

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, October 3, 2024

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and met virtually via livestream, on Thursday, October 3, 2024, at 9:30 a.m. with the following individuals:

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

The meeting was called to order at 9:35am.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of September 5, 2024, be approved as amended, printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B24-38-8; A24-12-8 – J.R. Lapointe and Jocelyn Lapointe
(Pt Lt 23, Plan 212, City of Woodstock)

Mark Burke, the agent, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application for consent proposes to sever a parcel containing a semi-detached dwelling and create a vacant lot for a two-storey duplex

dwelling. The lands to be severed have a frontage of 13.7 m (44.9 ft), an area of 382 m² (4,111.8 ft²) and a depth of 28.2 m (92.5 ft). The lands to be retained have a frontage of 13 m (42.7 ft) and a depth of 28 m (91.9 ft).

The application is also requesting variances to the zoning by-law, including:

- A minimum rear yard depth of 7 m (22.9 ft) where a minimum rear yard depth of 7.5 m (24.6 ft) is required for the lands to be severed; and
- A minimum front yard depth of 3 m (9.8 ft) where a minimum front yard depth of 6 m (19.7 ft) is required for the lands to be severed.

The subject lands front on the south side of Henry Street, at the corner of Henry Street and Victoria Street South, and are legally described as Part Lot 23 Plan 212 as in 425886, in the City of Woodstock, known municipally as 566 Henry Street.

No comments of concern 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 noted conditions.

M. Burke had no comments or questions and understood and accepted all conditions.

In response to G. Brumby, H. St. Clair noted that Woodstock Engineering had no objections to the overall application, but they did indicate that future variances would be required. She noted that this sketch is not the final sketch and building design that will be proposed to the City but if it was, it would require the additional relief as noted.

In response to J. Lessif, M. Burke noted that this is a preliminary design which has taken into consideration the aesthetic, functionality, site triangle, garage and parking spaces and neighbours concerns. He doesn't see any barriers to tweaking the design as necessary to meet the requirements.

In response to D. Paron, H. St. Clair noted that in this instance they are proposing a duplex dwelling which is essentially two units stacked on top of one another rather than separated by a party wall. The duplexes don't allow for the establishment of an ARU on those properties. From a Planning perspective we feel that the proposed duplex with the two units stacked on top of one another would have less of an impact and fit more appropriately on the lot than a single detached dwelling plus a separate ARU.

M. Burke noted that there are two advantages for them to propose a duplex over the ARU which include the owner's financing and ability to buy the property, and the independent utilities a true duplex can provide such as a segregated ventilation system and metered utilities which translates to conservation of energy as well.

No further comments or concerns were received from the Committee.

B24-38-8

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

'Granted'

CONDITIONS:

1. The Owner shall submit a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock.
2. The Owner(s) confirm(s) that no underground or overhead services serving the retained lands traverse the severed parcel and visa versa. Where such services exist, the owner shall relocate the services or obtain private easements over the severed and/or retained

lands to the satisfaction of the City of Woodstock.

3. The Owner(s) shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford, regarding the installation of services and drainage facilities, if required.
4. The applicant remove all accessory structures from the lands to be severed to the satisfaction of the City of Woodstock.
5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

A24-12-8

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

'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.

B24-42-8 – Sukhjeet Chatha and Baljit Goraya
(Lt 15, 16 & Pt Lt 13 & 14 w/s Burtch St, Pt Blk E, Plan 19, City of Woodstock)

Ali Zulfiqar, the agent, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application for consent proposes to sever a

vacant parcel and create a vacant lot for future industrial use. The lands to be severed have a frontage of 39.4 m (129.3 ft), an area of 5135.9 m² (16850.1 ft²) and a depth of 92.6 m (303.8 ft). The lands to be retained have a frontage of 85.4 m (280.2 ft) and a depth of 61.8 m (202.8 ft).

The subject lands front on the south side of Main Street, on the west side of Wilson Street, and are legally described as Lot 15 W/S Burtch Street, 16 W/S Burtch Street Plan 19; Part Block E Plan 19; Part Lot 13 W/S Burtch Street, 14 W/S Burtch Street Plan 19; Part Burtch Street Plan 19 Closed by 328096 & 328097; Part Lot 55C Plan 216; Part Lot 133C Plan 293 as in 432544 & 429053; S/T 336613, 355219, in the City of Woodstock (PIN 001050341).

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

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

A. Zulfiqar had no questions or concerns and understood and accepted all noted conditions.

In response to A. Tenhove, H. St. Clair noted that CN Rail is a direct adjacent neighbour, so they are included in the circulation list. We do generally include all railroads within 300 m of the subject lands. They will be more involved in the site plan process as well.

The Committee had no further comments or concerns.

B24-42-8

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

'Granted'

CONDITIONS:

1. 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.
2. 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.
3. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
4. If approved, a condition of severance shall be that the Owner enter into a severance agreement with the City of Woodstock for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.
5. The Owner shall provide a new registered easement in favour of Oxford County encompassing the existing 50mm watermain along Main Street and shall be provided from the limit of the street and 2.5 m south of the watermain. The easement shall be provided to the satisfaction of Oxford County Public Works, free of all costs and encumbrances.
6. The Owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County.
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 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.

B24-47-7 – Cynthia and Cameron McKnight
(Lt 31-32, Plan 507, Town of Tillsonbug)

Cameron McKnight, the owner, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of this application for consent is to create one (1) new residential infill lot in the Town of Tillsonburg and retain one (1) lot for continued residential purposes.

It is proposed that an area of approximately 837.1 m² (9,010.5 ft²) be severed from the subject property for future residential development, and an area of approximately 1,720.5 m² (18,519.3 ft²) be retained for continued residential purposes. The lot to be severed currently contains a tennis court which would be removed when a new residential dwelling is constructed, and the lot to be retained contains an existing single-detached dwelling, which will remain. The lot to be retained and lot to be severed will be accessed via Parkwood Drive.

The lot to be retained is proposed to have a Lot Frontage of 28.8 m (94.4 ft) an average Lot Depth of 49.33 m (161.84 ft), and an approximate Lot Area of 1,720.5 m² (18,519.3 ft²).

The lot to be severed is proposed to have a Lot Frontage of 18.28 m (59.97 ft), an average Lot Depth of 44.42 m (145.73 ft), and an approximate Lot Area of 837.1 m² (9,010.5 ft²).

The property is located on the east side of Parkwood Drive lying between Fairfield Crescent and Parkwood Drive, and legally known as LT 31-32 Plan 507 in the Town of Tillsonburg.

No comments or concerns 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 noted conditions.

C. McKnight had no comments or concerns and understood and accepted the noted conditions.

In response to J. Lessif, H. St. Clair noted that a permit for LPRCA was not a condition of consent, but it will be required prior to the issuance of the building permit.

C. McKnight noted that they went to the conservation authority prior to even submitting the application and had a geotechnical survey already done in advance.

The Committee had no further comments or concerns.

B24-47-7

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

'Granted'

CONDITIONS:

1. If required, The Owners shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County including payment of all outstanding fees regarding the same. To this regard, the lot to be retained and the lot to be severed must be independently serviced (water/sanitary), and any/all services crossing the proposed property line must be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owner(s) consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
3. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for both the proposed severed and retained lots to the satisfaction of the Town of Tillsonburg Engineering Services Department.
4. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sizes and building setbacks, to the satisfaction of the Town of Tillsonburg.
5. 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.
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. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B24-49-3 – Machiel and Sijgje Kardux
(Pt Lt 10, Conc. 4 (North Norwich), Township of Norwich)

Brandon Flewelling, the agent, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application has been requested to facilitate a lot addition in order to facilitate a wetland block for an associated residential subdivision development. It is proposed that the lot to be severed will be approximately 0.78 ha (1.92 ac) in size. The lot to be severed is currently vacant and is proposed to be added to the parcel to the immediate south. The lot to be enlarged is currently 13.4 ha (33 ac) in size and has frontage onto Spring Street. The lot to be enlarged is currently subject to an Official Plan Amendment, Plan of Subdivision and Zone Change applications for a residential development.

It is proposed that the lot to be retained will be approximately 21.8 ha (53.9 ac) in size, and contains an agricultural operation and existing single detached dwelling. No development is proposed on the lot to be retained at this time.

The subject lands are described as Part of Lot 10, Concession 4 (North Norwich), Township of Norwich. The subject lands are located on the south side of Quaker Street lying between Highway 59 and Middletown Line and are municipally known as 345594 Quaker Street, Village of Norwich.

No objections or concerns 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.

B. Flewelling commented that this is a unique application. They have done detailed environmental work and determined that the turtles are crossing the agricultural lands and are coming up to a wetland pocket. The proposed new area is intended to create a new wetland area that would be better for turtles and enhance their environment. B. Flewelling understood and accepted all conditions.

In response to A. Tenhove, H. St. Clair stated that overall the Planning opinion after balancing all the policy directions is that there is a minimal agricultural loss, and that more residential area would be lost if the wetland area has to remain in its current location.

In response to A. Tenhove, H. St. Clair noted that the County of Oxford retained their own engineer to review the developer's EIS and that the consultants worked together to recreate the wetland. The conservation authority will be the final approval authority for the wetland development along with area municipal staff and the County of Oxford.

In response to G. Brumby, H. St. Clair noted that the developer's ecologist and the County's consultant have essentially designed a new habitat which includes the path creation for the turtles. Once the developers start to dig, it would disturb their current path, so they will establish a new path to the new habitat. This proposal was the best balance to establish a new residential subdivision and protecting the wildlife corridor.

B. Flewelling added that one of the mechanisms used to try to redirect the turtles is by having special fencing installed which prohibits the turtles from entering the construction area and redirects them to the new wetlands. This is defined through the conditions of the draft plan approval of the subdivision. The plan is staged so the wetlands are organized first prior to the residential development.

In response to L. Martin, B. Flewelling stated that the existing wetlands that are being removed are not considered to be high quality wetlands. The idea is to create a better habitat in much shorter order that would contain the environmental requirements for the turtles. The consultant and ecologist have agreed that this is a reasonable approach through their studies.

H. St. Clair added that the wetland feature would be engineered and designed according to specifications determined through their research along with the ecologist.

In response to J. Lessif, H. St. Clair noted that the applicant would be required to provide the initial study and fund the peer review. All costs are born by the developer. There would be monitoring periods for the timeline. There would be an agreed to staging of development. H. St. Clair added that all of those technical details would be captured in the subdivision process and the associated subdivision agreement with the Township of Norwich.

In response to A. Tenhove, B. Flewelling noted that perhaps the wetlands could be accommodated on the property itself however they are trying to balance many policies, and it would take away the ability to create housing units within the settlement area. Keeping the future wetland in that area is really an enhancement and creates more functionality for the lands. The ecologists have led us to this most reasonable outcome for the Blandings turtles.

H. St. Clair added that originally the subdivision was proposing to maintain the current location of the wetland. Through consultation with the environmental consultants and the developers it was determined that this really wasn't the best habitat and appropriate location for the turtles with the surrounding development.

D. Matheson commented that he was pleased to see this matter in regard to the wetland preservation discussed in this forum.

In response to G. Brumby, H. St. Clair noted that it would be the conservation authority that would be doing the monitoring of the development and wetland area.

In response to D. Paron, H. St. Clair noted that the applicants will continue to own the wetland area. The obligations for maintenance and protection would be determined through the Environmental Impact Study process.

No further questions or comments were received from the Committee.

B24-49-3

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. 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.
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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B24-53-2 – Erik & Mirjam Rotteveel and Stiek Farms Inc.
(Pt Lt 20, Conc. 10 (East Zorra), Township of Blandford-Blenheim)

Erik Rotteveel, the owner, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of this application is to facilitate a boundary adjustment whereby an area approximately 3.7 ha (9.2 ac) in size is to be severed and conveyed to the existing lot located at 496162 10th Line. The proposed lot to be retained will comprise approximately 1.5 ha (3.8 ac) in size and would contain an existing single-detached dwelling and an accessory building.

Should Severance Application B24-53-2 be approved by the Land Division Committee, the applicant has submitted a Zone Change Application to rezone the lot to be severed from 'Residential Existing Lot Zone (RE)' to 'General Agricultural Zone (A2)' to match the A2 zoning of the lot to be enlarged. No new development is being proposed as part of these applications.

The subject lands are described as Part Lot 20, Concession 10 (East Zorra). The lands are located on the south side of Oxford Road 8, east of 10th Line, and are municipally addressed as 884788 Oxford Road 8.

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

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

E. Rotteveel had no comments or concerns and accepted all noted conditions.

No comments or concerns were received from the Committee.

B24-53-2

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The parcel intended to be severed and conveyed to the abutting landowner to the immediate south and be consolidated with the 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 owner enters 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 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.
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.

B24-54-1 – Heeg Dairy Inc.

(S ½ Lt 4, Conc. 14 (Blandford), Township of East Zorra-Tavistock)

Sytse Heeg, the owner, was present online 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 112.8 ha (278.8 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 0.4 ha (1.2 ac) in size and will contain an existing single detached dwelling. Should Severance Application B24-54-1 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 'Rural Residential Zone (RR)' to recognize the new use of the lands for non-farm rural residential purposes. A special provision would also 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 3 and 4, Concession 14 (Blandford). The lands are located between Township Road 14 and Oxford-Waterloo Road, with frontage on both. The lands are lying between Oxford Road 22 and Blandford Road. The subject lands are currently municipally addressed as 946107 Township Road 14 and 966178 Oxford-Waterloo Road.

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.

S. Heeg had no questions or comments and accepted all outlined conditions.

In response to D. Paron, H. St. Clair advised that condition is meant for the severed lot only. Additionally, it would not preclude putting an ARU on it provided they meet a number of criteria.

No further comments were received from the Committee members.

B24-54-1

Moved by: A. Tenhove
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. The lot to be retained and the lot to be severed be appropriately zoned.
2. If required, the owner enters into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
3. 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.
4. 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.
5. 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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

On the motion of L. Martin the Land Division Committee meeting adjourned at 11:05am.

"Original Signed by"

CHAIRPERSON