

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, September 5, 2024

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and met virtually via livestream, on Thursday, September 5, 2024, at 9:30 a.m. with the following individuals:

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

The meeting was called to order at 9:37am.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of August 1, 2024, be approved as amended, printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

1. Correspondence dated Thursday, August 22, 2024 received from Southwestern Public Health
RE: Application B24-51-4 (Babcock)
2. Correspondence dated Thursday, August 29, 2024 received from UTRCA
RE Application B24-41-6 (Vukson)
3. Correspondence dated Thursday, August 29, 2024 received from UTRCA
RE: Application B24-43-4 (Auvergne Farms Ltd.)
4. Correspondence dated Thursday, August 29, 2024 received from UTRCA
RE Application B24-44-4 (AKO Farms Ltd.)

5. Correspondence dated Thursday, August 29, 2024 received from UTRCA
RE Application B24-51-4 (Babcock)

APPLICATIONS FOR CONSENT:

B24-40-7; A24-14-7 – Trustees of St. Andrew's Presbyterian Church
(Lt 877-878, Pt Lt 876, Plan 500, Pt 1, 41R1075, Town of Tillsonburg)

Tom Graham, the Trustee, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of the application for consent is to sever a parcel containing an existing single detached dwelling and detached garage and retain a parcel containing an existing place of worship (St. Andrew's Presbyterian Church). No changes to the existing land uses are proposed and no new development is proposed as a result of the requested severance. The current vehicular access from Racoon Alley for the lot to be severed will be maintained. There is no vehicular access or on-site parking for St. Andrew's Presbyterian Church.

It is proposed that the lot to be severed will be approximately 524.2 m² (5,642.44 ft²) in area, with approximately 21 m (68.8 ft) of frontage on Brock Street and approximately 23.5 m (77 ft) of depth.

Minor variances from the provisions of the Town of Tillsonburg Zoning By-law are required for the lot to be severed for relief from Table 12.2A – Zone Provisions, to reduce the minimum required lot area for a single detached dwelling from 555 m² (5,974.2 ft²) for a corner lot to 524.2 m² (5,642.44 ft²), and relief from Table 12.2A – Zone Provisions, to reduce the minimum required lot depth for a single detached dwelling from 30 m (98.4 ft) to 23.5 m (77 ft).

It is proposed that the lot to be retained will be approximately 678.6 m² (7,304.4 ft²) in area and will continue to be used as a place of worship. The lot to be retained will have approximately 23.5 m (77 ft) of frontage on Bidwell Street and approximately 29.9 m (98 ft) of depth. A minor variance from the provisions of the Town of Tillsonburg Zoning By-law is required for the lot to be retained for relief from Table 12.2B – Zone Provisions, to reduce the minimum required rear yard depth from 12.5 m (41 ft) to 6.3 m (20.6 ft).

The property is located on the north side of Brock Street West, lying between Bidwell Street and Racoon Alley, and is legally known as Lot 877-878, Plan 500, 41R-1075 in the Town of Tillsonburg and municipally known as 46-48 Brock Street West.

No comments of concern were received from the public.

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

T. Graham had no comments or questions and understood and accepted all conditions.

In response to G. Brumby, T. Graham noted that the new municipal address will be 46 and 48 Brock street.

No comments or concerns were given from the Committee members.

B24-40-7

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

'Granted'

CONDITIONS:

1. The Owners shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County including payment of all outstanding fees regarding the same. To this regard, the lot to be retained and the lot to be severed must be independently serviced (water/sanitary). The Applicant must provide a locate survey showing location of water and sanitary to verify the location of existing services and the owner is responsible for moving the service(s) that cross property lines so that each lot can be serviced independently through an Application to Connect. Any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. The Owner(s) must submit a Surveyor's Real Property Report to confirm lot sizes and building setbacks to the satisfaction of the Town.
3. The Owner(s) shall obtain private easements over the land to be severed and/or retained lands to the satisfaction of the Town of Tillsonburg in favour of Tillsonburg Hydro Inc. for the existing low voltage aerial secondary cable running northeast/southwest near the north property line and connecting to a utility owned pole denoted as "THI0460" on the adjacent property.
4. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

A24-14-7

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

'Granted'

REASONS:

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

CARRIED.

B24-41-6 – Marina Vukson

(Pt Lt 5 n/s Raglan St, Lt 6 and 7 n/s Raglan St, Blk A, Plan 95, Town of Ingersoll)

Marina Vukson, the owner, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application for consent proposes the creation of one new residential parcel in the Town of Ingersoll. It is proposed that the lot to be severed will be 811.4 m² (8,734.1 ft²) in size, with approximately 20.1 m (65.9 ft) of frontage on Raglan Street. The lot to be severed is currently vacant and no new development is proposed for the severed lands at this time.

It is proposed that the lot to be retained will be 1,042.8 m² (11,225 ft²) in size, with approximately 25.7 m (84.3 ft) of frontage on Raglan Street. The lot to be retained contains an existing single detached dwelling, as well as a detached garage, 91 m² (979.5 ft²) in size and two garden sheds.

The subject lands are legally described as Lots 6 & 7 and Part of Lot 5, Plan 95 in the Town of Ingersoll. The subject lands are located on the north side of Raglan Street, lying between George Street and Thames Street North and are municipally known as 19 Raglan Street.

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

Late correspondence was received during the meeting from Erica Macfarlane via email that H. St. Clair read and addressed. No other comments or concerns were received from the public.

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

M. Vukson commented that the shed will be removed or moved. She also noted that she received confirmation from the Town of Ingersoll that all the services were redone this summer. M. Vukson had no further comments or concerns and understood and accepted all noted conditions.

In response to C. Van Haastert, H. St. Clair noted that it would be her recommendation to keep condition #1 to ensure that the services have been installed to the satisfaction of the County of Oxford Public Works Department.

The Committee had no further comments or concerns.

B24-41-6

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

'Granted'

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all requirements, financial and otherwise, of the County of Oxford regarding the installation of water and sanitary services have been met, to the satisfaction of the County of Oxford Public Works Department. Both properties must be served with water and sanitary services independently, and if any services cross the proposed property line, they shall be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. If required, the Owner shall submit a grading and servicing plan, prepared by a Professional Engineer or Ontario Land Surveyor, to satisfaction of the Town of Ingersoll. The said

grading plan shall demonstrate that all surface water is fully contained, does not negatively impact any adjoining property, is directed away from any existing or proposed structures and is direct to an adequate stormwater outlet.

3. Confirmation shall be provided that the existing garden sheds on the lot to be retained are located in compliance with the interior side yard width requirement of the 'Residential Type 1 Zone (R1)' provisions of the Town of Ingersoll Zoning By-law, to the satisfaction of the Town of Ingersoll.
4. If required, the Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities.
5. The owner shall provide the payment of cash-in-lieu of parkland for the creation of the new lot, to the satisfaction of the Town of Ingersoll.
6. If required, the Owner shall provide survey plans for both the lot to be severed and the lot to be retained, prepared by an Ontario Land Surveyor, confirming the dimensions of the proposed lots, to the satisfaction of the Town of Ingersoll Building Department.
7. If required, the Owner shall provide confirmation of the location of any overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
8. If required, the owner shall enter into a severance agreement with the Town of Ingersoll, and the Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B24-43-4 – Auvergne Farms Ltd.
(Pt Lt 6, Conc. 3 (West Oxford), Township of South-West Oxford)

Chad & Devin Jakeman, the owners, were present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of this application is to sever a vacant agricultural lot utilized for cash cropping purposes and being approximately 21.2 ha (52.4 ac) in area, while retaining an area approximately 4.7 ha (11.6 ac) currently utilized for agri-business

purposes. The lot to be retained is currently utilized for maple syrup production, wholesaling and limited retailing. The lot to be retained contains an existing single detached dwelling, a garden suite, and a number of buildings and structures associated with the agri-business use. No new development is proposed for the lot to be retained, and it will continue to be utilized for agri-business purposes (Jakeman's Maple Syrup). No changes are proposed for the lot to be severed. Both the lot to be severed and the lot to be retained have frontage on Trillium Line, with the lot to be severed also having access on Curry Road.

The subject land is described as Lot 6, Concession 3, is located on the east side of Trillium Line, between Curry Road and Sweaburg Road, and is municipally known as 454414 Trillium Line, Township of South-West Oxford.

No comments or concerns were received from any of the circulated agencies.

No comments or concerns were received from the public.

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

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

In response to A. Tenhove, H. St. Clair noted that the Township zoning by-law requires a minimum of 75 ac in order to obtain a building permit so no, a potential purchaser could not build a residence on the property without rezoning.

In response to L. Martin, H. St. Clair noted that in this instance the use is actually considered an agricultural related use so they fall under a different set of policies.

In response to G. Brumby, H. St. Clair stated that it doesn't recognize the lot area. It recognizes the use of the property for the maple syrup.

In response to J. Lessif, C. Jakeman stated that it was a good year for maple syrup crop and sales this year after some slower sales the past few years.

The Committee had no other comments or concerns.

B24-43-4

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

'Granted'

CONDITIONS:

1. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of South-West Oxford.
2. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
3. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall

lapse.

REASONS:

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

CARRIED.

B24-44-4 – AKO Farms Ltd.

(SW ¼ Lt 15, Conc. 3 (West Oxford) except Pt 3, 41R6657, Township of South-West Oxford)

Korey and Kees Overzet, the owners, were present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of this application is to facilitate a farm consolidation whereby an area of approximately 21 ha (52 ac) be severed and conveyed to an existing agricultural parcel to the immediate north/northeast. The proposed lot to be enlarged is approximately 61.5 ha (152 ac) in size, contains two (2) existing single detached dwellings, two (2) barns and accessory structures. The lands to be severed contain an existing barn (to be decommissioned and/or demolished) and are otherwise largely comprised of agricultural (cash cropping) acreage. The lot proposed to be retained will be approximately 0.7 ha (1.7 ac) in size, contain an existing single detached dwelling (c. 1900) and a detached garage. No new development is proposed as part of this application.

The subject land is described as SW ¼ Lot 15, except Pt. 3, Reference Plan 41R-6657, is located in the northwest corner of Sweaburg Road between Plank Line and Jordan Line and is municipally known as 484099 Sweaburg Road, Township of South-West Oxford.

Planning staff are satisfied that this proposal meets the required policies and would make the parcel more viable to future changes beyond its current capabilities.

Planning staff are recommending that the existing barn on the retained lands be removed or decommissioned to the satisfaction of the Township Building Department so that it is no longer viable to accommodate livestock to avoid any MDS issues.

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

K. Overzet commented that the building inspector advised him that the barn that is located just north of the proposed severance would not need to be removed.

In response to K. Overzet, H. St. Clair noted that the County's perspective is that we can not support the creation of any new issues with respect to Minimum Distance Separation. The Township can clear that condition if they are satisfied.

K. Overzet had no further questions or concerns and understood and accepted all noted conditions.

In response to C. Van Haastert, H. St. Clair noted that the barn should be decommissioned but any general agricultural structure, not capable of housing livestock or storing manure can remain.

No further questions or comments were received from the Committee.

B24-44-4

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned to the satisfaction of the Township of South-West Oxford.
2. The structure labelled "coop" on Plate 3b to Staff Report CP 2024-274 be removed or a change of use permit be issued, to the satisfaction of the Township of South-West Oxford.
3. 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.
4. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of South-West Oxford.
5. That the bank barn on the proposed lot to be severed be demolished or decommissioned to the satisfaction of the Township of South-West Oxford prior to issuance of a certificate for the retained lot.
6. Confirmation shall be provided that the structure labelled "shed" on Plate 3b to Staff Report CP 2024-274 is located in compliance with the interior side yard setback provisions of the Township of South-West Oxford Zoning By-law, to the satisfaction of the Township of South-West Oxford.
7. The Clerk of the Township of South-West Oxford 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.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B24-51-4 – Steve Babcock
(Pt Lt 12, Conc. 4 (Dereham), Township of South-West Oxford)

David Roe, the agent, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of this application is to facilitate a farm consolidation whereby an area of approximately 20 ha (49.7 ac) be severed and conveyed to the existing agricultural lot to the immediate east. The lot to be enlarged is approximately 21 ha (51.5 ac) in size, contains an existing single detached dwelling and accessory structures. The lot to be retained is proposed to be approximately 0.78 ha (1.9 ac) and contains an existing single detached dwelling and two (2) accessory structures. The cumulative total area of the accessory structures is approximately 278 m² (3,000 ft²) for which the applicant will be seeking relief through a separate application for zone change. No new development is proposed as part of this application, and both the lot to be severed and the lot to be enlarged are under agricultural production (cash cropping).

The subject lands are described as Lot 12, Conc. 4 (Dereham), are located on the south side of Ebenezer Road, west of Plank Line / Hwy 19, and are municipally known as 344012 Ebenezer Road, Township of South-West Oxford.

No comments or concerns were received from the agencies circulated.

No comments or concerns were received from the public.

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

D. Roe had no comments or concerns and accepted all noted conditions.

No comments or concerns were received from the Committee.

B24-51-4

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned to the satisfaction of the Township of South-West Oxford.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of South-West Oxford.
4. The existing cargo container and detached garage on the proposed retained lot be removed to the satisfaction of the Township of South-West Oxford.
5. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended,

within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B24-46-1 – Tim and April Bartlett

(SW ¼ Lt 9, SE ¼ Lt 10, Conc. 9 (Blenheim) except Pt 1, 41R626, Township of Blandford-Blenheim)

Tim Bartlett, the owner, was present online to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of this application is to facilitate a boundary adjustment whereby an area approximately 33 ha (81.5 ac) in size is to be severed and conveyed with the existing lot located at 847253 Township Road 9. The proposed lot to be retained will comprise approximately 0.8 ha (2.0 ac) in size and would contain an existing single detached dwelling and an accessory building.

Should Severance Application B24-46-1 be approved by the Land Division Committee, the applicant has submitted a Zone Change Application to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the new use of the lands for non-farm rural residential purposes. The applicant has also submitted a Zone Change Application to rezone the lot to be enlarged from 'Residential Existing Lot Zone (RE)' to 'General Agricultural Zone (A2).' No new development is being proposed as part of these applications.

The subject lands are described as Part Lots 9 & 10, Concession 9 (Blenheim), Part 1, RP 41R626, are located on the north side of Township Road 9 and are municipally addressed as 847275 and 847253 Township Road 9.

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

It was noted that the lot to be enlarged was previously created by consent therefore staff are recommending that a cancellation certificate be issued as a condition of the consent to ensure the smooth consolidation of the subject lands.

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

T. Bartlett had no questions or comments and accepted all outlined conditions.

In response to G. Brumby, T. Bartlett advised that the existing farm is the family farm and they would like to keep the land but have no use for the farm house since his mother's passing.

No further comments were received from the Committee members.

B24-46-1

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

'Granted'

CONDITIONS:

1. The lot to be enlarged and the lot to be retained be appropriately zoned.
2. The parcel intended to be severed and conveyed to the abutting landowner to the immediate west and be consolidated with the existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. If required, the owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
4. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of Blandford-Blenheim.
5. The Owners shall provide an As-Built Survey for the lot to be retained showing the dimensioned location of all buildings, wells, and septic components on the lands, to the satisfaction of the Township of Blandford-Blenheim.
6. A Cancellation Certificate for the lot to be enlarged, pre-approved by the Land Registry Office, be registered and a copy of the document be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B24-46-1.
7. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B24-48-1 – Arkink Farms Inc.

(Pt Lt 20-21, Conc. 14 (Blenheim), Pt 2, 41R863, except Pt 1, 41R6472, Township of Blandford-Blenheim)

Stefan Arkink, the owner, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application has been requested to facilitate an agricultural lot addition and the retention of a lot for non-farm rural residential purposes. The lot to be severed comprises approximately 30.7 ha (76 ac), is in agricultural production, and is currently

vacant of any buildings or structures. It is proposed that the lot to be severed will be added to the lot to the immediate south. The lot to be enlarged is currently 38.4 ha (95 ac) in size, is also in agricultural production, and is currently vacant of any buildings or structures. No new development is being proposed at this time.

It is proposed that the lot to be retained will be 0.8 ha (2 ac) in size and will contain an existing single detached dwelling and an accessory building. If Severance Application B24-48-1 is approved by the Land Division Committee then an Application for Zone Change will be required to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the new use of the subject lands for non-farm rural residential purposes.

The subject lands are described as Part Lots 20-21, Concession 14 (Blenheim), Part 2, RP 41R863, are located on the south side of Oxford-Waterloo Road, lying between River Road and Oxford Road 22, and are municipally addressed as 966558 Oxford-Waterloo Road.

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

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

S. Arkink had no questions or concerns and understood and accepted all noted conditions.

No further questions or concerns were received from the Committee.

B24-48-1

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. If required, the owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
4. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of Blandford-Blenheim.
5. The Owners shall provide an As-Built Survey for the lot to be retained showing the dimensioned location of all buildings, wells, and septic components on the lands, to the satisfaction of the Township of Blandford-Blenheim.
6. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended,

within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

On the motion of A. Tenhove the Land Division Committee meeting adjourned at 10:54am.

"Original Signed by"

CHAIRPERSON