

A G E N D A
County of Oxford
Land Division Committee
Thursday, September 1, 2022

9:30 a.m. Call meeting to order
Declaration of Conflict of Interest(s)
Approval of Minutes – August 4, 2022
Business Arising from Minutes
Correspondence

APPLICATIONS FOR CONSENT

B22-37-8	Kyjo Steel (2010) Inc. & Kyjo Steel Inc.	Woodstock
B22-33-8; A22-07-8	David & Denise Thompson	Woodstock
B22-39-6; A22-12-6	Janetta Schoonderwoerd	Ingersoll
B22-41-8	Oxford Builders Inc.	Woodstock
B22-44-3; A22-09-3	Adrian Tenhove, Gerard Vanbodegraven Christian Vanravenswaay	Norwich
B22-45-5; A22-10-5	Lorena Chalkey	Zorra
B22-46-8; A22-11-8	Bedi Kulwinder	Woodstock

Adjournment

To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

Application for Consent B22-37-8 – Kyjo Steel Inc. & Kyjo Steel (2010) Inc.

REPORT HIGHLIGHTS

- The application for consent proposes an industrial lot addition. The lot to be severed is currently vacant of any buildings/structures and is proposed to be added to the industrial property to the immediate north.
- The applicant is concurrently seeking a zoning by-law amendment to rezone the lands to be severed from 'Special General Industrial (M3-3)' to 'Special General Industrial (M3-2)' to be consistent with the zoning of the lot being enlarged.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan.

DISCUSSION

Background

OWNER: Kyjo Steel Inc. & Kyjo Steel (2010) Inc.
140 Bysham Park Drive, Woodstock, ON N4T 1P1

AGENT: Corby Kirwin SPH Engineering Inc.
1-65 Springbank Ave. N., Woodstock, ON N4S 8V8

LOCATION:

The subject lands are described as Part Block 2, Plan M-73, designated as Parts 1 and 2 41R-9242 in the City of Woodstock. The lands are located on the south side of Seagrave Road, on the northeast corner of Seagrave Road and Bysham Park Road and are municipally known as 1209 Seagrave Road.

OFFICIAL PLAN:

Schedule "W-1" City of Woodstock Land Use Plan Traditional Industrial

CITY OF WOODSTOCK ZONING BY-LAW NO. 8626-10:

Existing Zoning: Special General Industrial (M3-3)

Proposed Zoning: Special General Industrial M3-2)

SERVICES: Lot to be Severed – no services
Lots to be Retained and Enlarged – municipal water and municipal sanitary sewer

ROAD ACCESS: paved, municipal streets (Bysham Park Drive and Seagrave Road)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ENLARGED LOT</u>
Area	3,096 m ² (0.76 ac)	6,817.8 m ² (1.68 ac)	9,216.8 m ² (2.27 ac)
Frontage	41.1 m (134.8 ft)	78.4 m (257.2 ft)	104.8 m (343.8 ft)
Depth	82.8 m (271.6 ft)	82.5 m (270.7 ft)	83 m (272.3 ft)

The applicant is proposing to sever lands and add them to the industrial lot to the immediate north. The lot to be severed has a total area of 3,096 m² (0.76 ac) and is currently vacant. The lot to be enlarged has a total area of 9,216.8 m² (2.27 ac) and contains an industrial building and office. The lot to be retained has a total area of 6,817.8 m² (1.68 ac) and contains an industrial building. The applicant's sketch shows that the proposed lot addition will become part of a fenced area and will accommodate an addition on the lands to be enlarged.

Concurrent to this application, the applicant has submitted an application for zone change to have the subject lands rezoned from 'Special General Industrial Zone (M3-3)' to 'Special General Industrial Zone (M3-2)' to provide consistent zoning across the severed and enlarged lands.

Surrounding land uses are predominantly industrial.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the location of the existing buildings and the dimensions of the lots to be severed, retained and enlarged.

Application Review

2020 Provincial Policy Statement (PPS)

Section 1.1.1 of the PPS indicates that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term, accommodating an appropriate range and mix of residential, employment (including industrial and commercial), institutional, recreation, park and open space uses to meet the long-term needs.

The policies of Section 1.1.3.1 direct that settlement areas shall be the focus of growth and development.

Further, Section 1.3.1 of the PPS directs that planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional uses and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

Official Plan

The subject lands are designated 'Traditional Industrial' according to the Land Use Plan for the City of Woodstock, as contained in the Official Plan.

Section 7.3.6 describes Traditional Industrial areas as those lands that consist of existing industrial uses and lands which are planned for the full range of industrial type activities including light, medium and heavy industrial uses. Such uses may generate on and off site effects such as traffic, noise, vibration, fumes or visual appearance. Permitted uses generally include assembling, manufacturing, fabricating, processing, repair and recycling activities, environmental industries, warehousing, distribution, indoor and outdoor storage facilities, construction uses, utilities, transportation and storage uses and research and technological service industries.

Zoning By-law

The lands to be severed are zoned 'Special General Industrial (M3-3)'. The site specific zoning provision outlines a number of permitted uses that vary from the standard M3 zone, notwithstanding other uses typically permitted in the M3 Zone. Concurrent to this application, the applicant has submitted a zone change request to rezone the severed lands to 'Special General Industrial (M3-2) to ensure consistent zoning with the lands to which the severed parcel will be added.

The M3-2 Zone permits a range of industrial uses and uses complimentary thereto, such as an animal kennel and an animal shelter; an ambulance, police or fire depot; a cold storage plant; assembly, processing and manufacturing facilities and a customer contact centre, warehousing and wholesaling uses, among others.

Agency Comments

The City Engineering Department (Development Division) provided the following comments:

1. The lot to be enlarged is located in the UTRCA regulation limit.
2. If approved, please include a condition that 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.
3. If approved, please include a condition that the owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City regarding the installation of services and drainage facilities; specifically, we request that the owner's engineer review the existing/approved Stormwater management (SWM) report and grading/servicing plans for 1209 Seagrave Rd. (filed under SP 8-15-18) and provide an engineered report confirming that the approved SWM system that exists on 1209 Seagrave will not be adversely impacted by the proposed severance.
4. If approved, site plan approval will be required prior to future development of the lot to be enlarged where servicing, grading, SWM, etc. will be reviewed in further detail.

The City Parks Department has indicated that they have no concerns, but that a tree inventory and protection plan will be required as part of the site plan approval process.

Enbridge has indicated that they have service lines running within the area which may or may not be affected by the proposed severance. Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the Attachment Centre at 1-866-772-1045.

The Upper Thames River Conservation Authority has indicated that they have no objections to these applications. We remind the applicant that Section 28 approvals/clearances may be required for future site alteration and/or development proposed at 140 Bysham Park Drive.

Public Consultation

Notice of the consent was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns have been received from the public.

Planning Analysis

The application for consent proposes an industrial lot addition which will allow the owner of the lands to be enlarged to construct an addition to the existing industrial structure while maintaining truck movements and storage areas within the site.

There are no specific policies contained in the PPS that address consent applications for lot additions within settlement areas and it is the opinion of staff that the application does not impact matters of Provincial interest. Further to this, the proposed lot addition will facilitate the continued use of the severed lands, supporting the existing industrial operation of the enlarged lands.

Similar to the PPS, considering the intent of the application is to grant an industrial lot addition, it is the opinion of staff that the proposed consent does not impact the relevant Official Plan policies. Staff are satisfied that no deficiencies are being created through the lot addition and that both the enlarged and retained lots will have adequate space to accommodate parking, setbacks, landscaping and proper drainage.

Further, staff are satisfied that both the lots to be retained and enlarged meet the relevant provisions of their respective zones (M3-2 and M3-3) regarding lot frontage, lot area and setbacks. As previously indicated, concurrent to this application for consent, the applicant has submitted an application for zone change to rezone the severed lands from M3-3 to M3-2 to provide a consistent zoning over the severed lands and the lands to be enlarged. Planning staff are supportive of this application, as it allows an existing industrial use to continue and expand its operation in-keeping with the relevant policies of the Official Plan.

The comments received from the City Engineering Department have been addressed as conditions of approval.

No comments have been received from the City's Building Department at the time of writing this report. Planning staff do not anticipate Building comments that will change the recommendation of this report; however, it should be noted that Building comments may be received prior to the hearing of this application that change the recommendation of the application, or Building comments may be received that impact the conditions of any approval or have impacts to future site plan approval.

In light of the foregoing, it is the opinion of this Office that the proposal is consistent with the policies of the PPS and maintains the general intent and purpose of the County Official Plan.

RECOMMENDATIONS

Whereas the application for consent is consistent with the 2020 Provincial Policy Statement and complies with the policies of the County Official Plan, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

- 1. 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 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/stormwater management facilities. Specifically, the owner’s engineer shall review the existing/approved Stormwater management (SWM) report and grading/servicing plans for 1209 Seagrave Rd. (filed under SP 8-15-18) and provide an engineered report confirming that the approved SWM system that exists on 1209 Seagrave will not be adversely impacted by the proposed severance.

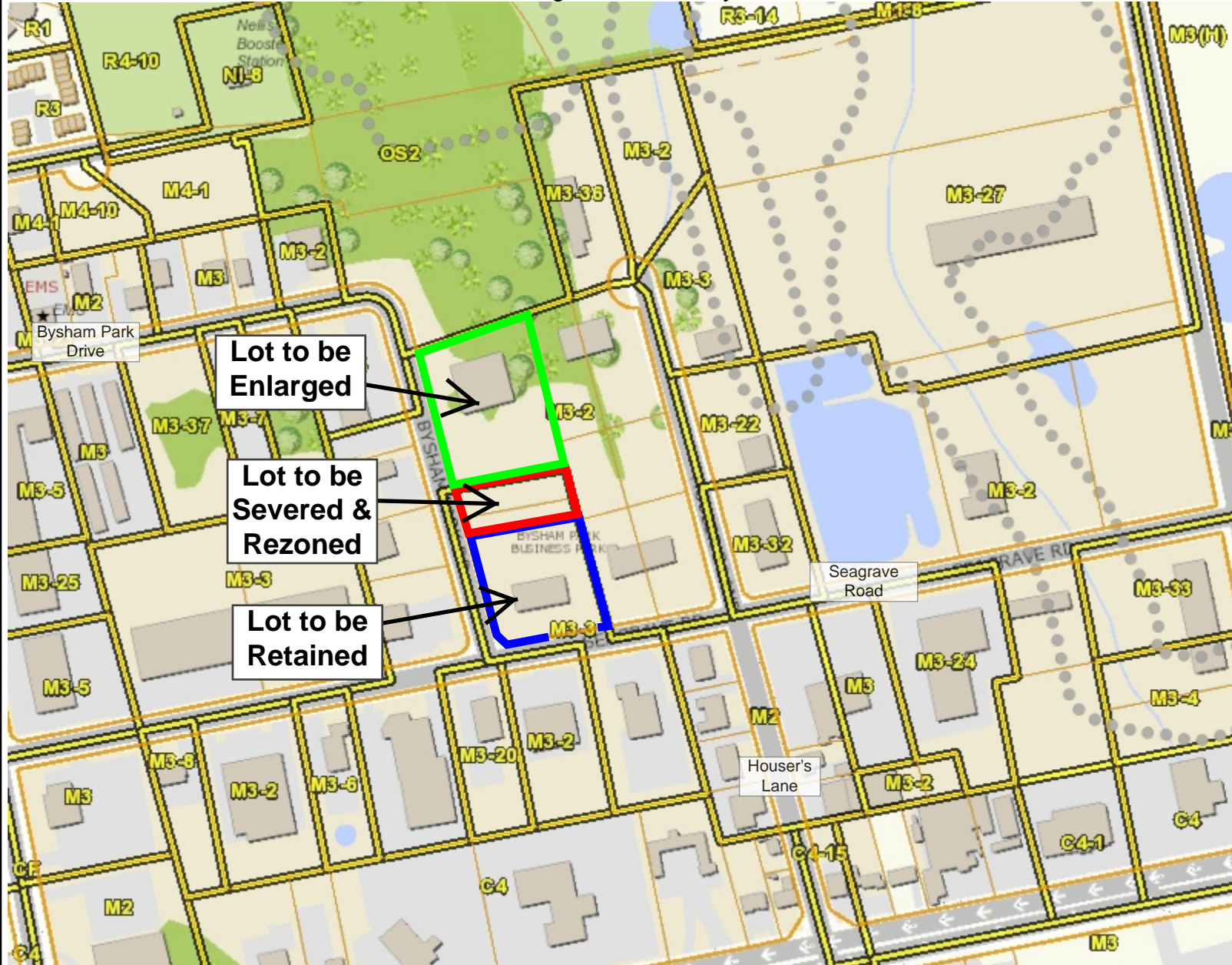
- 4. The property to be severed be appropriately rezoned.

- 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.

SIGNATURES

Authored by: *“Original Signed by”* Justin Miller, Development Planner

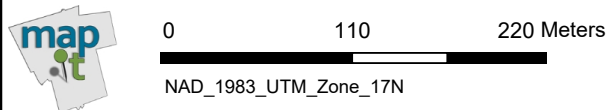
Approved for submission: *“Original Signed by”* Gordon K. Hough, RPP, Director



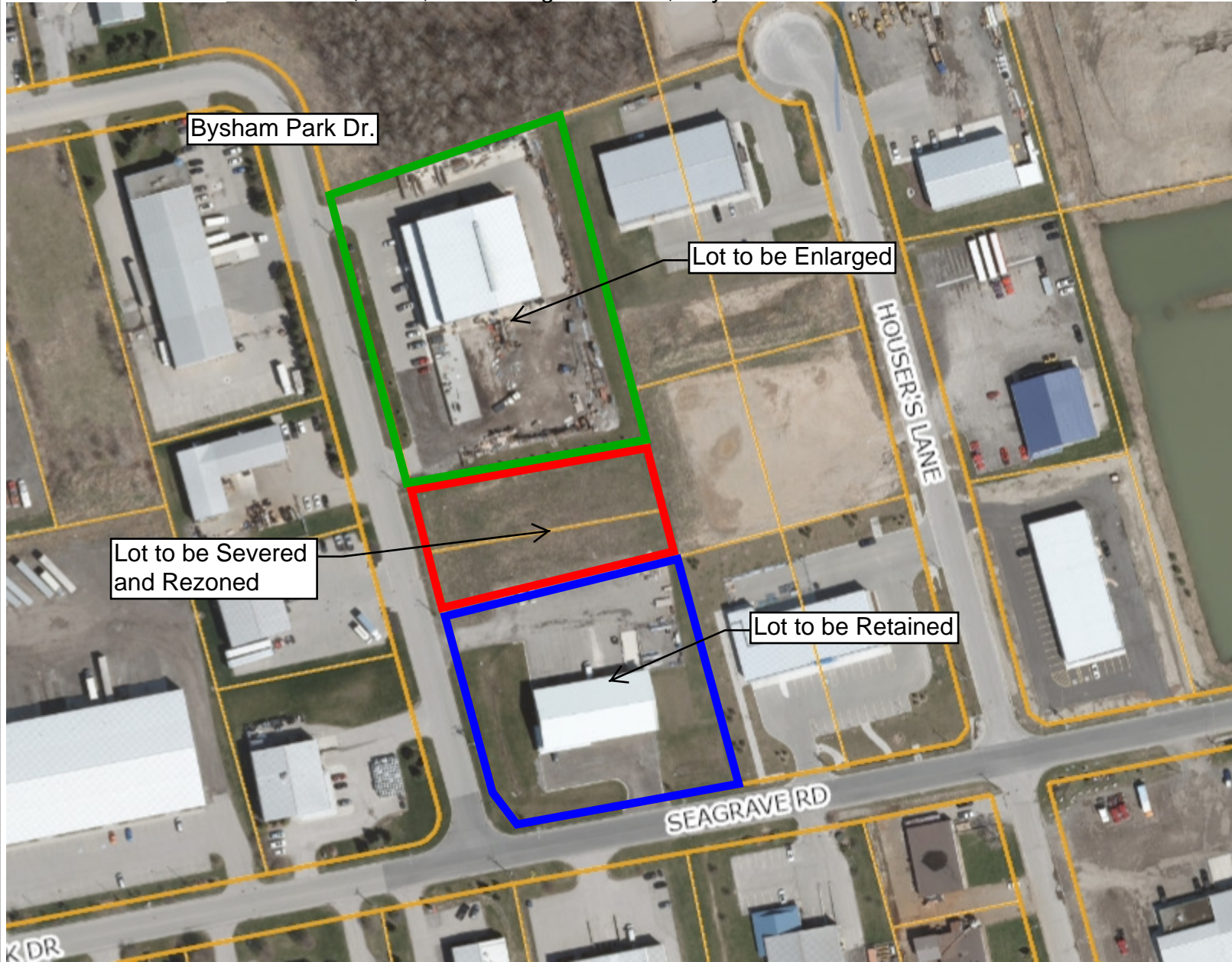
Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines
 - Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



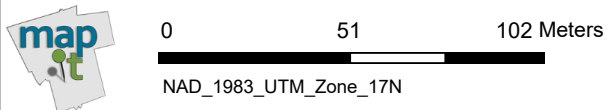
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary

Notes



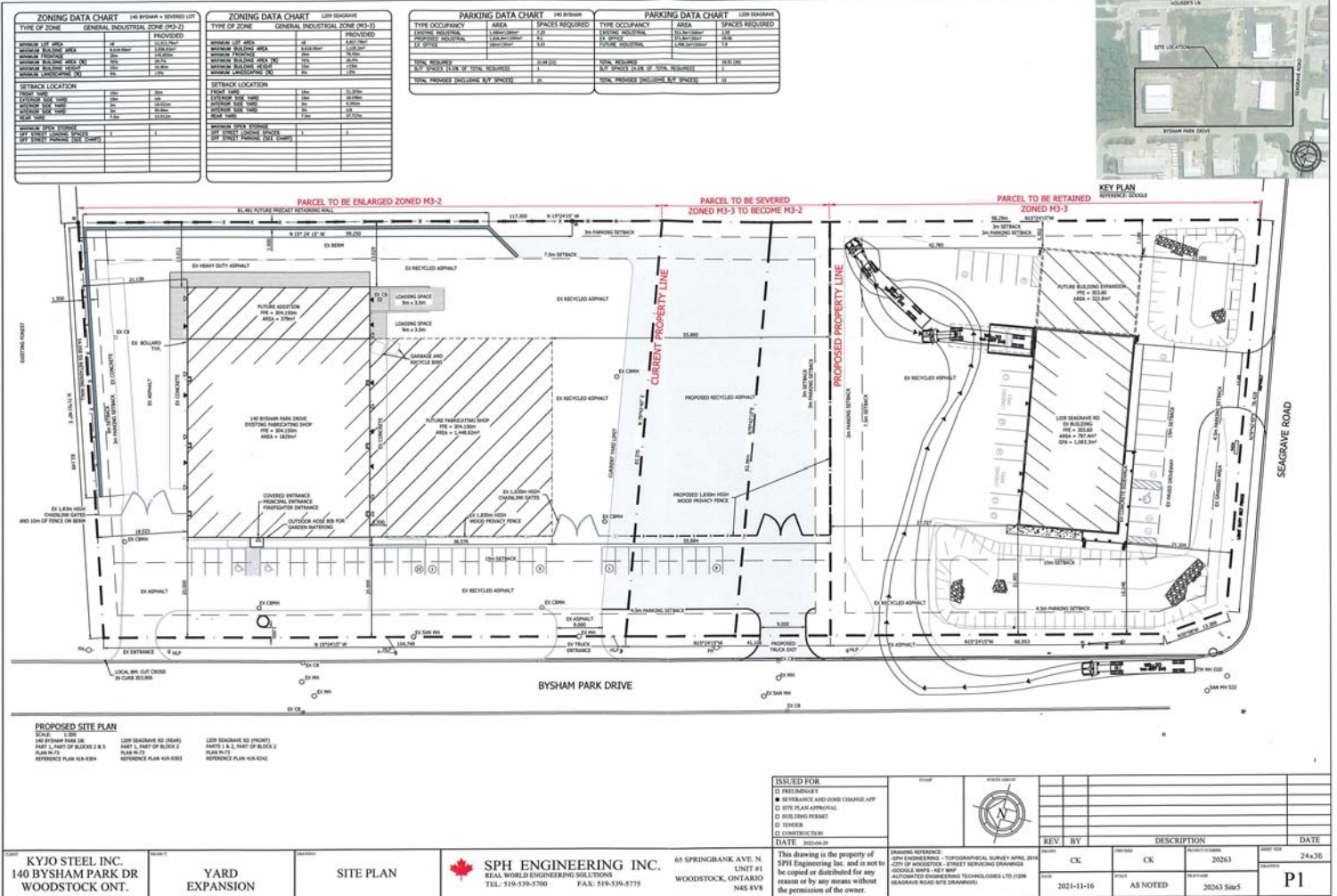
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August 15, 2022

Plate 3: Applicant's Sketch

File No: B22-37-8 & ZN 8-22-06: Kyjo Steel (2010) Inc. & Kyjo Steel Inc.

Pt. Block 2, M-73, 1209 Seagrave Road, City of Woodstock



To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

Application for Consent and Minor Variance B22-33-8; A22-07-8 – Denise & David Thompson

REPORT HIGHLIGHTS

- The application for consent proposes to create a residential lot and retain a lot with an existing single detached dwelling. The applicant intends to construct a single detached dwelling on lot to be severed.
- The application is proposing relief from Section 6.2, Table 6.2 – Zone Provisions, to reduce the minimum required lot frontage for the lot to be severed from 12 m (39.3 ft) to 11.5 m (37.7 ft). Further relief from Section 5.1.9.1, Table 2 – Permitted Projections into Required Yards is proposed to reduce the minimum setback between a projection (landing and stairs) and the westerly interior lot line of the lot to be retained from 0.6 m (1.9 ft) to 0.3 m (0.9 ft).
- Planning staff are recommending approval of the application as it is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan.

DISCUSSION

Background

OWNER: Denise & David Thompson
452 Spencer Street, Woodstock, ON N4S 2H9

AGENT: Tru-Built Construction Inc.
594681 Oxford Road 59, Woodstock, ON N4S 7V8

LOCATION:

The subject lands are described as Part Lot 47, Plan 77, in the City of Woodstock. The lands are located on the south side of Spencer Street, between Robinson Street and Finkle Street and are municipally known as 452 Spencer Street.

OFFICIAL PLAN:

Schedule “W-1”	City of Woodstock Land Use Plan	Residential
Schedule “W-3”	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW & 8626-10:

Existing Zoning: 'Residential Zone 1 (R1)'

SERVICES: municipal sanitary sewer and water

ROAD ACCESS: paved, municipal road (Spencer Street)

PROPOSAL:

	<u>Lot to be Severed</u>	<u>Lot to be Retained</u>
Area	460 m ² (4,951.4 ft ²)	832 m ² (8,955.6 ft ²)
Frontage	11.5 m (37.7 ft)	20.8 m (68.2 ft)
Depth	40 m (200.43 ft)	40 m (131.2 ft)

The purpose of the application for consent is to create a lot for residential purposes and retain a lot for similar use. A single detached dwelling is proposed to be constructed on the lot to be severed. The lot to be retained contains an existing single detached dwelling, detached garage, garden shed and above-ground pool.

The applicant is also requesting relief from Section 6.2, Table 6.2 – Zone Provisions, of the City of Woodstock's Zoning By-law to reduce the minimum lot frontage for the lot to be severed from 12 m (39.3 ft) to 11.5 m (37.7 ft) to facilitate the severance.

The application for minor variance also includes relief from Section 5.1.9.1, Table 2 – Permitted Projections into Required Yards, to reduce the minimum setback between a projection and interior side yard from 0.6 m (1.9 ft) to 0.3 m (0.9 ft). The relief is proposed to facilitate the removal of an existing deck and pool on the west side of the dwelling and the construction of an unenclosed landing with stairs.

Surrounding land uses include single detached dwellings, semi-detached dwellings and Southside Park to the east.

Plate 1, Existing Zoning & Location Map, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Revised Applicant's Sketch, provides the dimensions of the lots to be severed and retained and the location of existing and proposed structures.

Application Review

2020 PROVINCIAL POLICY STATEMENT (PPS):

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Further, Section 1.4.3 directs that planning authorities shall provide for an appropriate mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation and transit areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

OFFICIAL PLAN:

The subject property is located within the 'Low Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Low density residential areas include those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single detached dwellings, semi-detached dwellings, duplex, converted dwellings, quadraplexes, townhouses and low-density cluster development. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The proposed severance is considered to be a form of infill housing. Infill housing is defined as the placement of new residential development (including the creation of a new lot), into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the land supply designated residential and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Areas.

More specifically, the proposed severance is considered to be a form of street oriented infill. The Official Plan states that the introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of development on both sides of the same street. In order that the street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the County Land Division Committee and City Council will ensure that:

- The proposal is compatible with the street frontage, setbacks, lot area and spacing of existing development within a two block area on the same street;
- For proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present lands uses in the area.

CITY OF WOODSTOCK ZONING BY-LAW:

The subject lands are zoned 'Residential Zone 1 (R1)' according to the City's Zoning By-law. The 'R1' zone permits single detached dwellings. The proposed severed and retained parcels appear to meet the relevant zoning provisions, with the exception of the minimum lot frontage of the severed parcel and the setback between the projection (proposed landing and stairs) and westerly interior lot line of the lot to be retained. As such, minor variances have been proposed, as detailed in the 'Proposal' section of this report, to facilitate the severance.

The minimum lot frontage provision contained in the Zoning By-law is intended to ensure lots are wide enough to provide an adequately sized building envelope that maintains sufficient setbacks to provide access to the rear yard, and sufficient area to conduct normal property maintenance. This provision is also intended to ensure adequate area is provided for parking, landscaping, drainage and amenity space.

It is the intent of the Zoning By-law to establish minimum distances for interior side yard setbacks (as well as limited projections into the required interior side yard) to ensure that adequate space is maintained between the projection and the adjacent lot line to allow for proper access to the rear yard, maintenance of the dwelling and provide for grading and drainage.

AGENCY COMMENTS:

The Oxford County Public Works Department stated that they have no concerns with the proposal and that the owner shall be advised that prior to connection to the municipal water distribution and wastewater collection system(s), all applicable connection fees shall be made payable to the County and/or City.

The City of Woodstock Engineering Department (Development Division) provided the following comments:

1. Municipal sanitary sewer and watermain are available on Spencer St.
2. If approved, a condition of severance shall be that the owner 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.
3. If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City.

4. If approved, a condition of severance shall be that the owner enter into a severance agreement with the City of for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.

The City of Woodstock Engineering Department (Building Division) provided the following comments:

If approved, please include the following conditions in the Notice of Decision for Consent.

1. The owner provides confirmation of the location of any existing overhead and 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, to the satisfaction of the City.
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 enter into a severance agreement with the City for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.
5. The owner shall relocate any decks, pools or accessory structures to comply with the minimum yard setbacks for the new interior lot line.
6. The severed lot is proposed to have a lot frontage of 11.5 m with the deck structure in the interior side yard and pool to be removed or relocated.

Upper Thames River Conversation Authority and Bell have indicated that they have no comments or concerns with the proposed application.

PUBLIC CONSULTATION:

Notice of the proposal was provided to the public and surrounding property owners on June 27, 2022, in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns have been received from the public.

CITY OF WOODSTOCK COUNCIL RESOLUTION

City of Woodstock Council passed a resolution in support of the proposed severance and minor variance applications at Council's regular meeting of August 11, 2022.

Planning Analysis

The purpose of the subject application is to create a residential lot and retain a lot for similar purposes. The lot to be severed is currently vacant and the applicant proposes to construct a single detached dwelling. The dwelling and accessory structure on the retained lands will remain, while the deck and pool will need to be removed to accommodate the severance.

With respect to the PPS, the proposal is consistent with the intensification, redevelopment and housing policies as the application provides for an opportunity for redevelopment and is considered to be an efficient use of land and municipal infrastructure. Further, since the proposal will facilitate the development of underutilized lands within a settlement area, staff are of the opinion that the subject application promotes intensification.

With respect to the relevant Official Plan policies for Low Density Residential areas, staff are of the opinion that the proposed severance is a form of street oriented infill and intensification. This portion of Spencer Street is characterized by a mix of lot sizes and the proposed severed and retained lots are compatible with existing development in the vicinity.

Staff are of the opinion that the lot configuration and proposed variances are consistent with the desirability criteria for a minor variance outlined in the Official Plan. The applicants are requesting a frontage of 11.5 m (37.7 ft) where 12 m (39.3 ft) is currently required. Minimum frontage requirements insure that adequate space can be provided for off-street parking, drainage, and access to the rear yard. Staff are of the opinion that the relief can be considered minor and desirable for the development of the lands.

The removal of the existing deck on the western side of the dwelling on the retained lands and the construction of unenclosed stairs requires relief from the maximum projection permitted into an interior side yard. While only limited space, 0.3 m (0.9 ft), will exist should the projection be permitted, staff are satisfied that adequate space exists on the opposite side yard to facilitate proper access to the rear yard, maintenance of the existing dwelling and grading and drainage of the site. In this respect, Planning staff are of the opinion that the requested relief can be considered minor and desirable for the development of the lands.

Staff are also satisfied that the proposed relief will facilitate a form of development that is desirable for the area as the proposed deck will maintain the character of the existing residential dwellings on Spencer Street and it is not anticipated to have a negative impact on the surrounding neighbourhood.

It is the opinion of this Office that the requested relief is in keeping with the general intent and purpose of the Official Plan and the Zoning By-law and should be given favourable consideration.

RECOMMENDATIONS

Whereas the application for consent is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan and the lands are appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

- 1. The owner 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 agrees to 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 submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.**
- 4. The owner shall enter into a severance agreement with the City of for the severed lands. The severance agreement shall be registered on title by the owner as a first encumbrance.**

5. The owner shall relocate any decks, pools or accessory structures as to comply with the minimum yard setbacks for the new interior lot line, to the satisfaction of the City of Woodstock.

And further, that the Land Division Committee approve Minor Variance Application A22-07-8, submitted by Denise & David Thompson, for lands described as Part Lot 47, Plan 77, City of Woodstock, as it relates to:

1. Section 6.2, Table 6.2 – Zone Provisions, of the City of Woodstock’s Zoning By-law to reduce the minimum lot frontage for the lot to be severed from 12 m (39.3 ft) to 11.5 m (37.7 ft) to facilitate the severance and construction of a dwelling;
2. Section 5.1.9.1, Table 2 – Permitted Projection into Required Yards, of the City of Woodstock Zoning By-law to reduce the minimum setback between projection and interior lot line from 0.6 m (1.9 ft) to 0.3 m (0.9 ft) for the lot to be retained subject to the following condition:
 - i) The variance only apply to permit the construction of an unenclosed landing and stairs of sufficient size to provide access to the existing dwelling.

As the proposed variance is:

- i. deemed to be a minor variance from the provisions of the City of Woodstock Zoning By-law;
- ii. desirable for the appropriate development or use of the land;
- iii. in keeping with the general intent and purpose of the City of Woodstock Zoning By-law; and
- iv. in keeping with the general intent and purpose of the County Official Plan.

SIGNATURES

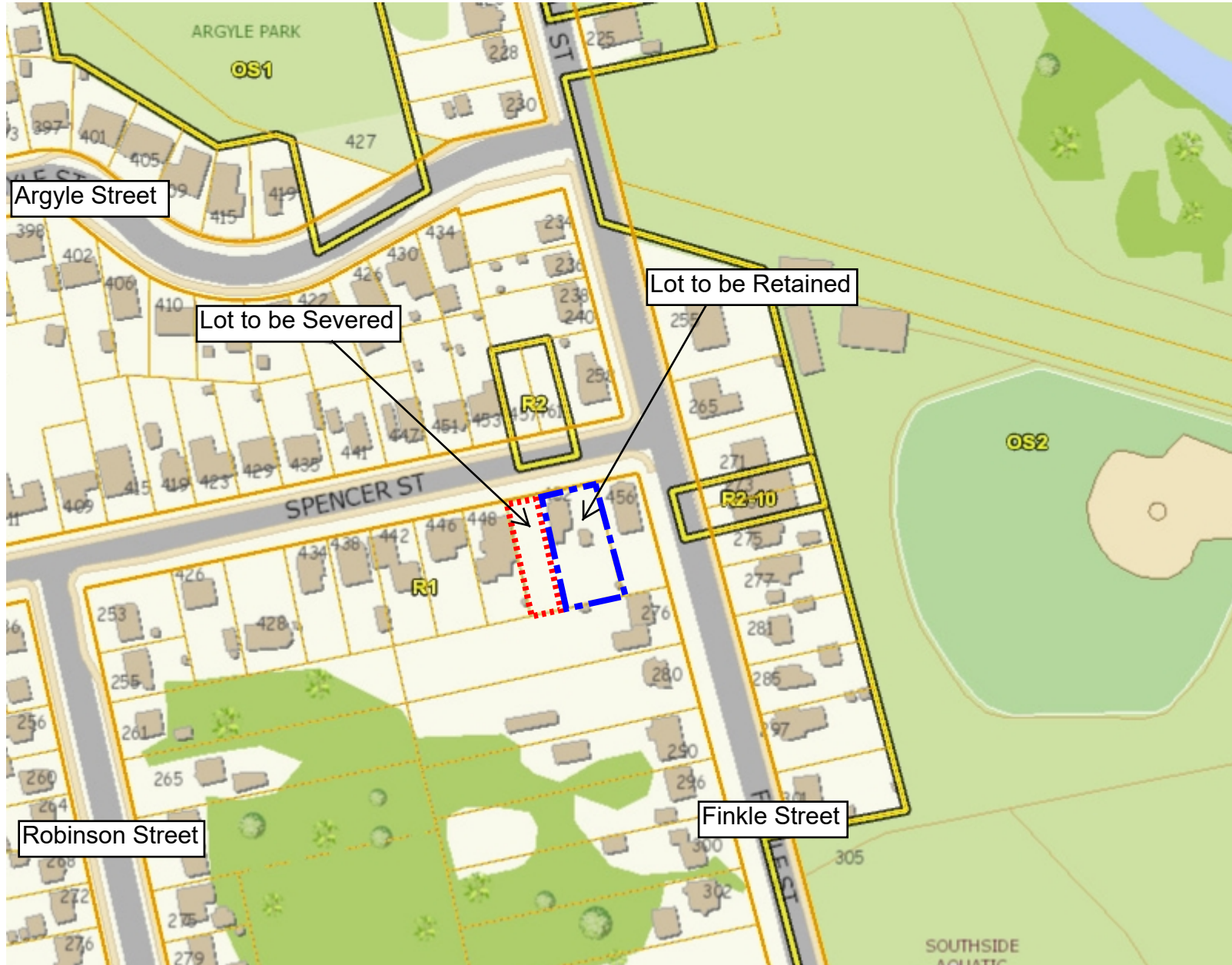
Authored by:

Original signed by

Justin Miller
Development Planner

Approved for submission: *Original signed by*

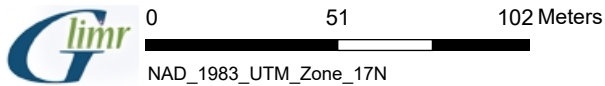
Gordon K. Hough, RPP
Director



Legend

- Parcel Lines
 - Property Boundary
 - - - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey



Legend

- Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



Plate 3: Revised Applicant's Sketch
 B22-33-8 & A22-07-8 - Denise & David Thompson - 452 Spencer Street, Woodstock

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - Plan of Survey
 OF PART OF
LOT 47
REGISTERED PLAN 77
 IN THE
CITY OF WOODSTOCK
COUNTY OF OXFORD



NA GEOMATICS LTD.
ONTARIO LAND SURVEYORS

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 - SURVEY REPORT

THIS REPORT WAS PREPARED FOR *DAVID THOMPSON*. HIS PLAN HAS NOT BEEN PREPARED FOR REGISTRATION PURPOSES AND IS NOT VALID IF THE SIGNATURE IS NOT ORIGINALLY EMBOSSED WITH THE SURVEYOR'S SEAL.

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER ADDITIONAL PRINTS OF THIS ORIGINAL REPORT CANNOT BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 20 DAY OF DECEMBER 2021.

DATE DEC 28/21

David J. Rathby
 DAVID J. RATHBY,
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PROJECT SUBMISSION FORM
 2184469

THIS PROJECT IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 28(3).

LEGEND AND NOTES:

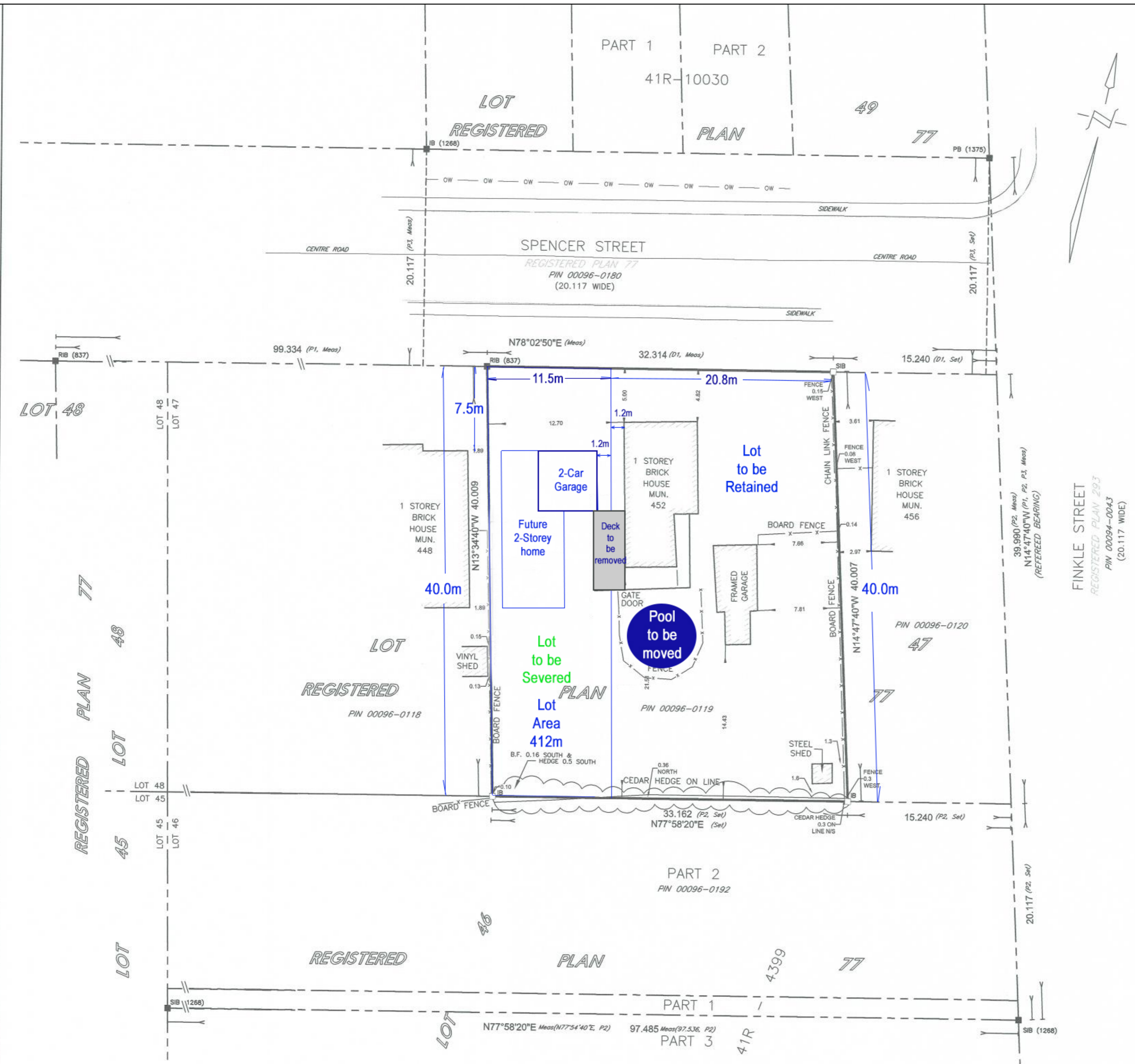
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO: THAT PART OF THE WESTERLY LIMIT OF FINKLE STREET, SHOWN ON DEPOSITED PLAN 41R-4399, AS HAVING A BEARING OF N 14°47'40" W.

LEGEND:

- ✦ DENOTES FOUND SURVEY MONUMENT
- ⊕ DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- CP DENOTES CONCRETE PIN
- WIT. DENOTES WITNESS
- X- DENOTES FENCING
- P1 DENOTES REGISTERED PLAN 77
- P2 DENOTES PLAN 41R-4399
- P3 DENOTES PLAN 41R-5965
- D1 DENOTES DEED 446769

NOTE: NO FENCES ON PROPERTY LINES UNLESS OTHERWISE NOTED

NA GEOMATICS LTD.
 ONTARIO LAND SURVEYORS
 107 ERIE STREET, STRATFORD, ON., N5A 2M5
 TEL: 519-273-3205
 871 DUNDAS ST., WOODSTOCK, ON., N4S 1G8
 TEL: 519-537-6212



METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

Application for Consent B22-41-8

REPORT HIGHLIGHTS

- The application for consent proposes to sever lands containing a semi-detached dwelling house into two separately conveyable lots.
- Relief was previously granted via Variance application (MV27-21) to reduce the lot area, lot depth and lot frontage of the severed and retained lands.
- Planning staff are recommending approval of the application as it is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan.

DISCUSSION

Background

OWNER/APPLICANT: Oxford Builders Inc. c/o George Geerlinks
504875 Old Stage Road, Woodstock, ON N4S 7V8

SOLICITOR: Derek Truelove
35 Perry Street, Woodstock, ON N4S 3C4

LOCATION:

The subject lands are described as Part 1 S/S Henry Street, as in B2882 in the City of Woodstock. The lands are located at the southwest corner of Wilson Street and Henry Street and are municipally known as 116 and 118 Wilson Street.

OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW NO. 8626-10:

Existing Zoning: Residential Zone 2 (R2)

SERVICES: Lot to be Severed – municipal water and municipal sanitary sewer.
Lot to be Retained – municipal water and municipal sanitary sewer.

ROAD ACCESS: paved, municipal road.

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	233.7 m ² (2,515.5 ft ²)	321.5 m ² (3,460.7 ft ²)
Frontage	8.5 m (27.9 ft)	11.7 m (38.4 ft)
Depth	27.5 m (90.2 ft)	27.5 m (90.1 ft)

The application for consent proposes to create one (1) new residential lot that will have frontage on Wilson Street. The dimensions of the lots to be severed and retained are detailed above. A semi-detached dwelling has been constructed on the subject lands, and the application proposes to create a situation whereby one (1) unit will be situated on the lot to be severed and one (1) unit on the lot to be retained.

The subject lands were previously granted relief for lot area, lot frontage and lot depth in anticipation of the construction of the semi-detached dwelling house. Relief was granted through Minor Variance application MV27-21 on June 14, 2021. The minor variance provided the following relief:

1. **Relief from Section 7.2, Table 7.2 – Zone Provisions**, to reduce the minimum required lot area for a semi-detached dwelling house from 290 m² (3,121.6 ft²) for an interior lot and 340 m² (3,660 ft²) for a corner lot, to 233 m² (2,508 ft²) and 321 m² (3,455ft²) respectively,
2. **Relief of Section 7.2, Table 7.2 – Zone Provisions**, to reduce the minimum lot frontage for a semi-detached dwelling house from 9 m (29.53 ft) for an interior lot and 12 m (39.4 ft) for a corner lot, to 8.5 m (27.9 ft) and 11.5 m (38 ft) respectively, and;
3. **Relief of Section 7.2, Table 7.2 – Zone Provisions**, to reduce the required lot depth from 28 m (91.9 ft) to 27 m (88.6 ft).

Surrounding land uses are primarily single detached dwellings. A semi-detached dwelling exists to the immediate north.

Plate 1, Existing Zoning & Location Map, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and immediate vicinity.

Plate 3, Applicant's Sketch, depicts the proposed configuration of the lands to be severed and retained along with the proposed layout of the dwelling units.

Application Review

2020 Provincial Policy Statement

Section 1.1.3.1 of the Provincial Policy Statement (PPS) directs that settlement areas will be the focus of growth, and their vitality and regeneration shall be promoted.

Section 1.1.3.3 of the PPS directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment, where this can be accommodated, taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, Section 1.4.3 of the PPS directs that planning authorities shall provide for an appropriate mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation and transit areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development, which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

Official Plan

The subject property is located within the 'Low Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Low density residential areas include those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single detached dwellings, semi-detached dwellings, duplex, converted dwellings, quadraplexes, townhouses and low-density cluster development. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

Zoning By-law

The subject lands are zoned Residential Zone 2 (R2) within the City of Woodstock's Zoning By-law. The R2 Zone permits a limited range of low density forms of residential development, including semi-detached dwellings, duplexes and single-detached dwellings.

As described in the 'Proposal' section of this report, the subject lands were previously granted minor variances in anticipation of this application. The relief granted was detailed in the 'Proposal' section of this report.

Agency Comments

The City of Woodstock Engineering Department has indicated that:

We offer the following comments in support of the application.

1. The site is zoned R2. As mentioned, a MV was granted for reduced lot area, reduced lot frontage and a reduced lot depth.
2. Interior lot – reduced lot area from 290m² to 233m² and reduced lot frontage from 9m to 8.5m.
3. Corner lot – reduced lot area from 340m² to 321m² and reduced lot frontage from 12m to **11.5m**.
4. Reduced lot depth from 28m to 27m.
5. We are assuming the relief approved through the variance covers the lot deficiencies for the severance.
6. A severance agreement is not required.
7. It is recommended the applicant provide a survey to confirm the yard provisions before going to land division committee.

If approved, please include the following conditions in the Notice of Decision for Consent.

- 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.
- 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.
- The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.

The City of Woodstock Parks and Forestry Department has provided the following comments:

A city owned tree was damaged during construction and may require compensation. City arborist will prepare a report of the current condition of the tree. Compensation will be required at a rate of 3:1 or \$1,350.00 paid cash in lieu of plantings on site.

Oxford County Public Works has provided the following comments:

As per bylaw no. 5514-2013, one water meter is permitted per individual property where all water used within that property will pass through that water meter and the owner of the premises shall be held liable for water usage. The applicant needs to apply for new water connection probable for 118 Wilson Street so a separate water meter can be installed to monitor the water usage for billing purposes.

It is not recommended to share single sanitary service between two different properties; both the properties should have separate sanitary connection. An application to connect separate sanitary shall be submitted probably for 118 Wilson St.

Public Consultation

Notice of the application for consent was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act. At the time of writing this report, the Planning Office has not received any written correspondence resulting from the public notice.

Planning Analysis

The purpose of the application for consent is to sever the subject lands containing a semi-detached dwelling house into two separately conveyable lots. Following the severance, each parcel will contain one semi-detached dwelling unit. Both the severed and retained lands are proposed to be used for residential purposes, which is in keeping with the policies of the Low Density Residential designation and other relevant policies of the Official Plan. Surrounding residential development generally consists of single detached dwellings; other low density uses in the area include a semi-detached dwelling to the north and a multi-residential dwelling that has previously housed a group home to the immediate east. Staff are satisfied that the proposal will be compatible with existing development in the area.

Planning staff are of the opinion that the proposal promotes growth within the City of Woodstock, in accordance with Section 1.1.3.1 of the PPS. Further, the proposal supports residential intensification and promotes a mix of housing types in an area where suitable infrastructure and public service facilities are available. As such, staff are satisfied that the proposal is consistent with the policies of Section 1.1.3.3 and 1.1.4.3 of the PPS, respecting development within Settlement areas.

As previously outlined, the subject lands were granted variances to the Zoning By-law in anticipation of this application. The relief granted was detailed in the 'Proposal' section of this report.

In light of the foregoing, it is the opinion of this Office that the proposal is consistent with the policies of the PPS and maintains the intent of the County Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration, subject to the recommended conditions.

RECOMMENDATIONS

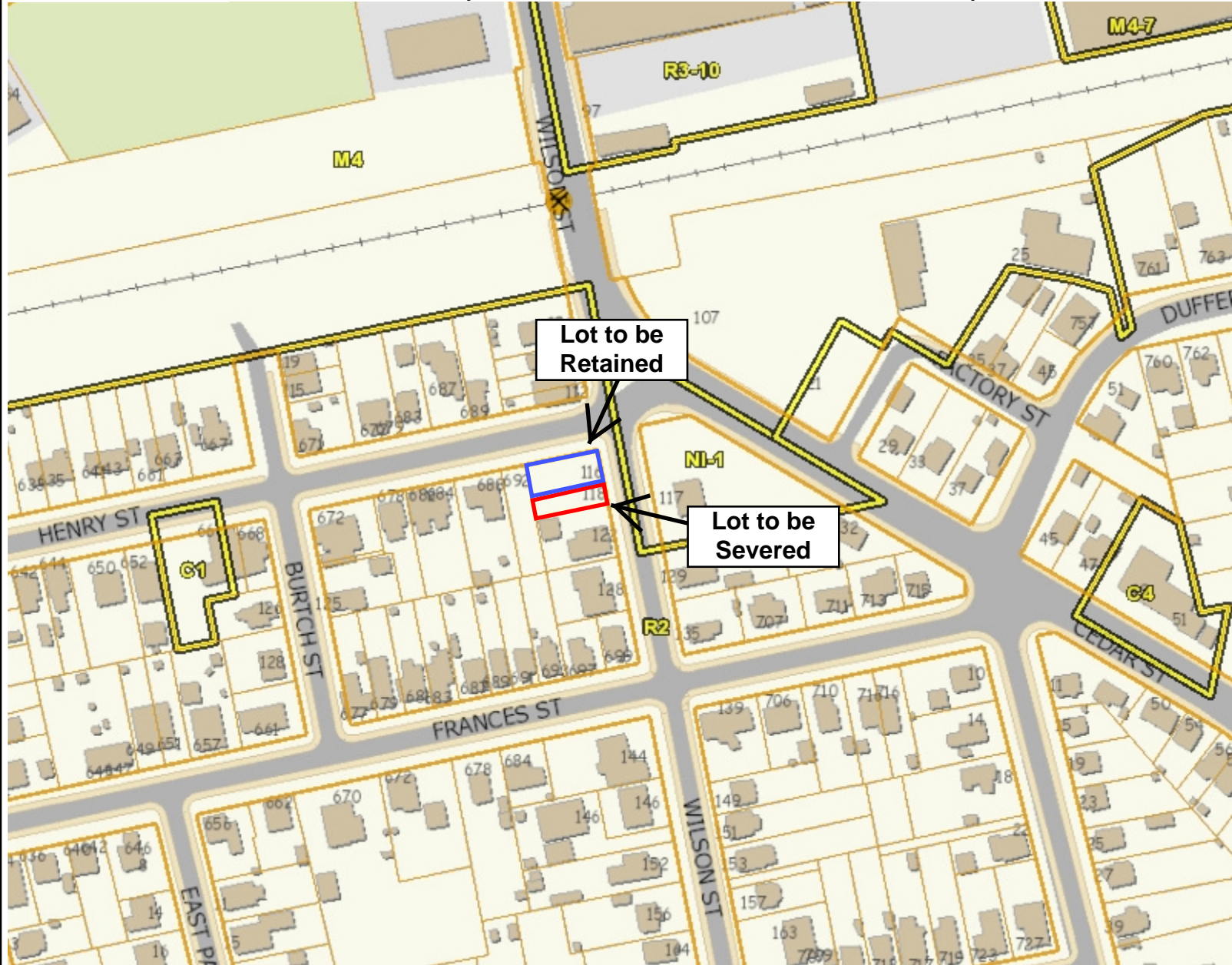
Whereas the application for consent is consistent with the 2020 Provincial Policy Statement, conforms with the policies of the County Official Plan, and the subject property is appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following 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 submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.**
 - 3. The owner 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/or drainage facilities.**
-

SIGNATURES

Authored by: *"Original signed by"* Justin Miller
Development Planner

Approved for submission: *"Original signed by"* Gordon K. Hough, RPP
Director



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 55 110 Meters

NAD_1983_UTM_Zone_17N



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June 29, 2022



Legend

- Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 17, 2022

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Plate 3: Applicant's Sketch
File No: B22-41-8 - Oxford Builders Inc.
Part Lot 1, S/S Henry Street, Plan 63, 116 & 118 Wilson Street, City of Woodstock

LEGEND

- SIB - STANDARD IRON BAR
- SBIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- CC - CUT CROSS
- CP - CONCRETE PIN
- - FOUND
- - PLANTED
- ⊙ - ROUND
- WT - WITNESS
- S - SET
- MS - MEASURED
- CLF - CHAIN LINK FENCE
- P1 - PLAN 63
- P2 - BROOKS & MUIR FILE M10528
- P3 - PLAN 41R-9778
- P4 - PLAN OF SURVEY, A.J. LISE, O.L.S. MARCH 16, 2021.
- N1 - C2704 URE & SMITH
- 1779 - JOHN MUIR, O.L.S.
- 1288 - TOM BROOKS, O.L.S.
- MS - MEASURED

NOTE:

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999863989.

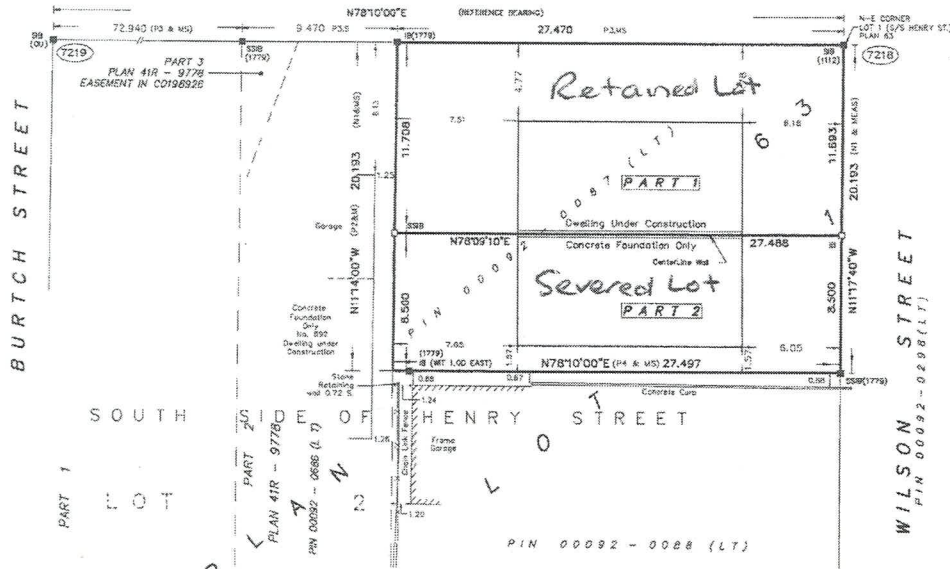
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010) CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.		
POINT ID	NORTHING	EASTING
7218	4774906.14	520863.33
7219	4774863.91	520555.50

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 41R-- _____ RECEIVED AND DEPOSITED.		
DATE _____		DATE _____		
ARIE J. LISE ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ONTARIO (No. 41).		
PARTS SCHEDULE				
PART	LOT	PLAN	PIN	AREA IN HECTARES
1	PART OF 1, SOUTH SIDE OF HENRY ST.	63	00092-0087 (LT)	321.5
2				233.7

PARTS 1 & 2 COMPRISE ALL OF PIN 00092-0087 (LT).

HENRY STREET
 (BY PLAN 63 SHOWN ON PLAN 293)
 PIN 00092 - 0297 (LT)



**PLAN OF SURVEY OF
 PART OF LOT 1
 (SOUTH SIDE OF HENRY STREET)
 PLAN 63
 CITY OF WOODSTOCK
 COUNTY OF OXFORD**

SCALE 1:200
 ARIE J. LISE - ONTARIO LAND SURVEYOR
 2022

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ADT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 25TH DAY OF APRIL, 2022.

DATE _____ ARIE J. LISE
 ONTARIO LAND SURVEYOR

BROOKS & MUIR SURVEYING ONTARIO LAND SURVEYORS UNIT 120-514 PRINCESS STREET, WOODSTOCK, ON, N4S4G9 TELEPHONE 519-539-8089 FAX 519-539-8089 EMAIL - brooksmuir@telnet.ca			M10720-01
DRAFT: TW	CHECK: AJL	CREW CHIEF: JS	

To: Chair and Members of Oxford County Land Division Committee

From: Heather St. Clair, Senior Planner, Community Planning

**Applications for Consent and Minor Variance
B22-44-3 & A22-09-3
TenHove, Van Bodegraven & Van Ravenswaay**

REPORT HIGHLIGHTS

- The application for consent proposes the creation of one new residential building lot in the Village of Norwich and the retention of a lot containing an existing single detached dwelling.
- Minor variances have been requested to permit a reduction to the lot area and lot depth requirements of the Township Zoning By-law for the lot to be severed.
- Planning Staff are recommending approval of the application as it is generally consistent with the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan with respect to infill development in a designated settlement area.

DISCUSSION

Background

OWNERS:

Adrianus Ten Hove
43 North Street East, P.O. Box 82, Otterville ON, N0J 1R0

Gerald Van Bodegraven
385249 County Road 59, Burgessville ON, N0J 1C0

Chris Van Ravenswaay
384642 Salford Road, Burgessville ON, N0J 1C0

LOCATION:

The subject lands are legally described as Lot 536, Plan 745 in the Village of Norwich. The lands are located on the southeast corner of Cook Street and North Court Street East and are municipally known as 26 Cook Street in the Village of Norwich.

OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Serviced Village
----------------	--	------------------

Schedule "N-1"	Township of Norwich Land Use Plan	Settlement (Norwich Village)
Schedule "N-2"	Village of Norwich Land Use Plan	Low Density Residential

TOWNSHIP OF NORWICH ZONING BY-LAW 07-2003-Z:

Lots to be Severed and Retained – Residential Type 1 Zone (R1)

SERVICES:

Lot to be Retained – Municipal water and sewage services
Lot to be Severed – Proposed municipal water and sewage services

ROAD ACCESS:

Lots to be Severed and Retained – Paved Township Road (North Court Street East)

PROPOSAL:

	<u>Severed Lot</u>	<u>Retained Lot</u>
Area	434.2 m ² (4,673.8 ft ²)	1,202.4 m ² (12,942.9 ft ²)
Frontage	15 m (49.2 ft)	25.2 m (82.9 ft)
Depth	28.9 m (94.8 ft)	44.5 m (145.9 ft)

REQUESTED MINOR VARIANCES – LOT TO BE SEVERED:

	<u>Required</u>	<u>Proposed</u>
Lot Depth	30 m (98.4 ft)	28.9 m (94.8 ft)
Lot Area	450 m ² (4,843.9 ft ²)	434.2 m ² (4,673.8 ft ²)

The purpose of the application for consent is to create one new residential building lot in the Village of Norwich. It is proposed that the lot to be severed will be approximately 434.2 m² (4,673.8 ft²) in size, with a frontage of 15 m (49.2 ft) on North Court Street East. The lot to be severed contains an existing garden shed that will be removed, and one new single detached dwelling is proposed for the lot to be severed.

It is proposed that the lot to be retained will be approximately 1,202.4 m² (12,942.9 ft²) in size, with 25.2 m (82.9 ft) of frontage on North Court Street East. The lot to be retained contains an existing single detached dwelling as well as garden shed and swimming pool and no new development is proposed for the retained lands.

An application for minor variance has also been received to permit a reduction to the minimum lot depth and minimum lot area requirements for the lot to be severed. Specifically, the application proposes a reduction to the lot depth requirement from 30 m (96.4 ft) to 28.9 m (94.8 ft) and a reduction to the minimum lot area requirement from 450 m² (4,843.9 ft²) to 434.2 m² (4,673.8 ft²) to facilitate the proposed severance.

The subject lands are located on the southeast corner of Cook Street and North Court Street East and surrounding land uses are predominately low density residential uses, comprised of single detached dwellings.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity as well as the configuration of the proposed lots.

Plate 2, Subject Lands (2020 Air Photo), provides an aerial view of the property and surrounding lands in the immediate area.

Plate 3, Applicant's Sketch, provides the dimensions of the proposed lots, as proposed by the applicant, as well as the location of the existing development on the lands.

Application Review

2020 PROVINCIAL POLICY STATEMENT (PPS):

Section 1.1 of the PPS directs that healthy, liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential uses. Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

The policies of Section 1.1.3 state that settlement areas shall be the focus of growth and development, and their vitality and regeneration is critical to long-term economic prosperity and it is in the interest of all communities to use land and resources wisely, to promote efficient development patterns and ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures. Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.

Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact urban form, while avoiding or mitigating risks to public health and safety.

Further, Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;

- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.6.6.6 also states that planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services.

OFFICIAL PLAN:

The subject lands are located within the Village of Norwich, which is a 'Serviced Village' according to the Settlement Strategy Plan for the County of Oxford. The subject lands are further designated 'Low Density Residential' according to the Village of Norwich Land Use Plan.

Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings and street townhouses. It is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use, within the Low Density Residential designation.

Infill housing is defined as the placement of new residential development into established built-up areas on vacant or underutilized sites. To efficiently utilize designated residential land and any municipal servicing infrastructure, infill housing will be supported in the Low Density Residential areas of Serviced Villages.

The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development in the immediate area. In order to ensure that street oriented infill projects are sensitive to the continuity of the existing residential streetscape, Township Council and the County Land Division Committee will ensure that the proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development within the immediate area.

In addition, all 'infill' proposals in serviced villages are subject to the following criteria:

- Stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- Adequate off-street parking and outdoor amenity areas will be provided;
- The location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- Existing municipal services or private services and community facilities will be adequate to accommodate the proposed infill project;
- The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;

- All infill proposals will be evaluated as to the environmental impacts and constraints associated with the proposed development in accordance with Section 3.2, as well as to the potential effect of the development on heritage resources (Section 3.2.7.5);
- Compliance of the proposed development with the provisions of the Zoning By-Law of the Township and other municipal by-laws.

TOWNSHIP OF NORWICH ZONING BY-LAW:

The subject lands are zoned 'Residential Type 1 Zone (R1)' according to the Township of Norwich Zoning By-law.

The 'R1' zone permits a single detached dwelling and requires a minimum lot area of 450 m² (4,844 ft²) and minimum lot frontage of 15 m (49.2 ft) for an interior lot, as well as a minimum lot depth of 30 m (98.4 ft). An application for minor variance has been received to permit a reduced lot depth for the lot to be severed from 30 m (98.4 ft) to 28.9 m (94.8 ft) and a reduced lot area from 450 m² (4,843.7 ft²) to 434.2 m² (4,673.7 ft²).

Based on the preliminary site sketch provided by the applicant, it would appear that all other relevant provisions of the 'R1' zone will be maintained, with the exception of the existing front and exterior side yard width as they apply to the existing dwelling on the lot to be retained. Planning staff are satisfied that these setbacks can be considered legal non-complying as the existing dwelling on the property was legally established in approximately 1957 (based on building records on file), prior to the implementation of the current Township Zoning By-law and approval of the proposed severance will not impact these existing setbacks.

AGENCY COMMENTS:

The County of Oxford Public Works Department has commented that separate water and sanitary services will be required for each of the severed and retained lands.

The Township of Norwich Drainage Superintendent has commented that a drainage reapportionment should be required as a condition of consent.

The Township of Norwich Building Department has commented the following:

- the existing accessory structure on the lot to be severed will need to be removed;
- it appears that the existing dwelling on the lot to be retained contains an exposed building face (windows) in proximity to the proposed severed lot which may result in an encroachment into the required limiting distance and separation of buildings for future development on the severed lands. Where this office does not have sufficient information to comment on compliance or the necessary compensating construction that may be required to remediate this concern, this Department recommends that a condition be added to the consent approval to require review by a qualified person to demonstrate compliance with the provisions of the Ontario Building Code as it relates to the protection of the exposed building face of the existing building on the lot to be retained;
- the subject property is not currently served by a storm sewer and as such the proposed development does not currently have legal and adequate outlet for storm sewerage purposes. No outflow of storm sewerage from the subject property can be accommodated by municipal services at this time and as such it is recommended that as a condition of consent, an assessment of on-site retention and filtration be evaluated by a qualified engineer;

- a lot grading and drainage plan will be required prior to any permits being issued.

Bell Canada, Canada Post, the Township of Norwich Fire Department have indicated they have no comments or concerns with the proposal.

PUBLIC CONSULTATION:

Notice of the application was circulated to neighbouring property owners on August 18, 2022 in accordance with the provisions of the Planning Act. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The application for consent proposes the creation of one new residential building lot in the Village of Norwich as well as minor variances to permit a reduction to the minimum lot area and depth requirements for the lot to be severed.

Planning staff have reviewed the proposal under the policy direction of the PPS and the Official Plan and note that as the application will facilitate intensification within a designated settlement area, it is consistent with the policies of the PPS respecting intensification and development within settlement areas. Further, adequate municipal sewage and water services will also be available to service the proposed lots, which supports the servicing policies of the PPS.

With respect to stormwater run-off, the Township Building Department has commented that the subject lands are not currently serviced by storm sewerage and as such, the Township has requested that as a condition of consent, the applicants be required to demonstrate legal and adequate outlet for stormwater, and has requested that a drainage reapportionment also be included as a condition of consent. Further, the Township noted that prior to the issuance of a building permit on the subject lands, a lot grading and drainage plan would be required.

With regard to the street-oriented infill policies of the Official Plan, the subject lands are located in an area characterized by low density residential development. In this case, the lots to be severed and retained appear to be compatible with the street frontage, setbacks, lot area and spacing of the existing residential development in the immediate area, which offers a variety of lot sizes and configurations.

Based on the site sketch provided by the applicant, it would appear that both the lots to be severed and retained will have sufficient area for off-street parking and the lot to be retained will comply with the maximum lot coverage allowance in the Township Zoning By-law and it is noted that the lot to be severed contains an existing detached accessory building that is associated with the existing dwelling on the subject lands. Staff are recommending that, as a condition of consent, this building be removed to ensure that there are no stand-alone detached accessory structures on the newly created lot and to facilitate future residential development on the subject lands.

The applicants have requested minor variances to the minimum lot depth requirement from 30 m (98.8 ft) to 28.9 m (94.8 ft) and to the minimum lot area requirement from 450 m² (4,843.7 ft²) to 434.2 m² (4,673.6 ft²) for the lot to be severed. It is the intent of the lot depth and area requirements to ensure that a sufficient building envelope can be maintained on private lands, while ensuring that adequate area is available for off-street parking, private amenity space and appropriate lot grading and drainage.

Planning staff are generally satisfied that the requested reductions can be considered a minor, and approval of the requested variances will provide for sufficient area for the development of the proposed single detached dwelling, while providing adequate area for off-street parking, private amenity space and sufficient setback from lot lines. Additionally, confirmation of legal and adequate outlet for drainage purposes has been included as a recommended condition of consent, as well as confirmation that the required limiting distances, as regulated by the Ontario Building Code can be maintained from the existing window openings on the dwelling on the lot to be retained. To this end, it is noted that the proposed interior side yard width between the existing dwelling on the retained lands and the proposed lot line will be 5.1 m (16.7 ft), which exceeds the 1.5 m (4.9 ft) requirement in the Township Zoning By-law.

Planning staff are of the opinion that the applications are consistent with the policies of the PPS and maintain the general intent and purpose of the Official Plan. As such, Planning staff are satisfied that the applications can be given favourable consideration.

RECOMMENDATION

Whereas the application for consent is consistent with the 2020 Provincial Policy Statement, complies with the policies of the County Official Plan, and the lands are appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following 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 have been removed, to the satisfaction of the Township of Norwich.**
- 4. Confirmation be provided of legal and adequate outlet for the purpose of stormwater drainage for the lot to be severed and the lot to be retained, to the satisfaction of the Township of Norwich.**
- 5. Confirmation be provided that the spatial separation requirements of the Ontario Building Code, as it relates to the existing dwelling on the lot to be retained and any future development on the lot to be severed, can be achieved, 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.

A22-09-3

That the Oxford County Land Division Committee approve Minor Variance Application A22-09-3 submitted by Gerard Van Bodegraven, Christian Van Ravenswaay and Adrianus TenHove, for lands described as Lot 536, Plan 645 in the Village of Norwich, as it relates to:

1. Relief from Section 11.2 – Residential Type 1 Zone Provisions, to reduce the minimum lot depth of the severed lands resulting from Consent Application B22-44-3 from 30 m (98.8 ft) to 28.9 m (94.8 ft), and;
2. Relief from Section 11.2 – Residential Type 1 Zone Provisions, to reduce the minimum lot area of the severed lands resulting from Consent Application B22-44-3 from 450 m² (4,843.7 ft²) to 434 m² (4,671 ft²);

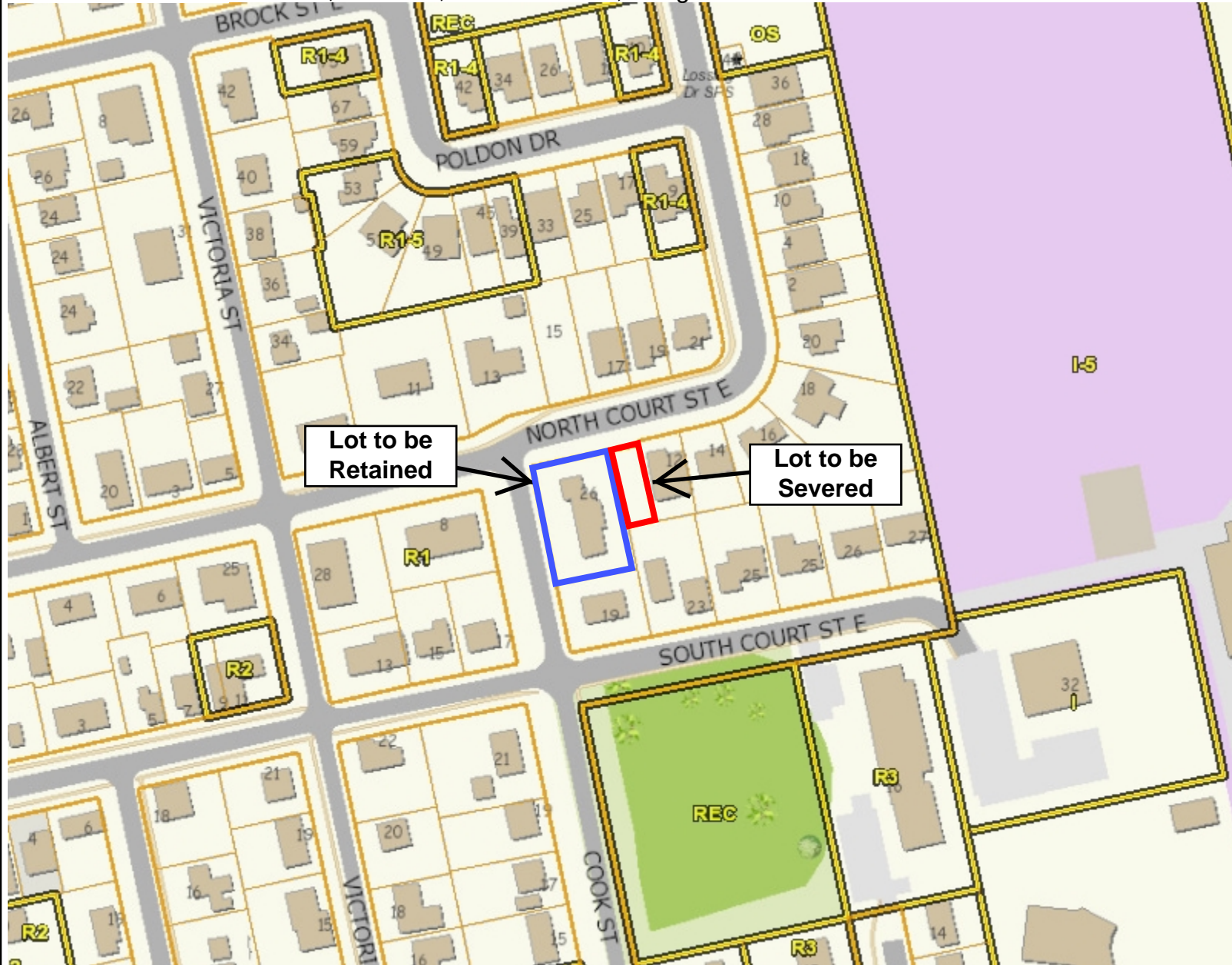
As the proposed variances are:

- (i) deemed to be minor variances from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z;
- (ii) desirable for the appropriate development or use of the land;
- (iii) in keeping with the general intent and purpose of the Township of Norwich Zoning By-law No 07-2003-Z, and;
- (iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

SIGNATURES

Authored by: *“Original Signed by”* Heather St. Clair, MCIP, RPP
Senior Planner

Approved for submission: *“Original Signed by”* Gordon K. Hough, RPP
Director



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines
 - Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



Lot to be Retained

Lot to be Severed



0 55 110 Meters

NAD_1983_UTM_Zone_17N



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June 29, 2022



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary

Notes



0 15 30 Meters

NAD_1983_UTM_Zone_17N



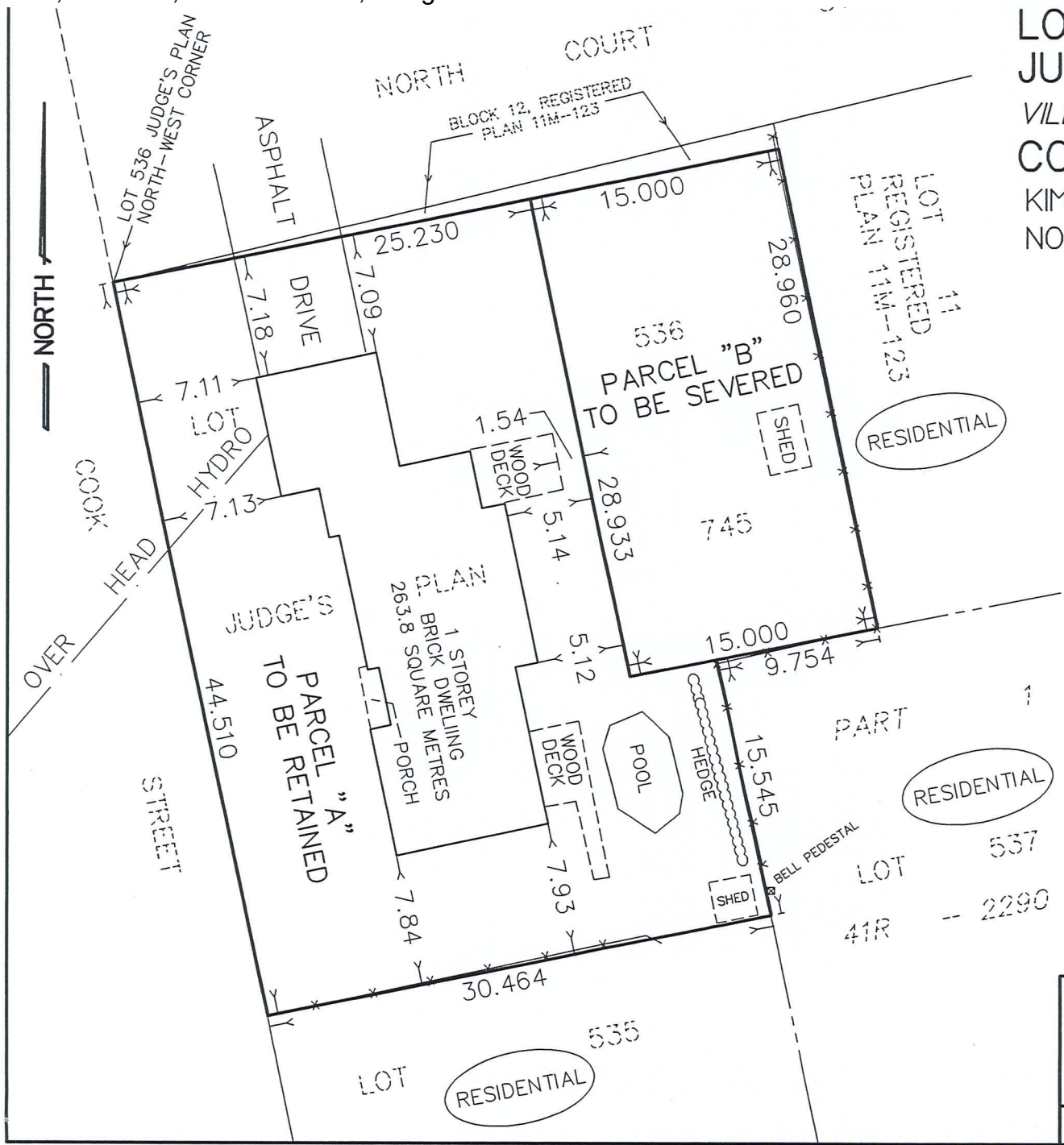
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 18, 2022

Plate 3: Applicant's Sketch
 File Nos: B22-44-3; A22-09-3 - Tenhove, Vanbodegraven & Vanravenswaay
 Lot 536, Plan 745, 26 Cook Street, Village of Norwich

SKETCH FOR PROPOSED SEVERENCE
LOT 536
JUDGE'S PLAN 745
 VILLAGE OF NORWICH
 COUNTY OF OXFORD
 KIM HUSTED SURVEYING LTD.
 NOT TO SCALE

AREA OF PARCEL "A"
 1202.4 SQUARE METRES
 AREA OF PARCEL "B"
 434.2 SQUARE METRES



KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639
 PROJECT: 21-16651 REFERENCE: FILE

To: Chair and Members of Oxford County Land Division Committee
From: Spencer McDonald, Development Planner, Community Planning

Application for Consent B22-45-5; A22-10-5 – Lorena Chalkley

REPORT HIGHLIGHTS

- The purpose of the application for consent is to create a new residential lot in Lakeside (identified as a rural cluster) in the Township of Zorra, and retain a lot for agricultural purposes.
- Relief is also proposed from Section 9.2 – Table 9.2, Lot Frontage, to reduce the minimum lot frontage of the lot to be severed from 35 m (114.8 ft) to 20 m (66 ft).
- Planning staff are recommending approval of the proposal as it is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan as it pertains to severances for residential purposes in designated settlements.

DISCUSSION

Background

OWNER/APPLICANT: Lorena Chalkley
355771 35th Line, Embro, ON N0J 1J0

LOCATION:

The subject lands are described as Lots 24 & 25, Concession 13, East Nissouri, Township of Zorra. The lands are located on the south side of Road 92, east of Queen Street in Lakeside, and are municipally known as 923312 Road 92 in the Township of Zorra.

OFFICIAL PLAN:

Schedule 'C-3'	County of Oxford Settlement Strategy Plan	Rural Cluster
Schedule "Z-1"	Township of Zorra Land Use Plan	Rural Cluster

TOWNSHIP OF ZORRA ZONING BY-LAW 35-99:

Existing Zoning: General Agricultural Zone (A2)

SERVICES: Lot to be Severed – no services
 Lot to be Retained – no services

ROAD ACCESS: Township Road (paved) – Road 92 (retained lot)
 Township Road (paved) – Road 92 (severed lot)

PROPOSAL:

	<u>Lot to be Severed</u>	<u>Lot to be Retained</u>
Area	0.92 ac (3,720 m ²)	61.5 ha (152.1 ac)
Frontage	20 m (66 ft)	Irregular
Depth	186 m (610 ft)	Irregular

The purpose of the Application for Consent is to create a new residential building lot comprising an area of approximately 0.92 ac (3,720 m²) with frontage on Road 92 in the Rural Cluster of Lakeside. The proposed severed lot is currently vacant. The lot to be retained will comprise approximately 61.5 ha (152.1 ac) and is comprised of cash-cropping areas and large areas of significant woodland and other natural features. No development is proposed for the retained lot as a result of the application.

The application for minor variance proposes relief from Section 9.2, Table 9.2 – Zone Provisions of the Township of Zorra Zoning By-law to reduce the minimum lot frontage of the severed lot from 35 m (114.8 ft) to 20 m (66 ft).

Surrounding land uses are primarily existing single-detached dwellings on a variety of lot sizes and configurations, as well as existing Agricultural parcels with significant natural heritage features.

Plate 1, Location Map & Existing Zoning, shows the location of the subject property, as well as the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the details of the proposed lot boundaries and shows the existing dwelling and garage on the retained lot.

Application Review

2020 Provincial Policy Statement (PPS)

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Further, Section 1.1.3.2 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure, and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 1.1.3.3 also directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, Section 1.4.3 of the PPS directs that planning authorities shall provide for an appropriate mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation and transit areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

Section 1.6.6.4 of the PPS states that where municipal sewage and water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.

Further, Section 2.2.1(f)(1) of the PPS directs that planning authorities shall protect, improve or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas.

OFFICIAL PLAN

The subject property is designated as Rural Cluster, according to the Land Use Plan for the Township of Zorra, as contained in the Official Plan. In order to accommodate anticipated growth, the Plan promotes the location of non-agricultural uses within rural settlements as a means of protecting agricultural lands and natural areas, avoiding scattered development and maximizing the efficiency of municipal services.

It is an objective of the Plan to provide for a supply of residential land that is sufficient to accommodate the projected demand for the anticipated range of new dwelling types over the planning period. Low density residential development is permitted in the Rural Cluster designation and includes those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes and converted dwellings, and the density of residential development will be restricted by the land area required for the proper operation of individual private septic systems.

The Plan promotes appropriate infill development and intensification of land and buildings in rural settlement areas, consistent with the level of municipal services available. Within the Rural Cluster designation, the principal use of land will be for low density residential purposes, including permitted ancillary uses. Multiple residential development involving more than two units shall not be permitted.

For the purposes of the Official Plan, Section 6.2.2.1 provides that infill housing is defined as the placement of new residential development into established built-up areas on vacant or underutilized land. In order to efficiently utilize designated residential land, infill housing will be supported on lands designated as Rural Cluster.

Section 6.2.2.1.1 of the Official Plan contains the criteria that are to be applied to the review of street oriented infill development. These policies state that introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is consistent with the characteristics of existing development in the immediate area.

When considering proposals for street oriented infilling, the Area Council and the County Land Division Committee will be guided by the following criteria:

- the proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development within the immediate residential area;

In addition, 'infill' proposals in Rural Clusters shall be considered in accordance with the following criteria:

- storm water run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- existing municipal services or private services and community facilities will be adequate to accommodate the proposed infill project;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- all infill proposals will be evaluated as to the environmental impacts and constraints associated with the proposed development in accordance with Section 3.2, as well as to the potential effect of the development on heritage resources (Section 3.2.7.5);
- compliance of the proposed development with the provisions of the Zoning By-Law of the Township and other municipal by-laws.

Section 3.2.7.2.3, Water Quality, of the Official Plan directs that in accordance with the Clean Water Act and Provincial policy, the County will identify and protect all municipal drinking water supplies as well as vulnerable aquifer areas. The protection of municipal drinking water supplies from contamination associated with certain land uses is important to securing a long-term potable water supply for existing residents and businesses, and for future growth. Certain areas, identified as well head protection areas, have been identified within which certain land uses and activities may pose a risk to the quality of municipal drinking water supplies. Land uses and activities within well head protection areas will be managed in accordance with approved Source Protection Plans.

Generally, the installation of new private sewage disposal systems are not permitted within 100 m (328 ft) of a municipal drinking water supply.

ZONING BY-LAW

The subject lands are presently zoned 'General Agricultural Zone (A2)' according to the Township Zoning By-law. The lot to be severed will require an amendment to the By-law to rezone the lands to 'Rural Residential Zone (RR)' to facilitate the use of the lands for non-farm residential use within a settlement boundary.

The RR zone permits single-detached dwellings, converted dwellings and home occupations. For the development of a single detached dwelling the RR zone typically requires a minimum lot area of 2,800 m² (30,139 ft²), a minimum lot frontage of 35 m (114.8 ft) and a minimum lot depth of 80 m (262.5 ft). As indicated, the applicant has submitted an application for minor variance by which the frontage of the lot to be severed will be reduced to 20 m (66 ft).

The lot to be retained appears to meet the requirements of the A2 with respect to lot area and frontage and no further relief is required.

Agency Comments

The application was circulated to various agencies considered to have an interest in the proposal. There were no concerns raised by Township staff and both Bell Canada and Canada Post did not indicate any objections.

The Oxford County Coordinator of Source Protection Program has indicated verbally that a large portion of the lot to be severed is located within a well head protection area where the installation of a septic system is prohibited. Provided that appropriate measures are incorporated into the Township's Zoning By-law whereby any septic tank and tile bed are located outside of the protected area, and that any dwelling proposed for the lands be situated in a manner so as to minimize any pipes connecting the dwelling to the septic tank, the CSSP has no objection to the proposed severance.

Public Consultation

Notice of the consent application was provided to the public on August 18, 2022, in accordance with the requirements of the Planning Act. As of the date of writing this report, no comments were received from the public.

Planning Analysis

The application for consent proposes to create one new vacant lot in the rural cluster of Lakeside, in Zorra Township, for residential use and retain a lot for agricultural purposes. A minor variance application has also been submitted by which the applicant proposes to reduce the lot frontage of the severed lot from 35 m (114.8 ft) to 20 m (66 ft) to facilitate the proposed consent.

Planning staff have reviewed the application in the context of the policies of the PPS and the Official Plan and are satisfied that the proposal represents residential infill development within a designated settlement area, which is consistent with the intent of the PPS, and the lot to be severed is of sufficient size to support the provision of private services in accordance with the provisions of the Township's Zoning By-law.

With respect to the 'Street Oriented Infill' policies of the Official Plan (Section 6.2.2.1.1), staff are of the opinion that the proposal represents an opportunity for intensification and infilling within an existing settlement area (Rural Cluster) and promotes the efficient use of land designated for settlement uses. The proposed new lot is located in an area that is characterized by a variety of lot sizes and configurations and, in this regard, staff are of the opinion that the proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development within the immediate area.

Regarding the comments received from the County's Co-ordinator of Source Protection Program regarding the proximity of the subject lands to the municipal well identified as Lakeside Well 2, Planning staff are of the opinion that there is sufficient space on the proposed lot outside of the 100 m (328 ft) protective area around the well to accommodate the installation of a private septic tank and tile bed in accordance with relevant source protection policies.

While much of the proposed lot is within the protected area (see Plate 4), staff have determined that there is approximately 1,070 m² (11,500 ft²) at the northerly end of the property, abutting Road 92, in which a septic bed and tank can be situated. A dwelling may be located within the protected area provided that the connection to the septic tank is minimized. Staff are of the opinion that the required Zoning By-law amendment necessary to facilitate the proposed severance can be utilized to ensure that the septic system is installed outside of the protected area and further, that any dwelling proposed for the site is situated in a manner whereby the length of pipe required to connect the dwelling to the septic tank can be minimized.

Further to the requirement to rezone the lot to be severed from 'A2' to 'Rural Residential Zone (RR)', staff are of the opinion that the zoning amendment can address the proposed reduction in frontage as proposed by the applicant and that the minor variance attached to this application is unnecessary. Generally, staff are of the opinion that the reduced lot frontage proposed is appropriate as the lands will continue to provide adequate lot width to accommodate private septic services and there is sufficient space on the lot for parking and outdoor amenity area.

In light of the foregoing, it is the opinion of this Office that the proposal is consistent with the policies of the PPS and maintains the intent and purpose of the Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration, subject to the appropriate conditions.

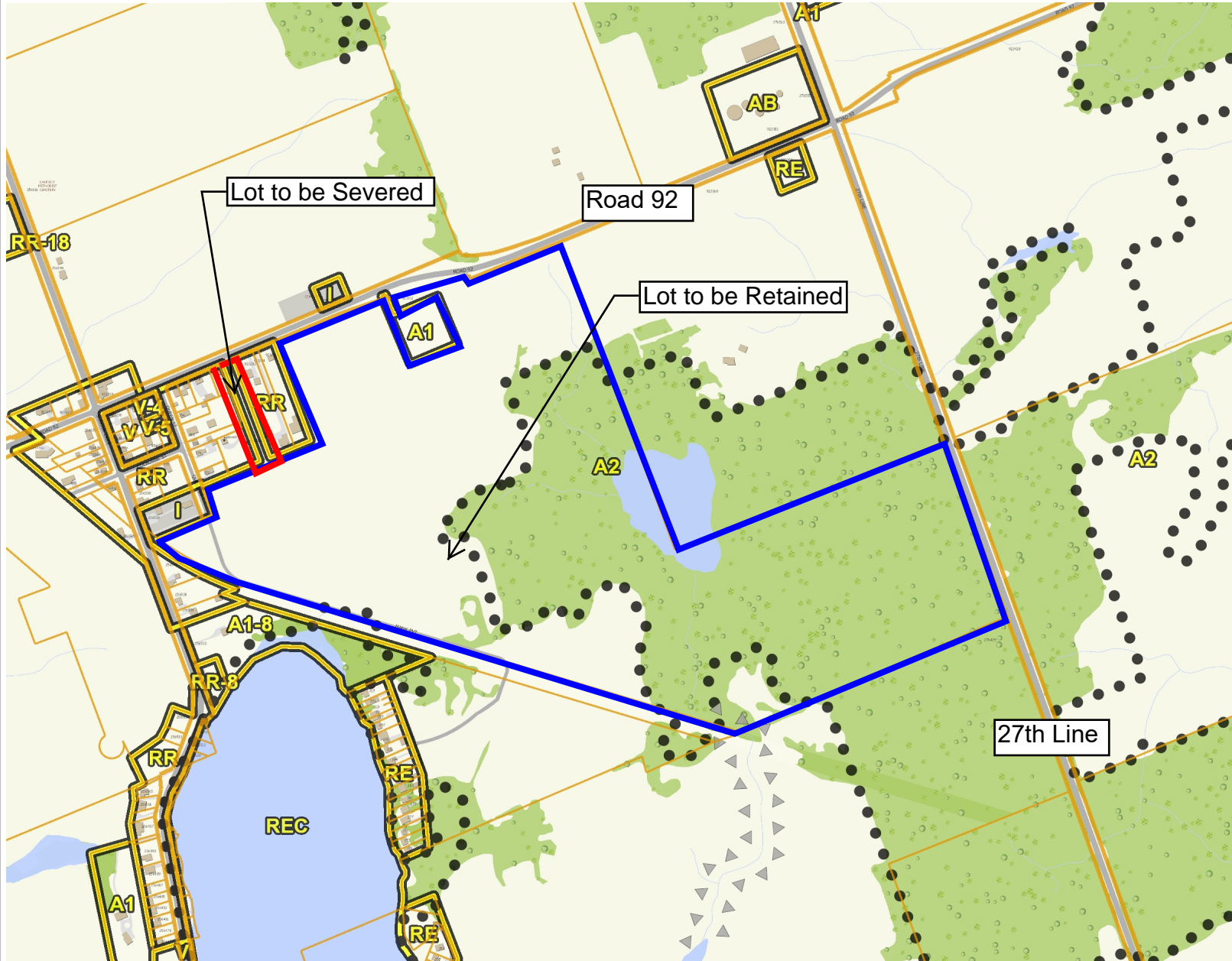
RECOMMENDATIONS

Whereas the application for consent is consistent with the 2020 Provincial Policy Statement and complies with the policies of the County Official Plan, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

1. That the lot to be severed be appropriately zoned, including provisions for reduced lot frontage and to address the installation of a private septic system outside of the well head protection area associated with the Lakeside Well 2.
2. That the applicant provide written notice to the Secretary-Treasurer of the Land Division Committee that application for Minor Variance A22-10-5 is being formally withdrawn.
3. The owner provide cash-in-lieu of parkland, to the satisfaction of the Township of Zorra, if required.
4. 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.

SIGNATURES

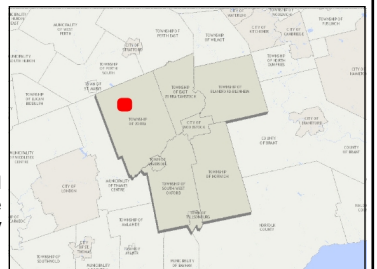
Approved for submission: *“Original Signed by”* Gordon K. Hough, RPP
Director



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 261 522 Meters

NAD_1983_UTM_Zone_17N



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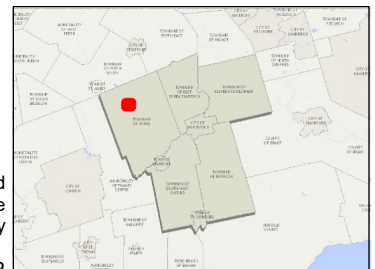
July 4, 2022



Legend

- Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 261 522 Meters

NAD_1983_UTM_Zone_17N



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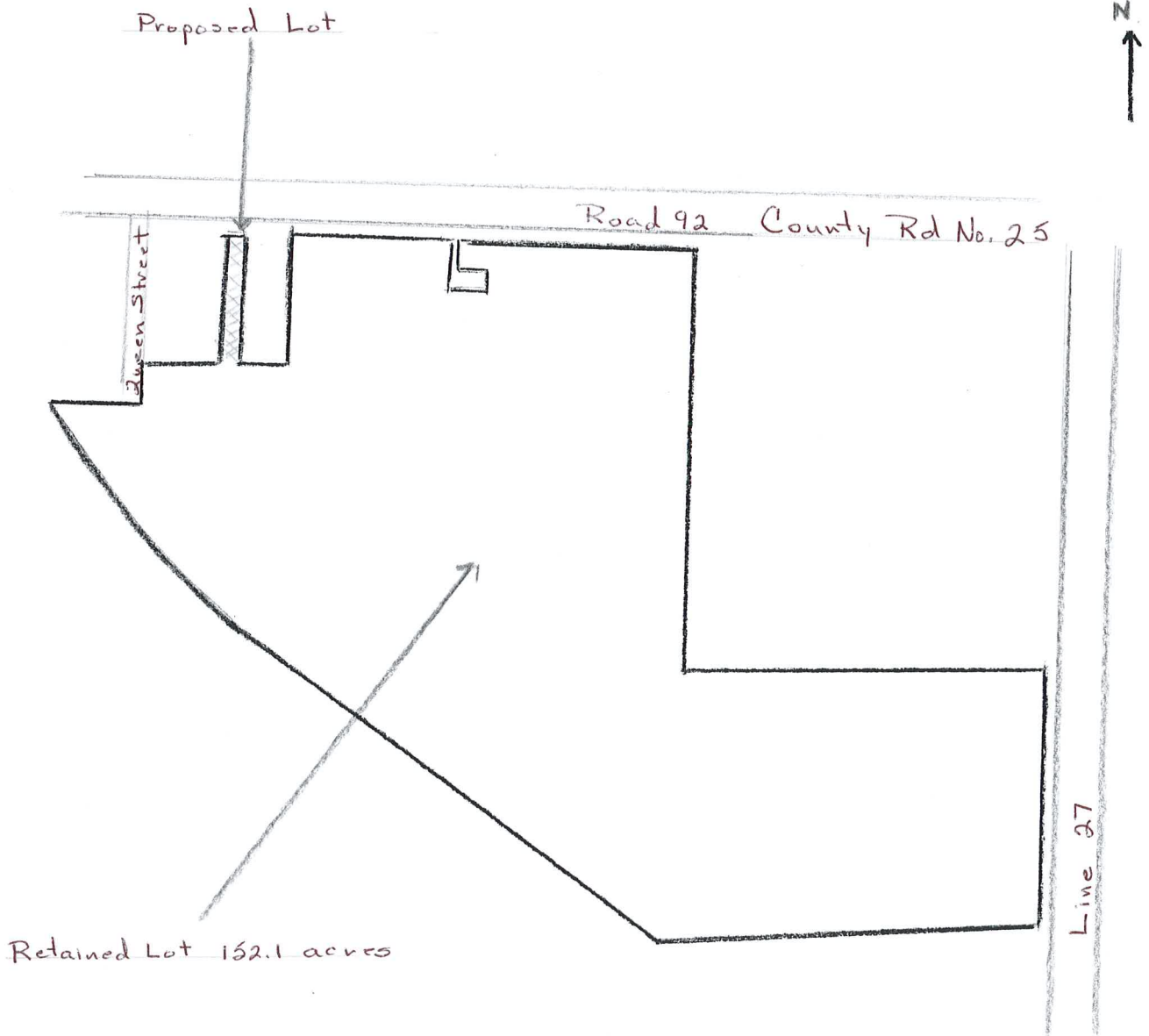
July 4, 2022

Plate 3: Applicants Sketch
File No. B22-45-3 Chalkley
923312 Road 92, Township of Zorra (East Nissouri)

Application for Consent

Sketch of Part Lots 24 & 25 Concession 13 Zorra Township

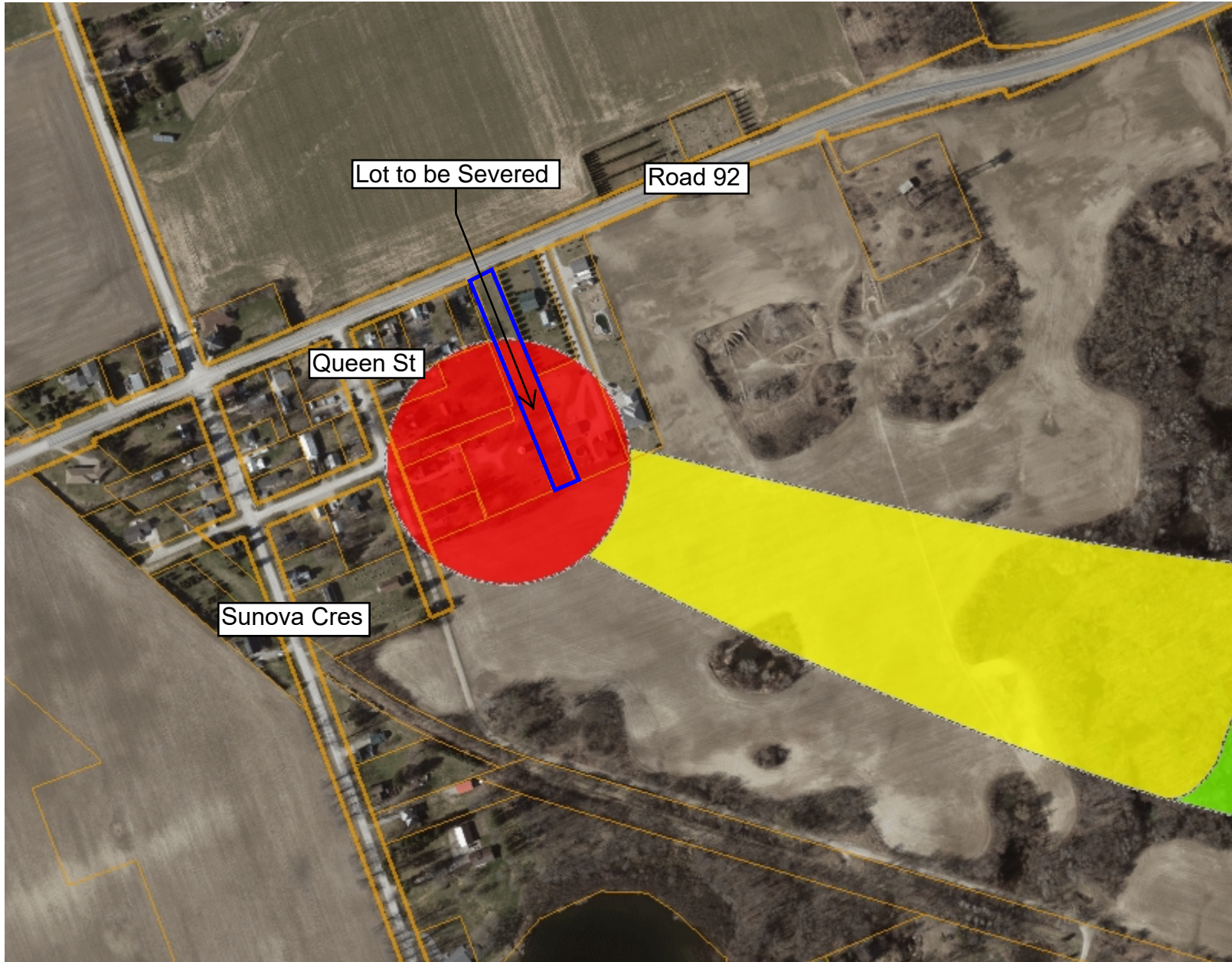
Owned by Lorena Chalkley



Retained Lot 152.1 acres

Current Property 153.1 acres

Proposed Lot 66' x 610.5'
 40,293 sq feet



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- WHPA A-D**
- AVI:Score (WHPA A)**
 - 2
 - 4
 - 6
 - 8
 - 10
- AVI:Score (WHPA B)**
 - 2
 - 4
 - 6
 - 8
 - 10
- AVI:Score (WHPA C)**
 - 2
 - 4
 - 6
 - 8
 - 10
- AVI:Score (WHPA D)**
 - 2
 - 4
 - 6
 - 8
 - 10
- SWAT:Score (WHPA A)**
 - 2
 - 4
 - 6
 - 8
 - 10

Notes



0 121 242 Meters

NAD_1983_UTM_Zone_17N



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August 23, 2022

To: Chair and Members of Oxford County Land Division Committee

From: Justin Miller, Development Planner, Community Planning

Application for Consent and Minor Variance B22-46-8; A22-11-8 – Kulwinder Bedi

REPORT HIGHLIGHTS

- The application for consent is proposing to create a residential lot and retain a residential lot with an existing single detached dwelling. The applicant proposes to construct a single detached dwelling on lot to be severed.
- The accompanying application for minor variance is proposing relief from Section 6.2, Table 6.2 – Zone Provisions, to reduce the minimum required lot frontage for the lot to be retained from 12 m (39.3 ft) to 9 m (29.5 ft), and to reduce the minimum required lot depth for the lot to be severed from 28 m (91.8 ft) to 27.6 m (90.5 ft).
- Planning staff are recommending approval of the applications as they are consistent with the Provincial Policy Statement and maintain the intent and purpose of the Official Plan.

DISCUSSION

Background

OWNER/APPLICANT: Kulwinder Bedi
101 Birdie Court, Woodstock, ON

SOLICITOR: Nesbitt Coulter LLP
35 Perry Street, Woodstock, ON

LOCATION:

The subject lands are described as Part Lot 3, Plan 350, Parts 3 and 4 41R1517, Parts 2 and 5 41R-4695, in the City of Woodstock. The lands are located on the north side of Devonshire Ave., between Wellington Street North and Huron Street and are municipally known as 635 Devonshire Ave.

OFFICIAL PLAN:

Schedule “W-1”	City of Woodstock Land Use Plan	Residential
Schedule “W-3”	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Residential Zone 1 (R1)'

SERVICES: municipal sanitary sewer and water

ROAD ACCESS: paved, municipal road (Devonshire Avenue)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	548.2 m ² (5,900.8 ft ²)	3,241.6 m ² (34,892.8 ft ²)
Frontage	19.8 m (65 ft)	9 m (29.5 ft)
Depth	27.6 m (90.5 ft)	62.4 m (204.7 ft)

The purpose of the application for consent is to create a lot for residential purposes and retain a lot for similar use. A single detached dwelling is proposed to be constructed on the lot to be severed. The lot to be retained contains an existing single detached dwelling, detached accessory structure and a pool.

The applicant is also requesting relief from Section 6.2, Table 6.2 – Zone Provisions, of the City of Woodstock's Zoning By-law, to reduce the minimum required lot frontage for the lot to be retained from 12 m (39.3 ft) to 9 m (29.5 ft), and to reduce the minimum required lot depth on the lot to be severed from 28 m (91.8 ft) to 27.6 m (90.5 ft) to facilitate the severance and construction of the dwelling.

Surrounding land uses are primarily single-detached dwellings.

Plate 1, Existing Zoning & Location Map, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the lots to be severed and retained.

Application Review

2020 Provincial Policy Statement (PPS)

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.3.1 directs that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Further, Section 1.4.3 directs that planning authorities shall provide for an appropriate mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation and transit areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

Official Plan

The subject property is located within the 'Low Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Low density residential areas include those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single detached dwellings, semi-detached dwellings, duplex, converted dwellings, quadraplexes, townhouses and low-density cluster development. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The proposed severance is considered to be a form of infill housing. Infill housing is defined as the placement of new residential development (including the creation of a new lot), into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the land supply designated for residential use and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Areas.

More specifically, the proposed severance is considered to be a form of street oriented infill. The Official Plan states that the introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be compatible with the characteristics of development on both sides of the same street. In order that the street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the County Land Division Committee and City Council will ensure that:

- The proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development within a two block area on the same street.

Further, the applicant has requested a minor variance to reduce the lot frontage for the lot to be retained and lot depth for the lot to be severed. When considering an application for minor variance to the Zoning By-law, the Committee shall take into account the following:

- The objectives of the policies of the Official Plan can be met if the minor variance is granted;
- The request for variance constitutes a minor departure from the performance standards of the Zoning By-law;

- The general intent and purpose of the Zoning By-law; and
- Whether the variance is desirable for the appropriate development of the land.

In addition to the considerations outlined above, in determining whether the variance is desirable, the following shall be taken into account:

- Whether constraints and/or restrictions to meeting the requirements of the Zoning By-law due to the physical or inherent conditions of the site are involved;
- Whether alternative designs of the proposal which would be in conformity with the relevant by-law are clearly not feasible or appropriate for the site;
- The concerns of the effect on adjacent owners, residents and community in general have been considered;
- The approval of the minor variance would not create an undesirable precedent;
- That compliance with the standards of the relevant by-law would be unreasonable or impossible and would impose an undue hardship on the applicant.

City of Woodstock Zoning By-law

The subject lands are zoned 'Residential Zone 1 (R1)' according to the City's Zoning By-law. The 'R1' zone permits single detached dwellings, bed and breakfasts and home occupations accessory to a single detached dwelling. The proposed severed and retained parcels appear to meet the relevant zoning provisions, with the exception of the minimum lot frontage of the retained lot and lot depth of the severed parcel.

As such, a minor variance has been requested from Section 6.2, Table 6.2 – Zone Provisions, of the City of Woodstock's Zoning By-law to reduce the minimum required lot frontage for the lot to be retained from 12 m (39.3 ft) to 9 m (29.5 ft), and to reduce the minimum required lot depth for the lot to be severed from 28 m (91.8 ft) to 27.6 m (90.5 ft) to facilitate the severance.

The minimum lot frontage provision is intended to ensure lots are wide enough to provide an adequately sized building envelope that maintains sufficient setbacks to provide access to the rear yard, and sufficient area to conduct normal property maintenance. This provision is also intended to ensure adequate area is provided for parking, landscaping, drainage and amenity space.

The minimum lot depth provision is intended to insure that lots are deep enough to provide an adequately sized building envelope that maintains sufficient setbacks, and to provide sufficient space for drainage and private rear yard amenity space.

Agency Comments

The Oxford County Public Works Department provided the following comments:

If approved, a condition of severance shall be that the owner agrees 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.

The City of Woodstock Engineering Department (Building Division) provided the following comments:

1. The site is zoned R1.
2. Relief is required for a reduced lot depth on the severed lot from 28m to 27.6m.
3. Relief is required for a reduced lot frontage on the retained lot from 12m to 9m.

If approved please include the following conditions in the Notice of Decision for Consent.

- 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.
- 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.
- The Owner will be required to enter into a severance agreement for the severed parcel with the City of Woodstock. The agreement will be registered on first title by the owner.
- The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
- The Owner shall remove any existing structures located on the severed and retained parcel to the satisfaction of the City of Woodstock.

The City of Woodstock Engineering Department (Development Division) provided the following comments:

1. Municipal sanitary sewer and watermain are available on Devonshire Ave.
2. It appears the proposed severed lot is subject to an easement (Instrument 347813) over Part 3, 41R-1517 in favour of Woodstock PUC (now Hydro One?) for underground hydro lines. We will require further information and confirmation of services in this regard in association with comment 3a below.
3. If approved, please include the following conditions:
 - a. 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.
 - b. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City regarding the installation of services and drainage facilities.
 - c. The City will prepare a severance agreement for the severed lot. The owner is required to register the severance agreement on title as a first charge

The City of Woodstock Parks and Forestry provided comments that there are a number of existing trees on this property that should be taken into consideration with plans for development.

Public Consultation

Notice of the proposal was provided to the public and surrounding property owners on July 19, 2022, in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns have been received from the public.

City of Woodstock Council Resolution

City of Woodstock Council passed a resolution in support of the proposed severance and minor variance applications at Council's regular meeting of August 11, 2022.

Planning Analysis

The purpose of the subject application is to create a residential lot and retain a lot for similar purposes. The lot to be severed is currently vacant and the applicant intends to construct a single detached dwelling. The dwelling, accessory structure and pool on the retained lands will remain.

With respect to the PPS, the proposal is consistent with the intensification, redevelopment and housing policies as the application provides for an opportunity for redevelopment and is considered to be an efficient use of land and municipal infrastructure. Further, since the proposal will facilitate the development of underutilized lands within a settlement area, staff are of the opinion that the subject application promotes intensification.

With respect to the relevant Official Plan policies for Low Density Residential areas, staff are of the opinion that the proposed severance is a form of street oriented infill and intensification. This area of the City is characterized by a variety of lot sizes and the proposed severed and retained lots are compatible with other lots in the area in this regard. The proposed severed parcel exceeds the requirements of the Zoning By-law with respect to lot area and frontage and it is the opinion of staff that this lot is of sufficient size to maintain yards and setbacks similar to existing development in this area.

In consideration of the requested minor variances to lot frontage and lot depth, staff have reviewed the proposal in the context of the policies contained in the Official Plan and are of the opinion that the location of the existing dwelling on the subject lands is such that compliance with the current zone provisions is not practical. The frontage of the lot to be retained provides ample space to access the larger, developed portion of the lot (including emergency vehicle access), including area for snow storage and removal. The proposed depth of the severed lot is similar to the abutting property to the east and staff are satisfied that the reduced depth is minor, desirable for the development of the lands and maintains the intent and purpose of the Zoning By-law with respect to the provision of private amenity space.

It is not anticipated that approval of this application would create an undesirable precedent, and no negative impacts are expected to adjacent owners or the community.

In light of the foregoing, Planning staff are of the opinion that the proposed severance is a form of street oriented infill and intensification, and the requested minor variances meet the tests for minor variances under the Planning Act and can be supported.

RECOMMENDATIONS

Whereas the application for consent is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan and the lands are appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

- 1. The Owner(s) enter into any necessary easements between the lot to be severed and the lot to be retained for the municipal storm, sanitary and watermain services, to the satisfaction of the City of Woodstock Engineering Department.**
- 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(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.
4. The Owner(s) 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 Severance Agreement shall be registered on first title by the Owner, to the satisfaction of the City of Woodstock.
5. The Owner(s) shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities, if required.

And that the Land Division Committee approve Minor Variance application File A22-11-08, submitted by Kulwinder Bedi, for lands described as Part Lot 3, Plan 350, Parts 3 and 4 41R1517, Parts 2 and 5 41R-4695, City of Woodstock, and municipally known as 635 Devonshire Ave., as it relates to:

1. Relief from Section 6.2, Table 6.2 – Residential Zone 1 Zone Provisions, to reduce the minimum required lot frontage for the lot to be retained from 12 m (39.3 ft) to 9 m (29.5 ft), and to reduce the minimum required lot depth for the lot to be severed from 28 m (91.8 ft) to 27.6 m (90.5 ft) to facilitate the severance.

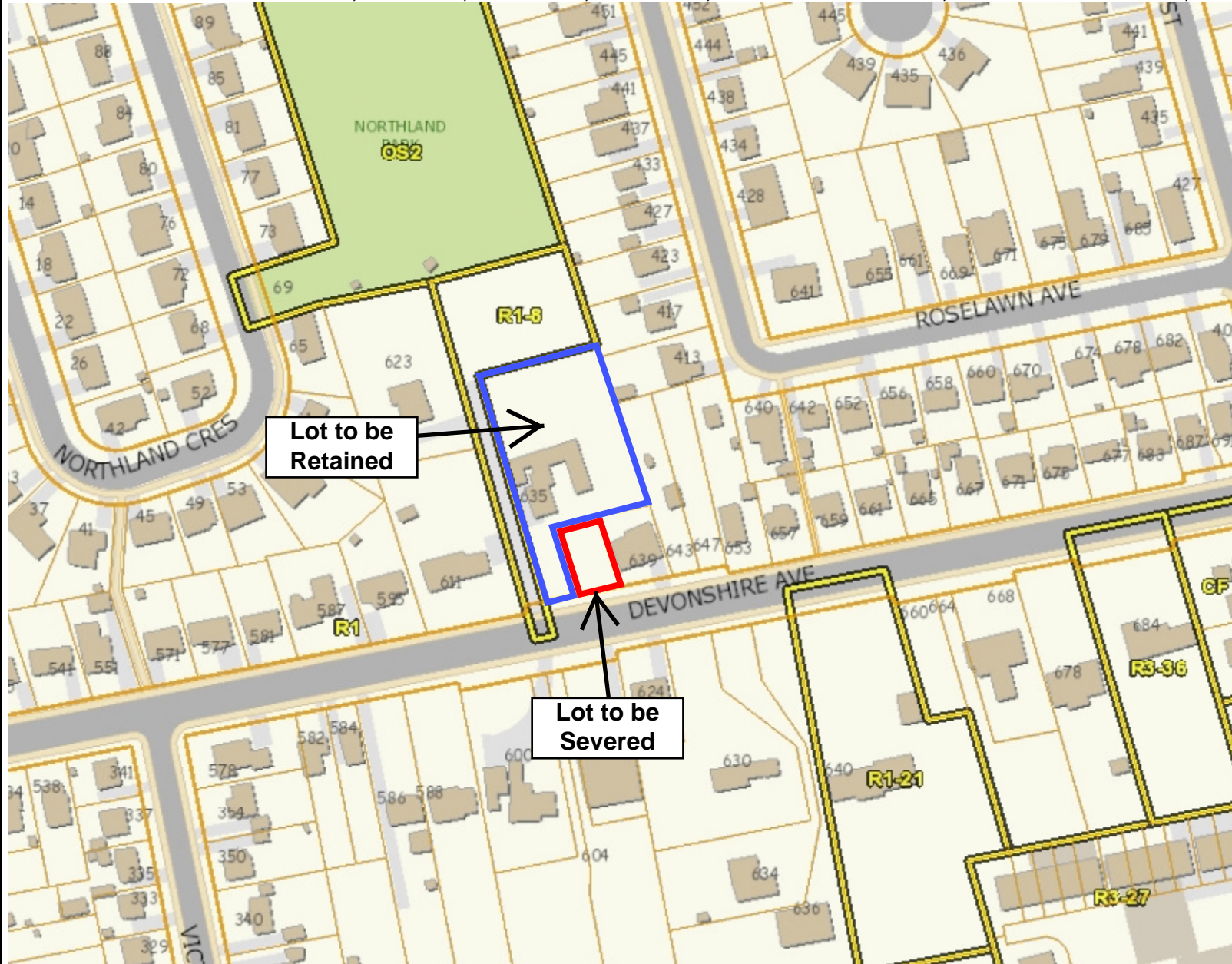
As the proposed variance is:

- i. deemed to be a minor variance from the provisions of the City of Woodstock Zoning By-law;
- ii. desirable for the appropriate development or use of the land;
- iii. in keeping with the general intent and purpose of the City of Woodstock Zoning By-law; and
- iv. in keeping with the general intent and purpose of the County Official Plan.

SIGNATURES

Authored by: *“Original Signed by”* Justin Miller
Development Planner

Approved for submission: *“Original Signed by”* Gordon K. Hough, RPP
Director



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Source Protection Screening
- Zoning Floodlines
 - Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Lot to be Retained

Lot to be Severed

Notes



0 55 110 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 29, 2022



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N

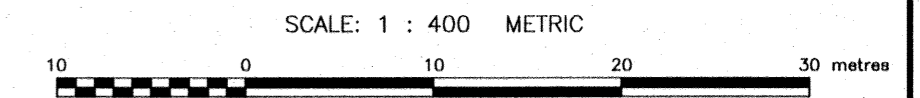


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

July 29, 2022

Plate 3: Applicant's Sketch
 File No: B22-46-8; A22-11-8 - Bedi
 Part Lot 3, Plan 350, Parts 3&4, 41R-1517, Parts 2&5 41R-4695, 635 Devonshire Ave., Woodstock

TOPOGRAPHIC SURVEY
 OF PART OF
LOT 3
REGISTRAR'S COMPILED PLAN 350
 IN THE
CITY OF WOOSTOCK
COUNTY OF OXFORD



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ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE SURVEY WAS COMPLETED ON THE 7th DAY OF JUNE 2021

21 April 2022
 DATE
 RALPH J. BENEDICT,
 ONTARIO LAND SURVEYOR

NOTES

BENCHMARK:
 ELEVATIONS ARE GEODETIC, AND ARE DERIVED FROM (THE CANSEL CAN-NET REAL TIME NETWORK UTM ZONE 17 NAD83 (CSRS-2010)

SITE BENCHMARK:
 SITE BM # 1 BEING A SIB AT SOUTHWEST CORNER OF PART 4, 41R4695 WITH ELEVATION.....305.562
 SITE BM # 2 BEING A SSB AT SOUTHEAST CORNER OF PART 5, 41R-1517 WITH ELAVATION.....304.879

BEARINGS ARE ASTRONOMIC AND RELATED TO THE NORTH LIMIT OF DEVONSHIRE AVENUE SHOWN ON DEPOSITED PLAN 41R-1517 AS HAVING A BEARING N78°55'10"E.

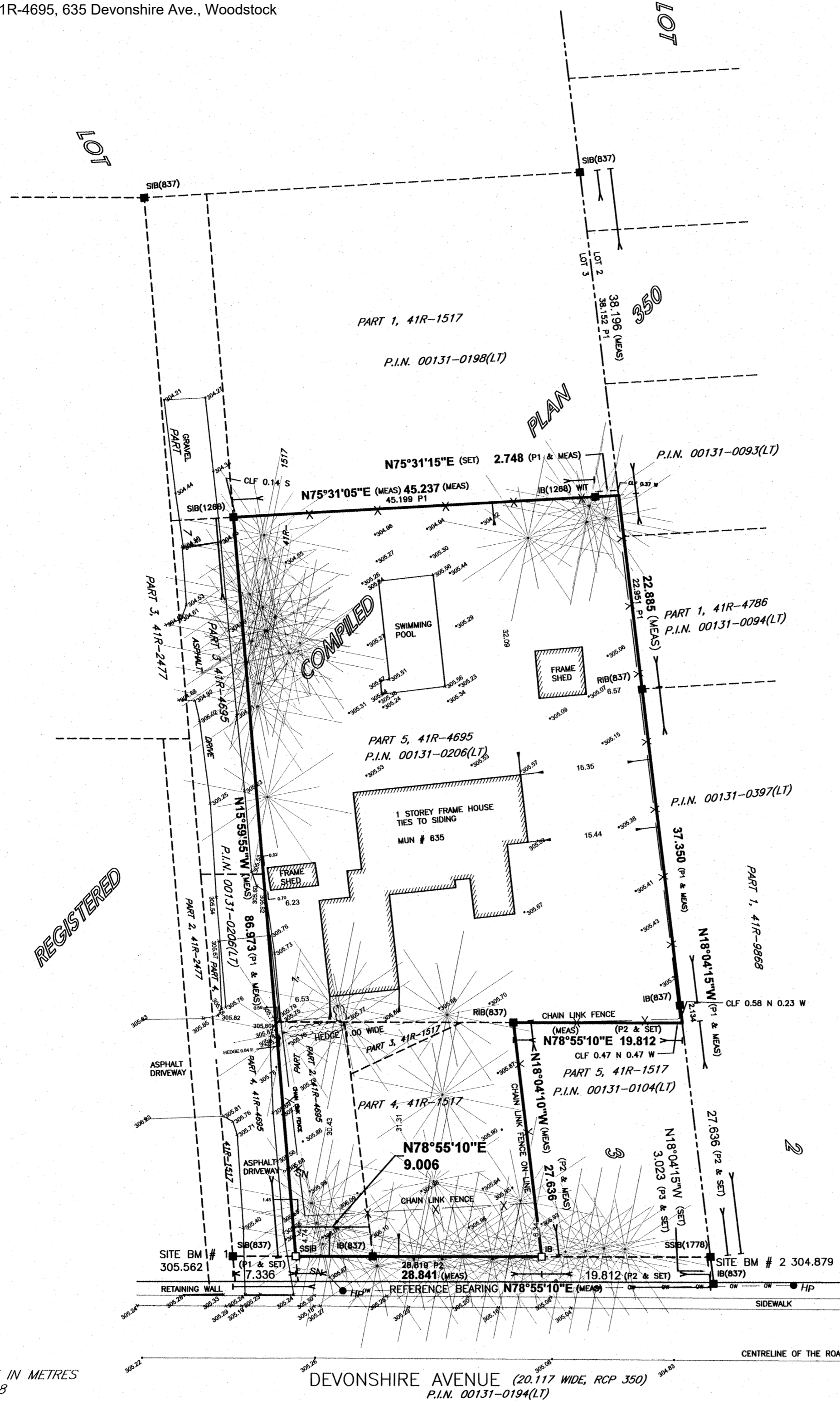
LEGEND

- * DENOTES FOUND SURVEY MONUMENT
- ⊕ DENOTES PLANTED SURVEY MONUMENT
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- RIB DENOTES ROUND IRON BAR
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- WIT. DENOTES WITNESS
- P1 DENOTES PLAN 41R-4695
- P2 DENOTES PLAN 41R-1517
- P3 DENOTES PLAN 41R-2477
- CLF DENOTES CHAIN LINK FENCE
- LS DENOTES LIGHT STANDARD
- HP DENOTES HYDRO POLE
- UP DENOTES UTILITY POLE
- AW DENOTES ANCHOR WIRE
- CB DENOTES CATCH BASIN
- MH DENOTES MANHOLE
- FH DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- BOL DENOTES BOLLARD
- ⊙ DENOTES TREE DECIDUOUS
- ⊙ DENOTES TREE CONIFEROUS
- ⊙ DENOTES DIAMETER
- X- DENOTES FENCE
- OW- DENOTES OVERHEAD WIRE
- H- DENOTES BURIED HYDRO
- G- DENOTES BURIED GAS MAIN
- F- DENOTES BURIED FIBRE OPTICS
- T/O DENOTES TOP OF

NA GEOMATICS LTD.
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 871 DUNDAS ST., WOODSTOCK, ON., N4S 1G8
 TEL: 519-537-6212

Date: 2022 April 21 Cod File: 21-7033_TOPO_Aa.dwg
 Drawn By: G. Namo Checked By: RJB/JR File No. 21-7033

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METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DEVONSHIRE AVENUE (20.117 WIDE, RCP 350)
 P.I.N. 00131-0194(LT)