

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, October 5, 2017

The Oxford County Land Division Committee met in the Council Chamber, County Administration Building, Woodstock, Ontario, on Thursday, October 5, 2017 at 9:00 a.m. with the following individuals:

Chair	-	G. Brumby
	-	H. Elliott
	-	B. George
	-	M. Hacon
	-	R. Jull
	-	T. Rock
	-	A. Tenhove
Development Planner	-	A. Hächler
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: B. George
Seconded by: A. Tenhove

"The Minutes of the Meeting of September 7, 2017, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence dated October 3, 2017 and October 4, 2017, received from the Clerk of the Town of Ingersoll regarding Applications B17-55-6 (B. W. Conn Homes Ltd.) and Application B17-57-6; A17-09-6 (Reeves Realty Corporation).

Correspondence dated October 3, 2017 received from Eric Saulesleja, GSP Group Inc., regarding Application B17-47-8 (Canadian National Railway Company).

Correspondence dated October 4, 2017, was received from the Council of the Township of East Zorra-Tavistock regarding Application B17-56-2; A17-08-2 (Alex Ramseyer & Stephen Ramseyer).

Correspondence dated October 4, 2017 received from Jerry Beckett, Oak Country Homes Limited regarding Applications B17-53-6 & B17-54-6 (Oak Country Homes Limited).

APPLICATIONS FOR CONSENT:

B17-46-8 – Canadian National Railway Company (Lots 5 & 6 and Part Lots 2-4, Plan 86, City of Woodstock)

B17-47-8 – Canadian National Railway Company (Part Lots 15 to 18, Block L, Plan 55, City of Woodstock)

B17-48-8 - Canadian National Railway Company (Part Lot 20, Concession 1; Part Lots 1-6, Plan 47, Part Lot 73C, Plan 216, City of Woodstock)

B17-49-8 - Canadian National Railway Company (Part Lots 19 & 20, Concession 1, City of Woodstock)

Eric Saulesleja of GSP Group, was in attendance to present the applications on behalf of the owner, CN Rail. He indicated that he concurred with the suggested conditions and the recommendation of the staff planning report.

The purpose of Application B17-46-8 is to create a service commercial lot. The lot to be severed will cover an area of approximately 0.46 ha (1.14 ac) and is currently vacant. The retained lands are part of the larger CN railway corridor.

The purpose of Application B17-47-8 is to create an industrial lot. The lot to be severed will cover an area of approximately 0.15 ha (0.37 ac) and is currently vacant. The retained lands are part of the larger CN railway corridor.

The purpose of Application B17-48-8 is to create an industrial lot. The lot to be severed will cover an area of approximately 0.44 ha (1.08 ac) and is currently vacant. The retained lands are part of the larger CN railway corridor.

The purpose of Application B17-49-8 is to create an industrial lot. The lot to be severed will cover an area of approximately 1.16 ha (2.86 ac) and is currently vacant. The retained lands are part of the larger CN railway corridor. Minor variances from the City of Woodstock Zoning By-law No. 8626-10 have also been requested to reduce the lot frontage of the severed lot to 19.37 m (63.5 ft) from the required 20 m (65.6 ft) and to reduce the lot depth to 27.01 m (88.6 ft) from 30 m (98.4 ft).

A. Hächler briefly reviewed the staff planning report for each application. She indicated that all the applications are consistent with the 2014 Provincial Policy Statement (PPS), comply with the policies of the County of Oxford Official Plan, and conform to the City of Woodstock Zoning By-law.

She noted that late correspondence was received from E. Saulesleja relating to Application B17-47-8. She explained that the applications were considered by Woodstock Council and that Council recommended to approve B17-46-8, B17-48-8 and B17-49-8; A17-06-8. Council recommended that Application B17-47-8 be deferred as comments were received from the abutting owner regarding access to his property.

B. George questioned the existing box cars situated on the tracks and E. Saulesleja indicated that the cars will be removed.

In response to T. Rock, A. Hächler stated that there will not be any drainage or run-off problems as there are no buildings on the property.

In response to the Committee's request, A. Hächler clarified the frontage and depth for the lot to be severed by B17-49-8.

B17-46-8

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

'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 dedicate a 3 m (9.8 ft) road widening along the Ingersoll Road frontage of the lot to be severed to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Oxford.
4. The owner shall submit a copy of the license agreement for the storm sewer track crossing as indicated in the applicant's letter to the City of Woodstock Engineering Department.
5. The owner of the lot to be severed provides an easement in favour of the City of Woodstock over the existing storm sewer, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
6. The owner 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 Agreement will be registered on title by the owner.
7. 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.
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 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.

B17-47-8

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

'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.

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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 dedicate a 3 m (9.8 ft) road widening along the Main Street frontage of the lot to be severed to the City of Woodstock, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
 4. The owner shall submit a copy of the license agreement for the sanitary sewer as indicated in the applicant's letter to the City of Woodstock Engineering Department.
 5. The owner of the lot to be severed provides an easement in favour of the County of Oxford over the existing sanitary sewer, free of all costs and encumbrances, to the satisfaction of the County of Oxford.
 6. The owner 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 Agreement will be registered on title by the owner.
 7. 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.
 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 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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve / deny the application.

CARRIED.

B17-48-8

Moved by: M. Hacon
Seconded by: T. Rock

'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.

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3. The owner shall dedicate a 3 m (9.8 ft) road widening along the Main Street frontage of the lot to be severed to the City of Woodstock, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
 4. The owner of the lot to be severed provides an easement in favour of the City of Woodstock over the existing storm sewer, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
 5. The owner of the lot to be severed provides an easement in favour of the County of Oxford over the existing sanitary sewer, free of all costs and encumbrances, to the satisfaction of the County of Oxford.
 6. The owner confirm if there are any existing Access Easements/Right-of-Ways, and/or Agreements, etc., with the City of Woodstock. If such Easements/Right-of-Ways and/or Agreements exist, the owner shall ensure that they are to the satisfaction of the City of Woodstock.
 7. If required, the owner shall enter into any necessary right-of-way and/or agreements regarding access, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction and/or repair of the Wellington Street Bridge, with the City of Woodstock, to the satisfaction of the City of Woodstock.
 8. The owner 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 Agreement will be registered on title by the owner.
 9. 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.
 10. 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.

B17-49-8; A17-06-8

Moved by: A. Tenhove
Seconded by: R. Jull

'Granted'

B17-49-8

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, and to the satisfaction of the City of Woodstock.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
3. The owner provide an easement over the lots to be severed and retained, in favour of the County of Oxford, over the existing sanitary sewer and watermain, free of all costs and encumbrances, to the satisfaction of the County of Oxford.
4. The owner enter into an easement in favour of the City of Woodstock over the existing storm sewer situated over the lots to be severed and retained, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
5. The owner confirm if there are any existing Access Easements/Right-of-Ways, and/or Agreements, etc., with the City of Woodstock. If such Easements/Right-of-Ways and/or Agreements exist, the owner shall ensure that they are to the satisfaction of the City of Woodstock.
6. If required, the owner shall enter into any necessary right-of-way and/or agreement regarding access, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction and/or repair of the Wellington Street bridge, with the City of Woodstock, to the satisfaction of the City of Woodstock.
7. The owner 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 Agreement will be registered on title by the owner.
8. 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.
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 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 complies 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.

A17-06-8

REASONS:

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

CARRIED.

B17-30-7 – 2228166 Ontario Inc. (Part Lot 24, Plan 1653, Town of Tillsonburg)

Angela Mariani, was in attendance representing the owner. She stated that both she and the owner concur with the findings, recommendation and suggested conditions in the staff Planning Report.

The purpose of the Application for Consent is to create a new lot. The lot to be severed will cover an area of approximately 4.97 ha (12.3 ac), and the lot to be retained will cover an area of approximately 0.65 ha (1.6 ac). Both lots are currently vacant and are proposed for future residential development.

A. Hächler briefly reviewed the staff planning report. She indicated that the application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies, and conforms to the Town's Zoning By-law. The severed land will be used for future residential development, while the retained lands will be used for the future expansion of the retirement development.

T. Rock questioned the agent as to why the owner chose Tillsonburg over Woodstock for the retirement development. In response, A. Mariani stated that the development already exists and the owner is seeking to expand it.

A. Tenhove questioned the County's comments and wondered why no condition was imposed regarding the extension and connection of the existing watermain on Harvest Avenue at Potters Road. In response, A. Hächler explained that the County brought this to the attention of the owner for when they submit future development applications that are to follow.

Moved by: H. Elliott
Seconded by: T. Rock

'Granted'

CONDITIONS:

1. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.

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2. 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.

B17-37-8 – Ontario Marihuana Growers Inc. (Part Lots 1-4 & 6, Lot 5, Part Lots 9-19, Lots 20-28, Part Lot 16 Reserve, Part First Street, Part of Athletic Avenue, Plan 336; Part Lot 171C, Part Lot 169C, 170C, 173C, Plan 293, Woodstock)

Niklas Van Haeren was in attendance to present his application. He explained the severance gives the opportunity to square up the lots. A solar business for renewable energy is proposed for the lot to be severed; FIT 4 has been approved, and he is awaiting for approval on the FIT 5. He indicated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Application for Consent is to facilitate a lot addition that will 'square up' an existing lot. The lot to be severed by B17-37-8 comprises approximately 607 m² (6,534.4 ft²) of vacant industrial lands and will be added to the industrial lands to the immediate north. The enlarged lands contain 3 industrial buildings that will be demolished. The lot to be retained comprises approximately 3.01 ha (7.4 ac) and contains a vacant industrial building.

A. Hächler briefly reviewed the staff planning report. She indicated that the application is consistent with the 2014 Provincial Policy Statement and complies with Official Plan policies. No objections or concerns were raised during the agency circulation and the public notification to the neighbours. A re-zoning application will be required. Planning staff is satisfied with the proposal and recommends approval. The retained lot is proposed for a marihuana grow operation facility.

In response to T. Rock, N. Van Haeren stated that the proposal has been assessed by Health Canada. N. Van Haeren indicated that both primary and security review has been completed, and that final reviews from the Ministry will be forthcoming. The response has been positive. He noted that a marihuana grow operation has been established in Brantford and that this proposal will be similar to that. There will be no on-site sales or distribution. In response to T. Rock, N. Van Haeren stated that he likes to purchase old buildings and retro-fit them for appropriate uses. His operation will employ between 100-200 workers.

Moved by: H. Elliott
Seconded by: M. Hacon

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north and be consolidated with said owners' 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 lots to be severed and retained be appropriately zoned.
3. 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.
4. 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.
5. The owner shall dedicate a 3 m (9.8 ft) road widening along the Tecumseh Street frontage of the lots to be severed and retained to the City of Woodstock, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
6. The owner shall provide an easement in favour of the County of Oxford over the proposed location of a future watermain, free of all costs and encumbrances, to the satisfaction of the County of Oxford.
7. The owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
8. 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.
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 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.

B17-38-8 to B17-40-8 – Tecumseh Road Woodstock Inc. (Lots 66-84, 91-115, 121-133, Plan 336; Part Lots 1-4, 85-86, 116-120, Plan 336; Part Lots 168C, 169C, 170C, Plan 293; as closed by A93009; Part of First Street, Marion Avenue, Plan 336; Part of First Street, Plan 293 as closed by A575, City of Woodstock)

Niklas Van Haeren was in attendance to present the application. He stated that he concurred with the suggested conditions and the recommendation of the staff planning report.

The purpose of Application B17-38-8 is to facilitate a lot addition that will 'square up' an existing lot. The lot to be severed by B17-38-8 comprises approximately 0.19 ha (0.49 ac) of vacant industrial lands and will be added to the industrial lands to the immediate south. The lot to be retained comprises approximately 1.68 ha (4.15 ac) and contains two vacant industrial buildings to be demolished.

The purpose of Application B17-39-8 is to facilitate a lot addition that will 'square up' an existing lot. The lot to be severed comprises approximately 2.6 ha (6.42 ac) of industrial lands with a small vacant industrial building to be demolished. The severed lands will be added to the vacant industrial lands to the immediate south. The lot to be retained comprises approximately 1.68 ha (4.15 ac) and contains two vacant industrial buildings to be demolished.

The purpose of Application B17-40-8 is to facilitate a lot addition that will 'square up' an existing lot. The lot to be severed comprises approximately 1.47 ha (3.64 ac) of vacant industrial lands and will be added to the lands to the immediate north. The lot to be retained comprises approximately 1.68 ha (4.15 ac) and contains two vacant industrial buildings to be demolished.

A. Hächler briefly reviewed the staff planning report. She stated that the application is consistent with the 2014 Provincial Policy Statement, and complies with the Official Plan policies. The lots to be severed by B17-39-8 and B17-40-8 conform to the Woodstock Zoning By-law, while Application B17-38-8 will require a re-zoning.

In response to M. Hacon, N. Van Haeren explained the location of the proposed solar plant.

B17-38-8

Moved by: M. Hacon
Seconded by: B. George

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owners' 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 lots to be severed and enlarged be appropriately zoned.
3. 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.
4. The owner shall provide an easement in favour of the City of Woodstock over the existing storm sewer, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
5. The owner shall provide easements in favour of the County of Oxford over the proposed location of a future watermain and the existing trunk sanitary sewer, free of all costs and encumbrances, to the satisfaction of the County of Oxford.
6. The owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
7. 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.
8. 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.
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 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.

B17-39-8

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 south and be consolidated with said owners' 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 an 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 provide an easement in favour of the City of Woodstock over the existing storm sewer, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
4. The owner shall provide easements in favour of the County of Oxford over the proposed location of a future watermain and the existing trunk sanitary sewer, free of all costs and encumbrances, to the satisfaction of the County of Oxford.
5. The owner shall provide a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
6. 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.
7. 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.
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 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.

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

CARRIED.

B17-40-8

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north and be consolidated with said owners' 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 an 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 provide easements in favour of the County of Oxford over the proposed location of a future watermain and the existing trunk sanitary sewer, free of all costs and encumbrances, to the satisfaction of the County of Oxford.
4. The owner shall provide a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The owner shall dedicate a 3 m (9.8 ft) road widening along the Tecumseh Street frontage of the lots to be severed and retained to the City of Woodstock, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
6. 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.
7. 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.
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 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.

B17-53-6 & B17-54-6 – Oak Country Homes Limited (Lot 1 & Part Lots 2 & 210, Block 54 and Part Lots 211 & 215, Block 59, Plan 279, Town of Ingersoll)

Jerry Beckett was in attendance to present his application. He requested a deferral of the application for up to 90 days to enable him to meet with County and Town staff regarding the servicing of the lots on Concession and Centre Streets.

Also in attendance were Tony & Lynda Pacheco, 156 Concession Street, Ingersoll ON N5C 3K8.

The purpose of the Applications for Consent is to create two residential building lots. The lot to be severed by B17-53-6 will cover an area of approximately 745.78 sq. m (8,027.8 sq. ft.) and the lot to be severed by B17-54-6 will cover an area of approximately 996.1 sq. m (10,722. sq. ft.). The lot to be retained will cover an area of approximately 2,432.91 sq. m (26,188.5 sq. ft.). The severed and retained lots are currently vacant. Single detached dwellings are proposed to be constructed on the lots to be severed and retained.

A. Hächler briefly reviewed the staff Planning Report. She indicated that the proposal is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Town of Ingersoll Zoning By-law provisions. Staff has recommended approval of the applications. She pointed out that a portion of Mr. Beckett's lands will be dedicated to the Town of Ingersoll for the extension of Centre Street.

B17-53-6 & B17-54-6

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

'Deferred'

REASON:

1. The applications are deferred at the request of the owner for up to 90 days to enable the owner to meet with County and Town staff to determine the cost of servicing the subject lands.

CARRIED.

B17-56-2; A17-08-2 – Alex Ramseyer & Stephen Ramseyer (Part of Lot 36, Concession 13, East Zorra-Tavistock, formerly Village of Tavistock)

S. Ramseyer was in attendance to present the application. He briefly explained his application to the Committee.

The purpose of the Application for Consent is to create a central commercial lot. The lot to be severed will cover an area of approximately 646.8 m² (6962 ft²) and contains a single detached dwelling and accessory structure (detached garage). The retained lot is proposed to cover an area of 581.7 m² (6261 ft²) and contains a two storey building, containing both office and residential space. A minor variance from the Township of East Zorra-Tavistock Zoning By-law No. 2003-18 has also been requested to reduce the rear yard setback on the severed lot to 3.0 m (9.8 ft) from 7.5 m (24.6 ft) and on the retained lot to 3.0 m (9.8 feet) from 5.0 m (16.4 feet) required by the Township of East Zorra-Tavistock Zoning By-law.

A. Hächler briefly reviewed the staff Planning Report. She stated that the application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan Policies. Minor variances have been requested from the rear lot line provisions for both the severed and retained lots. No objections or concerns were received as a result of the agency circulation, and the public notification. She further noted that the owner will be required to provide a private easement over the lot to be severed in favour of the lot to be retained for the purposes of providing water and/or sanitary sewer services to the lot to be retained.

S. Ramseyer stated that he concurred with the suggested conditions and the recommendation of the staff planning report.

B. George questioned why there are two municipal addresses on the property? It was noted that future clarification will be needed regarding public sewage for both properties.

Moved by: T. Rock
Seconded by: R. Jull

'Granted'

B17-56-2

CONDITIONS:

1. If required, the owners enter into a Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township Chief Administrative Officer.
2. If required, a road widening to 3 m (9.8 feet) from the centreline of Hope Street East along the frontage of the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
3. The County of Oxford Public Works Department advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed and lot to be retained have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the Township which states that no building permit shall be issued until payment is made to the County. In order to clear this condition, a copy of the draft Severance Agreement which addresses the above requirements to the satisfaction of the County of Oxford Public Works Department, must be provided to the Public Works Department.
4. The owner provide a private easement over the lot to be severed in favour of the lot to be retained for the purposes of providing water and/or sanitary sewer services to the lot to be retained and that any such easement and/or agreement be established to the satisfaction of the County Public Works Department and further, that the Land Division Committee hereby approves the noted private easement.
5. The recently constructed addition to the existing accessory building on the lot to be severed be removed, to the satisfaction of the Township of East Zorra-Tavistock Chief Building Official or alternatively, the owner obtain the necessary variance(s) from the provisions of the Township's Zoning By-law from the Township's Committee of Adjustment.
6. Drainage 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.
7. 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.
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 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.

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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.

A17-08-2

REASONS:

1. The variances requested are minor variances from the provisions of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18.
2. The variances requested are desirable for the appropriate development or use of the land, building or structure.
3. The variances requested are in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variances requested are in keeping with the general intent and purpose of Township of East Zorra-Tavistock Zoning By-law No. 2003-18.

CARRIED.

B17-55-6 – B. W. Conn Homes Ltd. (Part Lots 13 & 14, Block 74, Reg. Plan 279, Town of Ingersoll)

L. Reeves was in attendance to present his application on behalf of the owner. He reviewed the late correspondence received from the Town of Ingersoll Clerk. He stated that both B. Conn and he concurred with the suggested conditions and the recommendation of the staff planning report.

The purpose of the application for consent is to separate a semi-detached dwelling currently under construction into two separate lots. The lot to be severed will cover an area of 340.6 sq. m (3,666.3 sq. ft.) and the lot to be retained will cover an area of 564 sq. m (6,071 sq. ft.). Both lots will consist of a semi-detached dwelling unit. The owner has also applied for a Partial Discharge of Mortgage.

A. Hächler briefly reviewed the staff Planning Report. She indicated that the application is to split an existing semi-detached dwelling into two separate units and lots. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies, and conforms to the Town's Zoning By-law. As per the letter received from the Clerk of Town of Ingersoll, Condition No. 1 should be removed from the suggested conditions.

M. Hacon questioned why Condition No. 1 was being removed. In response, L. Reeves explained that the park levy charge in the amount of \$600 was already paid for at the time the original application was made to create the semi-detached dwelling.

The Committee discussed the Clerk's letter and concurred with the removal of Condition No. 1.

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

'Granted'

CONDITIONS:

1. 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.

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2. 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 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.

B17-57-6; A17-09-6 – Reeves Realty Corporation (Lots 13 &14, Block 74, Reg. Plan 279, Town of Ingersoll)

L. Reeves was in attendance to present his application. He reviewed the late correspondence received from the Town of Ingersoll Clerk. He stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the application for consent is to separate an existing semi-detached dwelling currently under construction into two separate lots. The lot to be severed will cover an area of 311.8 sq. m (3,356.3 sq. ft.) and the lot to be retained will cover an area of 333.0 sq. m (3,584.5 sq. ft.). Both lots will consist of a semi-detached dwelling unit. Minor variances are sought from Section 7.3.17.2.1, Lot Frontage, to permit a lot frontage for the lot to be severed of 6.7 m (21.98 ft) in place of the 7.0 m (23 ft) required; and from Section 7.2, Interior Side Yard, to permit an interior side yard for the lot to be severed of 1.0 m (3.28 ft.) in place of the 1.2 m (3.94 ft) required by the Town of Ingersoll Zoning By-law No. 04-4160.

A. Hächler reviewed the staff planning report and indicated that two minor variances were requested with the application, one for the lot frontage and the second for the interior side yard for the lot to be severed.

Again, L. Reeves explained that the park levy charge in the amount of \$600 was already paid for at the time the original application was made to create the semi-detached dwelling.

In response to T. Rock, A. Hächler indicated that A17-09-6 represents the minor variance application.

The Committee concurred with the removal of Condition No. 2.

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

'Granted'

B17-57-6

CONDITIONS:

1. The Owner shall provide confirmation from a qualified building designer that the reduced interior side yard width will comply with the required spatial separation provisions of the Ontario Building Code, to the satisfaction of the Town of Ingersoll Building Department.

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2. 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.
 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 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 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.

A17-09-6

REASONS:

1. The variances requested are minor variances from the provisions of the Town of Ingersoll Zoning By-law No. 04-4160.
2. The variances requested are desirable for the appropriate development or use of the land, building or structure.
3. The variances requested are in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variances requested are in keeping with the general intent and purpose of Town of Ingersoll Zoning By-law No. 04-4160.

CARRIED.

On the motion of T. Rock, the Committee meeting adjourned at 10:55 a.m.

"Gordon Brumby"

CHAIRMAN