be placed on the 'A2' zoning of the lot to be severed which would restrict any additional dwellings in the future.

The subject lands are described as Part Lot 9 and Lot 10, Concession 3 (Blenheim). The lands are located on the south side of Township Road 4, lying between Oxford Road 3 and Blenheim Road. The subject lands are currently municipally addressed as 747206, 747242, and 747258 Township Road 4.

Planning staff have reviewed the proposal and are satisfied that it is consistent with the policy direction of the PPS as it will facilitate the creation of one new residential lot from a farm consolidation for residents that's considered to be surplus to the agricultural operation. The severed lands will continue to be used for agricultural purposes and will not result in the further fragmentation of agricultural land and will be sufficiently large enough to continue to allow for flexibility to aid in the future changes to agricultural operations in the future. The applicant has provided documentation confirming the ownership of two non-abutting farms within the Township of Blandford-Blenheim and these subject lands do contain two existing single detached dwellings, both of which were constructed prior to December of 1995.

No comments of concern were received from any of the agencies circulated or members of the public.

Overall Planning staff are satisfied that the application can be supported from a Planning perspective subject to the conditions outlined in the staff report.

J. Pynenburg had no questions or comments and accepted all outlined conditions.

No comments or concerns were received from the Committee members.

B24-57-1

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

'Granted'

CONDITIONS:

1. The lot to be retained and the lot to be severed be appropriately zoned.
2. The Owners shall register an agreement on the property title limiting the number of residential dwelling units to one single detached dwelling, to the satisfaction of Oxford County.
3. If required, the Owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
4. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of Blandford-Blenheim.
5. The Owners shall provide an As-Built Survey for the lot to be retained showing the dimensioned location of all buildings, wells, and septic components on the lands, to the satisfaction of the Township of Blandford-Blenheim.
6. The barn on the lot to be severed shall be converted to no longer have the ability to house livestock, to the satisfaction of the Township of Blandford-Blenheim.
7. 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.
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 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

On the motion of L. Martin the Land Division Committee meeting adjourned at 10:36am.

“Original Signed by”

CHAIRPERSON