

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, September 1, 2022

The Oxford County Land Division Committee met in Room 129, County Administration Building, Woodstock, Ontario, and virtually via livestream on Thursday, September 1, 2022, at 9:30 a.m. with the following individuals:

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

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

DECLARATION OF CONFLICT OF INTEREST:

A. Tenhove declared a conflict of interest for Application B22-44-3; A22-09-3 (Tenhove, Van Bodegraven & Van Ravenswaay)

APPROVAL OF MINUTES:

Moved by: J. Lessif  
Seconded by: P. Rigby

*“The Minutes of the Meeting of August 4, 2022, be approved as printed and circulated.”*

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

CORRESPONDENCE:

1. Correspondence was received from Heather Rennalls dated August 31, 2022  
RE: Application B22-44-3; A22-9-3 (Tenhove, Van Bodegraven & Van Ravenswaay)

APPLICATIONS FOR CONSENT:

B22-37-8 – Kyjo Steel Inc. & Kyjo Steel (2010) Inc.  
(Part Block 2, Plan M73, Parts 1 & 2, Plan 41R-9242 and Part 1 Plan 41R-9303, City of Woodstock)

Corby Kirwin, the owner’s agent, and Kent Johnston, the owner, were present to speak to the application.

The application for consent has been requested to facilitate an industrial lot addition. Specifically, it is proposed that approximately 3,095.9 m<sup>2</sup> (33,323.9 ft<sup>2</sup>) of vacant industrial land will be severed from the subject lands and be added to the existing industrial parcel to the immediate north, located at 140 Bysham Park Drive (lot to be enlarged).

The lot to be enlarged contains an existing industrial use and is approximately 9,216.8 m<sup>2</sup> (2.27 ac) in size. The lot to be retained also contains an existing industrial use and once severed will be approximately 6,817.8 m<sup>2</sup> (1.68 ac) in size.

R. Versteegen reviewed the staff planning report for the Committee's information, he indicated that the subject property is designated as Traditional Industrial in the County Official Plan. The subject lands currently have two different zones, the severed and retained lands are zoned Special General Industrial (MG-3) and the lot to be enlarged currently has a zoning of Special General Industrial (MG-2) in the City of Woodstock Zoning By-law. A zone change will be required to match the zoning of the severed parcel with the lot to be enlarged. He advised that in Planning Staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, and is in keeping with the County Official Plan policies. No comments or concerns were raised as result of the agency and public notification. Accordingly, Planning staff recommend approval of the application for consent subject to the five conditions attached.

C. Kirwin and K. Johnston had no question or concerns and concurred with the staff Planning Report.

In response to G. Brumby, K. Johnston noted that the additional land will be used to accommodate expansion of the existing building and control truck traffic.

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

*'Granted'*

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.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

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REASONS:

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

CARRIED.

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B22-33-8; A22-07-8 – David & Denise Thompson  
(Part Lot 47, Plan 77, City of Woodstock)

Mark Burke, the owner's agent, was in attendance virtually to speak to the application.

The purpose of the application for consent is to create a residential lot to construct a single detached dwelling and to retain a residential lot. The lot to be severed is approximately 460 m<sup>2</sup> (4,951.4 ft<sup>2</sup>) in area and is currently vacant. The lot to be retained is approximately 832 m<sup>2</sup> (8,955.6 ft<sup>2</sup>) in area and contains an existing single detached dwelling, detached garage, garden shed and above-ground pool.

A minor variance is required from Section 6.2, Table 6. 2 – Zone Provisions, to reduce the minimum required lot frontage of the lot to be severed from 12 m (39.3 ft.) to 11.5 m (37.7 ft). 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.).

R. Versteegen reviewed the staff planning report for the Committee's information. He indicated that the subject lands are designated Low Density Residential in the County Official Plan, and are zoned Residential Type 1 Zone (R1) in the City of Woodstock Zoning By-law. He noted that the surrounding area includes residential single-detached dwellings and South Side Park.

A minor variance has been requested to reduce the minimum lot frontage, and reduce the permitted projections into required yard. He advised the Committee that in Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan, and is appropriately zoned aside from the requested minor variances. No comments or concerns were raised during agency and public circulation. City of Woodstock Council provided a resolution in support of the application at their meeting on August 11, 2022. Accordingly, Planning staff recommend approval of the consent application and minor variances subject to the recommended conditions.

M. Burke had no questions or concerns and concurred with the staff Planning Report.

B22-33-8

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

*'Granted'*

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.

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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.
  6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

A22-07-8

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

*'Granted'*

REASONS:

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

CARRIED.

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B22-41-8 – Oxford Builders Inc.

(Part Lot 1, South Side of Henry Street, Plan 63 in the City of Woodstock)

George Geerlinks was present to speak to the application.

The purpose of the application for consent is to sever an existing semi-detached dwelling unit from the abutting semi-detached dwelling unit to make each unit separately conveyable. The lot to be severed will be approximately 233.7 m<sup>2</sup> (2,515.6 ft<sup>2</sup>) in area, with 8.5 m (27.8 ft.) of frontage on Wilson Street and a depth of 27.4 m (90.1 ft.) and contains a semi-detached dwelling unit with an attached garage. The lot to be retained is approximately 321.5 m<sup>2</sup> (3,460.7 ft<sup>2</sup>) in area, with 11.6 m (38.3 ft.) of frontage on Wilson Street and a depth of 27.4 m (90.1 ft.). The lot to be retained contains a semi-detached dwelling unit with an attached garage.

The applicant has previously been granted minor variances via application File No.: MV 27-21 by the City of Woodstock Committee of Adjustment to reduce the minimum required lot area, lot frontage and lot depth for both sides of the semi-detached dwelling house.

R. Versteegen reviewed the staff planning report for the Committee's information. He indicated that the subject lands are designated as Low Density Residential in the County of Oxford Official Plan and currently zoned Residential Type 2 Zone (R2) in the City of Woodstock Zoning By-law. The surrounding land uses include a mix of dwelling types and lots sizes. In Planning staff's opinion, the application for consent is consistent with the 2020 Provincial Policy Statement, is in-keeping with the County of Oxford Official Plan and is appropriately zoned. R. Versteegen noted that the application was originally submitted requested minor variances, however, as noted, minor variance were previously granted by the City of Woodstock Committee of Adjustment in 2021. No comments or concerns were raised as a result of agency circulation or public notification. Accordingly, Planning staff are recommending approval of the consent application subject to the recommended conditions.

G. Geerlinks had a question regarding the servicing condition as the servicing has been completed and hooked up already. G. Brumby suggested that if the servicing has been completed to the City's satisfaction, the condition could potentially be cleared. G. Geerlinks concurred with the staff planning report.

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

*'Granted'*

CONDITIONS:

1. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The Owner shall 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.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

3. The subject lands are appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B22-44-3; A22-09-3 – Adrian Tenhove, Gerard Van Bodegraven & Christian Van Ravenswaay  
(Lot 536, Plan 745, Township of Norwich)

A Declaration of Conflict was declared by A. Tenhove.

Heather Rennalls, an abutting landowner was present to speak to the application.

The applications have been requested to facilitate the creation of a residential building lot in the Village of Norwich. It is proposed that the lot to be severed will be 434.2 m<sup>2</sup> (4,673.6 ft<sup>2</sup>) in size, with 15 m (49.2 ft.) of frontage on North Court Street East and a depth of 28.9 m (94.9 ft.). The lot to be severed contains an existing garden shed (to be removed), and one new single detached dwelling is proposed.

It is proposed that the lot to be retained will be 1,202.4 m<sup>2</sup> (12,942.5 ft<sup>2</sup>) in size, with 25.2 m (82.6 ft) of frontage on North Court Street East and a depth of 44.5 m (145.9 ft.). The lot to be retained contains an existing single detached dwelling, as well as an existing pool and garden shed.

The application for minor variance proposes the following reductions to the 'Residential Type 1 Zone (R1)' provisions of the Township of Norwich Zoning By-law, as follows;

- Relief from the minimum lot area requirement for the lot to be severed from 450 m<sup>2</sup> (4,844 ft<sup>2</sup>) to 434 m<sup>2</sup> (4,671.6 ft<sup>2</sup>);
- Relief from the minimum lot depth requirement for the lot to be severed from 30 m (98.4 ft.) to 28.9 m (94.8 ft.).

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated as Low Density Residential in the County of Oxford Official Plan and is currently zoned Residential Type 1 Zone (R1) in the Township of Norwich Zoning By-law. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is in keeping with the County of Oxford Official Plan, and is appropriately zoned. Agency comments were supportive of the application for consent and minor variances. A letter of concern was received from H. Rennalls, R. Versteegen read aloud the letter for the Committee's consideration. R. Versteegen also read aloud the response from the owner in regards to H. Rennalls letter noting that the property is managed by a property management company and that the owners have not directly received any correspondence from the neighbours.

Accordingly, R. Versteegen noted that Planning staff are recommending approval of the application for consent and that the requested minor variances are supportable and appropriate.

H. Rennalls provided further comments noting that the trees remain a problem and that she has requested the fence be fixed by the neighbor. She understand that the property is rented and that it should not be the tenant's obligation to fix and maintain the property. She is concerned with the how the property is maintained and that the same care and concern she puts into her property is not carried throughout the neighbourhood. She expressed frustration with the empty promises.

G. Brumby noted that the majority of the concerns should be directed towards the Township's By-law officer as they are outside the purview of the Land Division Committee.

R. Jull commented that the trees may be taken down as a result of the construction of the new dwelling.

B22-44-3

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

*'Granted'*

CONDITIONS:

1. The owner agrees to satisfy all requirements, financial and otherwise, of the County Public Works Department, regarding the installation of water and sanitary services, to the satisfaction of the County of Oxford.
2. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Norwich.
3. Confirmation be provided that any existing residential accessory structures on the lot to be severed 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.
6. If required, the owner enters into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township Chief Administrative Officer.
7. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

A22-09-3

Moved by: P. Rigby  
Seconded by: J. Lessif

*'Granted'*

REASONS:

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

CARRIED.

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B22-45-5 – Lorena Chalkley

Lorena Chalkey was present in person to speak to the application.

The purpose of this application is to sever an area of approximately 4,047 m<sup>2</sup> (1 ac.) in size from the lands to be retained which will be approximately 61.5 ha (152.1 ac.) in area. At this time there are no changes proposed for the lands to be retained. The lands to be severed are currently vacant, and it is proposed that a single detached dwelling will be constructed on them in the future.

R. Versteegen reviewed the staff planning report for the Committee's consideration. He indicated that the subject lands are designated as Rural Cluster in the County of Oxford Official Plan. The subject property is zoned General Agricultural Zone (A2) in the Township of Zorra Zoning By-law, to which a zone change application will be required for the lot to be severed to Rural Residential to permit the new uses and special provisions to recognize reduced lot frontage if the severance was granted. R. Versteegen noted that the southern portion of the property fall within the Lakeside well head protection area, however there appears to be sufficient area outside of the well head protection area to construct a dwelling and septic system. A minor variance was requested with the original application, however this request can be withdrawn as the reduced lot frontage can be dealt with through the zone change application. R. Versteegen advised the Committee that in Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, and is in keeping with the County Official Plan policies. No comments were raised as a result of the agency circulation. Further, the County Coordinator of Source Water Protection noted that there is sufficient area on the subject lands to accommodate a dwelling and septic system. No concerns were received from neighbouring landowners. Accordingly, Planning staff recommend approval of the consent application subject to the recommended conditions.

L. Chalkley concurred with the staff planning report and understood the concerns and implications of being located near the wellhead area.

In response to G. Brumby, L. Chalkley noted that the strip of land to be severed is not workable and was previously intended to be developed however that was never acted upon.

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

*'Granted'*



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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.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B22-46-8; A22-11-8 – Bedi Kulwinder

Lloyd Vermeer, an agent of the owner, was present to speak to the application.

The applications have been requested to facilitate the creation of a residential building lot in the City of Woodstock. It is proposed that the lot to be severed will be 548.1 m<sup>2</sup> (5,899.8 ft<sup>2</sup>) in size, with 19.8 m (64.9 ft.) of frontage on Devonshire Avenue and a depth of 27.6 m (90.5 ft.). The lot to be severed is currently vacant and one new single detached dwelling is proposed for the severed lands. It is proposed that the lot to be retained will be 3,241.6 m<sup>2</sup> (34,893.4 ft<sup>2</sup>) in size, with 9 m (29.5 ft.) of frontage on Devonshire Avenue and an approximate depth of 62.3 m (204.3 ft.). The lot to be retained contains an existing single detached dwelling, as well as a detached residential accessory structure and a pool.

The application for minor variance proposes the following relief from the 'Residential Zone 1 (R1)' provisions of the City of Woodstock Zoning By-law, as follows;

- A reduction to the minimum lot frontage requirement for the lot to be retained from 12 m (39.3 ft.) to 9 m (29.5 ft.), and;
- A reduction to the minimum lot depth requirement for the lot to be severed from 28 m (91.8 ft.) to 27.6 m (90.5 ft.).

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated Low Density Residential in the County Official Plan, and are zoned Residential Type 1 (R1) in the City of Woodstock Zoning By-law. Minor variances have been requested to reduce the required minimum lot frontage for the lot to be retained and a reduce lot depth for the lot to be severed. He advised the Committee that in Planning staff's opinion the application for consent is

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consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan, and is appropriately zoned aside from the requested minor variances. No comments or concerns were raised a result of the agency circulation and the public notification. City of Woodstock Council passed a resolution in support of the application at their meeting of August 11, 2022. Accordingly, Planning staff recommend approval of the consent application and are supportive of the minor variances requests.

L. Vermeer had no question or concerns and concurred with the staff Planning Report.

In response to D. Paron, R. Versteegen noted that the new access will be from Devonshire Avenue.

B22-46-8

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

*'Granted'*

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.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

A22-11-8

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

*'Granted'*

REASONS:

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

CARRIED.

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On the motion of A. Tenhove, the Committee meeting adjourned at 10:43 am.

*"Original Signed by"*

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CHAIRPERSON