

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, June 1, 2017

The Oxford County Land Division Committee met in the Council Chamber, County Administration Building, Woodstock, Ontario, on Thursday, June 1, 2017 at 9:00 a.m. with the following individuals:

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|---------------------|---|-------------|
| | - | G. Brumby |
| | - | H. Elliott |
| | - | B. George |
| | - | M. Hacon |
| | - | R. Jull |
| | - | A. Tenhove |
| Director | - | G. Hough |
| Secretary-Treasurer | - | L. Taschner |

The meeting was called to order at 9:00 a.m.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

Moved by: A. Tenhove
Seconded by: B. George

“The Minutes of the Meeting of May 4, 2017, be approved as printed and circulated.”

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B17-14-2 – Kenneth & Barbara Yeoman (Part Lot 13, Conc. 12, Township of East Zorra-Tavistock, formerly East Zorra)

Kenneth & Barbara Yeoman were in attendance to present their application. Also in attendance was Tanya Lamprea, 187 Bruce Street, London ON N5C1H3. K. Yeoman briefly explained the application.

The purpose of the application for consent is to create a residential building lot in the settlement of Huntingford. The lot to be severed will cover an area of approximately 2800 m² (30138.95 ft²) and is currently vacant. The lot to be retained will be approximately 37.4 ha (92 ac) in area, is in agricultural production and contains a single detached dwelling. It is proposed that a single detached dwelling will be constructed on the lot to be severed.

G. Hough reviewed the staff Report and pointed out that the property is located in the Rural Cluster of Huntingford, and stated that the lot proposed is of similar configuration as other lots in the area. The application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. A rezoning is necessary to recognize the residential use proposed and the deficient lot depth of the severed lot. Planning staff is in support and recommends approval of the application.

K. Yeoman stated that he concurred with the findings and conditions of the Report.

B. George noted that he recalls two previous severances on this property, and questioned whether there were any regulations as to the number of lots that can be taken off of a farm property. In response, G. Hough that there are policies in place regulating the number of lots that can be severed off at the same time, however, the other two lots were severed a number of years ago. He confirmed that the owners are not undermining the policies of the Official Plan.

Moved by: M. Hacon
Seconded by: A. Tenhove

“Granted”

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. The owners provide Proof of Probability of Potable Water, to the satisfaction of the Oxford County Public Works Department.
3. Drainage assessment re-apportionment 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 East Zorra-Tavistock.
4. The owners enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
5. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent is in keeping 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.

B17-15-8 – Seagrave Developments Inc. Part Lot 14, Conc. 1, City of Woodstock, formerly
Township of Blandford)

No one was in attendance to present the application.

The application for consent proposes to create an industrial lot that is proposed to cover an area of approximately 0.45 ha (1.1 ac) and contains a multi-unit industrial building. The lot to be retained is to be approximately 1.15 ha (2.83 ac) in area, and contains an existing multi-unit industrial building. No new development is proposed as a result of the consent application. Both the proposed severed and retained lots have direct access to Seagrave Road.

G. Hough briefly reviewed the staff Report. The severed and retained lots will continue to meet the M3 zoning provisions, and the application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies.

Moved by: H. Elliott
Seconded by: R. Jull

"Granted"

CONDITIONS:

1. The owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
3. The owner shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
4. 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.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent is in keeping 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.

B17-17-3 – Jack Frew (Part Lot 1, Conc. 5, Township of Norwich, formerly North Norwich)

Nathan Kok was in attendance to speak to the application. He stated he is the purchaser of the severed lot and was in attendance representing Jacco Schep.

The purpose of the application for consent is for an industrial lot addition. The lot to be severed comprises approximately 1.1 ha (2.7 ac), contains no buildings or structures, and is in agricultural production (cash crop). The lot to be severed will be added to the lot to the immediate north which covers an area of approximately 0.8 ha (2.1 ac), and contains an existing industrial operation (Schep's Bakery) and accessory dwelling. The lot to be retained will cover an area of approximately 31 ha (76.5 ac), is in agricultural production (cash crop), and is vacant of any buildings or structures.

G. Hough reviewed the staff Report and explained the application is to facilitate the expansion of the existing bake shop and for area for the existing septic system. The application is consistent with the 2014 Provincial Policy Statement and complies with the policies of the Official Plan. The existing uses have existed on the property for over 30 years. Planning staff is in support of the proposal and recommends it approval. The severed lot will need to be rezoned, while the retained lot will continue to be used for agricultural purposes

N. Kok stated that he concurred with the staff Report and the conditions contained therein. In response to a Committee member, N. Kok stated that the severance will allow for expansion to the business, additional parking and room for the septic system.

Moved by: H. Elliott
Seconded by; B. George

"Granted"

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate 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.
3. If required, the owner shall enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
4. If required, drainage assessment re-apportionment shall 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.
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.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent is in keeping 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.

B17-18-8 – Dave Gilvesy (Part Lots 6 & 7, Plan 10, City of Woodstock)

Derek Jukema, the prospective purchaser, was in attendance to present the application. He explained that the severance will allow additional parking at the rear of his property and will make it easier for large vehicles to access his property.

The purpose of the application for consent is for a commercial lot addition. The lot to be severed will cover an area of approximately 16.9 sq. m (182.2 sq. ft) and contains no buildings or structures. The lot to be severed will be added to the commercial lot to the immediate northwest covering an area of approximately 359.8 sq. m (3,873 sq. ft) and containing an existing office. The lot to be retained will cover an area of approximately 466.9 sq. m (5,026 sq. ft) and containing an existing single-detached dwelling. The owner has also applied for Partial Discharge of Mortgage.

G. Hough reviewed the staff Planning Report. He noted that the application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms to the City's Zoning By-law.

D. Jukema stated that he concurs with the findings and suggested conditions in the Report.

Moved by: B. George
Seconded by: H. Elliott

"Granted"

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and north and consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) and (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 of Woodstock regarding the installation of services and drainage facilities.
4. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent is in keeping with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

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4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B17-22-4 – Fred Freeman (Part Lots 2 & 3, Plan 25, Township of South-West Oxford, formerly Dereham)

B17-23-4 – E & E McLaughlin Ltd. (Part Lots 2 & 3, Plan 25, Township of South-West Oxford, formerly Dereham)

Fred Freeman, together with Kassandra Way, of E & E McLaughlin Ltd., were in attendance. K. Way presented the application. She explained that the severed lot from Mr. Freeman's property will be added to lands owned by E & E McLaughlin and that E & E McLaughlin is severing land off their property and adding to Mr. Freeman's lot.

The purpose of Application for Consent B17-22-4 is for a lot addition. The lot to be severed will cover an area, of approximately 647.95 m² (6974.5 ft²), is currently vacant and will be added to the lot to the immediate west. The lot to be enlarged (B17-23-4) will cover an area of approximately 1.02 ha (2.52 ac) and is vacant. The lot to be retained will cover an area of approximately 744.6 m² (8014.8 ft²), and contains a single detached dwelling. The lot to be enlarged is to be developed in the future for residential purposes. An Easement has also been applied for over the retained lot in favour of the lot to be enlarged for municipal services. The Easement will be entered into by Oxford County Public Works and the owner of the retained lot. This application is associated with B17-23-4 (E & E McLaughlin Ltd.).

The purpose of Application for Consent B17-23-4 is for a residential lot addition to the immediate south. The lot to be severed will cover an area of approximately 1,046 m² (11,259.1 ft²), and is vacant. The lot to be enlarged (B17-22-4) will cover an area of approximately 744.6 m² (8,014.8 ft²) and is currently vacant. The lot to be retained will cover an area of approximately 1.02 ha (2.52 ac) and contains an existing single detached dwelling. The applicant intends to purchase the Tammy Avenue access from the Township of South-West Oxford to ensure access to the lot to be retained. This application is associated with B17-22-4 (Fred Freeman).

G. Hough reviewed the staff Report and explained that the two severances will facilitate residential development of the E & E McLaughlin property. The County Public Works Department will also be taking an easement across the Freeman property for municipal services to serve the E & E McLaughlin property. A future road allowance (Tammy Avenue) will be sold to the McLaughlins to provide a future access to their property. The Township has requested a re-zoning of the McLaughlin property, prior to the transfer of the road allowance.

K. Way stated that she concurred with the findings and conditions of the staff Reports.

F. Freeman stated that he concurred with the findings and conditions for his application. In response to a question regarding his proposed severed lot, F. Freeman explained that the strip of land was to allow for additional space between the previous abattoir that existed on his property and the residential lots along Plank Line. The strip of land measures approximately one-half acre.

B17-22-4

Moved by: M. Hacon
Seconded by: A. Tenhove

"Granted"

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Sections 50(3) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.

2. The owner shall provide either a blanket easement over the whole of the lands to be retained or, alternatively, an easement measuring approximately 5 m wide over the length of the said lands to the County of Oxford for the provision of municipal services, to the satisfaction of the County Public Works Department.
3. Drainage assessment re-apportionment 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 South-West Oxford.
4. 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 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent is in keeping 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.

B17-23-4

Moved by: H. Elliott
Seconded by: R. Jull

"Granted"

CONDITIONS:

1. The certificate for Application B17-22-4 be issued, the Transfer registered, and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B17-23-4.
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 Sections 50(3) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The lands described as Tammy Avenue road allowance (PIN 00011-0019) be conveyed to the abutting landowner to the immediate east and be consolidated with said owner's existing property. A copy of the receipted Transfer and Application Consolidation Parcels be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for the consent. If required, the lot to be retained shall be rezoned prior to the conveyance, to the satisfaction of the Township of South-West Oxford.
4. The owner shall pay the remaining balance for the sanitary service connection off of Plank Line (along frontage of lot to be severed), to the satisfaction of the County of Oxford Public Works Department.

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5. Drainage assessment re-apportionment 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 South-West Oxford.
 6. 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 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent is in keeping 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.

B17-24-3 – Sonneberg Farms Ltd. & Aalt Pelleboer (Part Lot 23, Conc. 10, Township of Norwich, formerly South Norwich)

Mr. & Mrs. Aalt Pelleboer were in attendance. Also in attendance was Heather DenBoer their agent. H. DenBoer presented the application to the Committee.

The purpose of the application for consent is for an agricultural lot addition. The lot to be severed comprises approximately 26 ha (64.3 ac), is in agricultural production (cash crop), contains an existing barn and shed, and is to be added to the agricultural parcel to the immediate east. The lot to be enlarged comprises approximately 27.5 ha (68 ac), is in agricultural production (cash crop), and contains an existing bank barn, 5 drive-sheds, 4 silos and an accessory dwelling. The lot to be retained comprises approximately 1 ha (2.5 ac) and contains an existing single detached dwelling.

G. Hough reviewed the staff Report and indicated the severance is for a lot consolidation, retaining a 2.5 ac parcel for rural residential purposes. The application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. The retained lot will require a re-zoning to recognize its proposed use for rural residential purposes. The area between the existing A1 property and the proposed retained lot will be large enough to accommodate the movement of large farm machinery.

H. DenBoer stated that she concurred with the findings and suggested conditions of the staff Planning Report.

In response to R. Jull, A. Pelleboer indicated that the horse barn will be used for storage.

G. Hough explained to the Committee that a change of use permit will be necessary as the building is still capable of housing livestock. The change of use permit will prevent further livestock uses of the building in proximity to a rural residential lot.

Moved by: A. Tenhove
Seconded by: H. Elliott

"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 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, the owners shall enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
4. If required, the owners shall obtain a change of use permit for the former horse barn located on the lot to be severed, to the satisfaction of the Township of Norwich.
5. If required, drainage assessment re-apportionment shall 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 Norwich.
6. 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.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent is in keeping 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.

B17-25-4 – Clara Ambrus (Part Lot 4, Conc. 10, Township of South-West Oxford, formerly Dereham)

Richard & Sarah Faber were in attendance to speak to the application. S. Faber explained that their current lot is undersized and are, therefore, purchasing land from Mrs. Ambrus to make their lot larger.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed will cover an area of approximately 0.40 ha (1 ac), contains no buildings or structures and is in agricultural production. The lot to be severed will be added to an existing rural residential lot to the immediate north and east which covers an area of approximately 0.14 ha (0.34ac), and currently contains a single detached dwelling. The lot to be retained will cover an area of approximately 19 ha (47 ac), contains no buildings or structures and in in agricultural production. The owners have also applied for a Partial Discharge Mortgage.

G. Hough reviewed the staff Report and indicated that the application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. Rezoning of the severed and retained lots will be required.

S. Faber stated that she concurred with the findings and suggested conditions of the staff Planning Report.

In response to G. Brumby's question regarding the size of their lot, R. Faber stated that the lot was created in 1979 and that was the lot size approved at the time. He indicated that they bought their lot two years ago.

G. Hough explained that the minimum lot requirement is now 2,800 m² (approximately 30,000 ft²).

In response to a question raised, S. Faber indicated that their entire septic system is situated on their current lot.

Moved by: M. Hacon
Seconded by: R. Jull

"Granted"

CONDITIONS:

1. The lots to be severed and enlarged be appropriately zoned.
2. 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.
3. If required, the owner enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township.
4. The owner provide a survey of the lots to be severed and enlarged, indicating the location and setbacks of all buildings and structures, to the satisfaction of the Township of South-West Oxford.
5. If required, drainage assessment re-apportionment 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 South-West Oxford.
6. 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 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent is in keeping 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 H. Elliott, the Committee meeting adjourned at 10:20 a.m.

"Gordon Brumby"
CHAIRMAN