

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, January 24, 2019

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, January 24, 2019 at 8:45 a.m. with the following individuals:

- G. Brumby
 - M. Hacon
 - R. Jull
 - J. Lessif
 - P. Rigby
 - A. Tenhove
 - C. van Haarstert - absent
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- Senior Planner - R. Versteegen
 - Secretary-Treasurer - L. Taschner

The meeting was called to order at 8:45 a.m.

The Secretary-Treasurer opened the floor for nominations for the position of Chair and Vice Chair of the Committee for the year 2019.

ELECTION OF CHAIR:

Nominations for the position of Chair were invited.

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

"That Gordon Brumby be nominated for the position of Chair of the County of Oxford Land Division Committee for the year 2019."

CARRIED.

Gordon Brumby accepted the nomination.

Moved by: R. Jull
Seconded by: J. Lessif

"That the nominations for the position of Chair of the County of Oxford Land Division Committee for the year 2019 be closed."

CARRIED.

Gordon Brumby was declared Chair of the County of Oxford Land Division Committee for the year 2019.

ELECTION OF VICE-CHAIR:

Nominations for the position of Vice-Chair were invited.

Moved by: G. Brumby
Seconded by: J. Lessif

"That Arend Tenhove be nominated for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2019."

CARRIED.

Arend Tenhove accepted the nomination.

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

“That the nominations for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2019 be closed.”

CARRIED.

Arend Tenhove was declared Vice-Chair of the County of Oxford Land Division Committee for the year 2019.

DECLARATIONS OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of December 6, 2018, be approved as printed and circulated.”

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence was received from the County of Oxford Public Works Department dated January 23, 2019 regarding Application B18-58-8 (Great Western Railway Company).

Correspondence was received from Bob Boyce dated January 24, 2019 regarding Application B18-60-8 (Hans Strikwerda & Winona Siebenga).

APPLICATIONS FOR CONSENT:

B18-64-8 – Bentum Family Homes Inc. (Lot 16 & Part Lot 17, n/s of Main Street, Registered Plan 52, City of Woodstock)

Tim Bentum, the owner of the subject property, was in attendance to present his application to the Committee. He indicated that the existing single detached dwelling situated on the property is to be torn down and replaced with a single detached dwelling on the lot to be severed and a semi-detached dwelling on the retained lot.

The purpose of the Application for Consent is to create a new residential building lot. The lot to be severed comprises approximately 362.97 m² (3,907.1 ft²). The lot to be retained comprises approximately 602.9 m² (6,489.8 ft²). The existing single detached dwelling straddling the property line between the severed and retained lots will be removed. A new single-detached dwelling is proposed to be constructed on the lot to be severed, and a semi-detached dwelling

(2 units) is proposed for the lot to be retained . The owner intends to further sever the semi-detached dwelling units after the dwelling has been constructed.

A variance has been requested that affects the proposed lot to be retained. The proposed relief is requested from Section 7.2, Lot Frontage for a Semi-Detached Dwelling House, to reduce the minimum lot frontage from 18.0 m (59 ft) to 15.0 m (49.2 ft) or from 9.0 m (29.5 ft) to 7.5 m (24.6 ft) per semi-detached dwelling unit.

R. Versteegen briefly reviewed the staff Planning Report. He pointed out that there is a mix of single detached and semi-detached dwellings in the area. The property is designated Low Density Residential on the County of Oxford Land Use Plan, and is zoned Residential Type 2 (R2) in the City of Woodstock Zoning By-law. The proposal is consistent with the 2014 Provincial Policy Statement policies, complies with the Official Plan policies, and conforms to the City's Zoning By-law, with the exception of the minor variance requested from the lot frontage provision. If the owner wishes to further split the semi-detached dwelling, a new minor variance will be required to recognize the lot frontage resulting from that new severance. No concerns or objections were received as a result of the agency circulation and the public notification. Woodstock Council passed a resolution in support of the application.

B18-64-8

Moved by: M. Hacon
Seconded by: J. Lessif

'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 submit a recent survey to confirm lot sizes to the satisfaction of the City of Woodstock.
4. A road widening of 3 m (9.8 ft), along the frontage of the lots to be severed and retained, be dedicated to the City of Woodstock, free of all costs and encumbrances, to the satisfaction of the City of Woodstock.
5. The owner shall remove the existing single detached dwelling on the severed and retained lands 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 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.

A18-07-8

Moved by: M. Hacon
Seconded by: J. Lessif

'Granted'

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 No. 8626-10.

CARRIED.

B18-58-8 – Great Western Railway Company (Part Lot 19, Concession 1, City of Woodstock, formerly Township of East Oxford)

Sarah Code of GSP Group was in attendance on behalf of the owner. She requested a deferral of the application in order to give an opportunity to the owner to discuss the recommended conditions with City of Woodstock staff. She requested to be placed on the March agenda.

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

'Deferred'

REASON:

1. The application for consent is deferred, at the request of the owner to the March, 2019 meeting of the Land Division Committee in order to allow them time to review the suggested conditions as noted in Report CP2019-26 with the City of Woodstock staff.

CARRIED.

B18-60-8 – Hans Strikwerda & Winona Siebenga (Part Lot 5, Block 4, Registered Plan 49, City of Woodstock)

Hans Strikwerda, together with his solicitor, were in attendance to speak to the application. Also in attendance was Sydney Beaumont, the prospective purchaser of the severed lot. A letter of concern was received from Bob Boyce, the neighbour to the immediate east of the subject property, dated January 24, 2019, and was reviewed by the Committee as well as everyone in attendance. I. Blain explained that a parcel of land is being added to the rear of Mr. Beaumont's property and that no new lot is being proposed. The severed lot is vacant and no buildings are proposed. Planning staff is in support of the application.

The application for consent proposes a residential lot addition. The lot to be severed comprises approximately 249 m² (2,680.2 ft²) and is currently vacant of any buildings or structures. The lot to be severed is proposed to be added to the lot to the immediate north, comprising approximately 595 m² (6,404.5 ft²) and containing an existing single detached dwelling and shed. The lot to be retained comprises approximately 745 m² (8,019.1 ft²) and contains an existing single detached dwelling and detached garage.

R. Versteegen briefly reviewed the staff Planning Report. He explained that the purpose of the application is for a residential lot addition to the lot to the immediate north. The retained lot contains an existing single detached dwelling. The lots to be severed, enlarged and retained will all continue to be used for residential purposes. Residential uses surround the subject property. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms to the City of Woodstock Zoning By-law. No concerns were raised during the agency circulation and no comments or concerns were received from the public at the time of the writing of the Planning staff Report. He pointed out that Mr. Boyce's issues and property standards issues are not germane to the Planning application. Planning staff recommends approval of the application.

I. Blain noted that Mr. Boyce is not present for the hearing of the application, and that Woodstock staff are aware of his concerns. He indicated that both he and his client concur with the findings and suggested conditions of the staff Planning Report. He indicated that Sydney Beaumont does operate a business and has an appropriate license to do so.

In response to R. Jull, S. Beaumont stated that he conducts an audio electronic business.

Moved by: A. Tenhove
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The Owners shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged 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 Owners shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
4. The Owners 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 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.

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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 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.

B18-71-3 – Rykdale Farms Inc. (Part Lot 17, Concession 4, Township of Norwich, formerly Township of North Norwich)

Peter Hansen, the prospective purchaser of the severed lot, together with his solicitor, Ian Blain, were in attendance. I. Blain briefly explained the application to the Committee. He noted that the applicants have also submitted a zone change application. No new lot is proposed by the application.

The purpose of the application for Consent is to facilitate a lot addition to an existing agricultural-related business. It is proposed that the lot to be severed will cover an area of approximately 0.2 ha (0.5 ac) and will be added to the abutting agricultural-industrial lot to the immediate east. The lot to be severed is currently vacant of any buildings or structures. The applicant is proposing an addition to the existing business (located on the lot to be enlarged), as well as additional parking area on the newly enlarged lot. The lot to be enlarged is approximately 0.6 ha (1.48 ac) in area and contains an existing agricultural-related business with associated parking area, as well as an existing single detached dwelling and private well and septic system. Once merged, the newly enlarged lot will be approximately 0.8 ha (1.98 ac) in size. The lot to be retained will be approximately 20.3 ha (50.2 ac) in size and is vacant of any buildings or structures. The lot to be retained is currently in cash crop production.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the severed lot is vacant and is to be used for the expansion of the existing business on the enlarged lot, as well as for parking. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan. A zone change has been submitted with the severance to rezone the retained lot. No concerns were raised as a result of the agency circulation or the public notification to the neighbours.

I. Blain stated that he concurred with the findings and suggested conditions of the staff Planning Report.

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

'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 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 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 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 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.

B18-43-3 Rick's Carpet Limited (Part Lot 7, Conc. 5, Township of Norwich, formerly Township of North Norwich)

B18-53-3 – Tri-Star Auctions Ltd. (Part Lot 7, Conc. 5, Township of Norwich, formerly Township of North Norwich)

Ryan Verhoog was in attendance to present the applications to the Committee. He indicated that the two severances propose permanent shared driveway access for emergency purposes.

The purpose of the Application B18-43-3 is to create mutual rights-of-way for access purposes over two properties. It is proposed that an easement will be created over the property owned by Rick's Carpet Limited in favour of Tri-Star Auctions Ltd. (B18-53-3), and vice versa. The area of the easement will be approximately 992 sq. m (10,678 sq. ft.). The purpose of the easement is to provide adequate driveway aisles and fire lanes for a proposed expansion on the Tri-Star Auctions Ltd. property.

The purpose of the Application B18-53-3 is to create mutual rights-of-way for access purposes over two properties. It is proposed that an easement will be created over the property owned by Tri-Star Auctions Ltd. in favour of Rick's Carpet Limited, (B18-43-3) and vice versa. The area of the easement will be approximately 589.6 sq. m (6,346.6 sq. ft.). The purpose of the easement is to provide adequate driveway aisles and fire lanes for a proposed expansion on the Tri-Star Auctions Ltd. property.

R. Versteegen reviewed the staff Report and explained that both properties currently share a single entrance to Oxford Road 59. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Zoning By-law. No concerns were raised as a result of the agency circulation or the public notification to the

neighbours. Planning staff are in support of the application. The easements will replace the current temporary easements.

R. Verhoog stated that he concurred with the findings and suggested conditions of the staff Planning Report.

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

"Granted"

B18-43-3

CONDITIONS:

1. Easement over Parcel "A", identified as Part 1 on Plate 3 in Planning Report No. 2019-15, be registered in favour of Parcel "B", owned by Tri-Star Auctions Ltd., to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
2. 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.
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.

CARRIED.

B18-53-3

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

'Granted'

CONDITIONS:

1. Easement over Parcel "B", identified as Part 2 on Plate 3, in Planning Report No. 2019-15 be registered in favour of Parcel "A", owned by Rick's Carpet Ltd., to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
2. 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.

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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.

CARRIED.

B18-69-6 – Michael Christoforou & Neoklis Kokkinou (Part of Park Lot 3, Plan 44, Town of Ingersoll)

Rose Marie Ip, the owners' solicitor, was in attendance to present the application.

The purpose of the application for consent is to sever lands that were previously two separate residential lots that inadvertently merged on title, and restore them to their former configuration. The proposed lot to be created is to be approximately 4,046.9 m² (43,560 ft²) in area with a frontage of 50.3 m (165 ft.) and contains an existing single detached dwelling and a detached garage. The lot to be retained is to be approximately 2,452.6 m² (24,400 ft²) in area with a frontage of 30.5 m (100 ft.) and contains a single detached dwelling, detached garage and 2 accessory buildings. Both properties are to continue to be used for residential purposes.

R. Versteegen reviewed the staff Planning Report. He explained that the proposal is to separate two residential lots that inadvertently merged on title. There is a mix of residential and industrial uses in the area. The property is designated Industrial and is also zoned Industrial in the Town's Zoning By-law. The residential use has existed on the property for 80 years, making it legal non-conforming. The policies do not speak to legal non-conforming uses. There are no conflicts with the 2014 Provincial Policy Statement and complies with the Official Plan policies. The lot is appropriately zoned. He indicated that residential and industrial typically are incompatible; however, the lots have existed for many years. No conflict is being introduced. R. Versteegen indicated that the Town Chief Building Official, in his comments, has requested that all the outside storage be either removed or stored in the garage. In his comments, he pointed out that industrial waste and car parts are only permitted in the back of the lot; however, they were throughout the lot. No comments or concerns were raised as a result of the public notification to the neighbours.

R. Ip stated that she concurred with the findings and suggested conditions of the staff Planning Report. She indicated that all vehicles will be removed from the property within 60 days.

A. Tenhove noted that Condition No. 1 is a By-law infraction type of condition. In response, R. Versteegen noted that at the time of a severance is when such infractions can be dealt with as the consent application represents development according to the Planning Act.

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

'Granted'

CONDITIONS:

1. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities. This shall include that the refuse and industrial waste on the lot to be retained be removed or be stored within the main building and that a verification from a licensed septic installer which identifies that there are individual septic systems on the lot to be severed and lot to be retained and that they are in good working order be submitted, to the Town of Ingersoll's satisfaction.
2. The owners shall submit an up-to-date survey of the lots to be severed and retained, that also illustrate all structures on each lot, to the satisfaction of the Town of Ingersoll.
3. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Ingersoll have been complied with.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

B18-73-8 – Paul, Rebecca & Mark Verlinden (Part Lot 4, Block 8, Plan 34, City of Woodstock)

Paul Verlinden, together with the applicant, Perry Couwenberg, were in attendance. P. Couwenberg presented the application to the Committee. He explained that he is purchasing the severed lot to be added to his property.

The application for consent proposes a residential lot addition. The lot to be severed comprises approximately 111 m² (1,200 ft²) and is currently vacant of any buildings or structures. The lot to be severed is proposed to be added to the lot to the immediate north, comprising approximately 337 m² (3,628 ft²) and containing an existing single detached dwelling. The lot to be retained comprises approximately 396 m² (4,266 ft²) and contains an existing single detached dwelling and detached garage. The applicant has also applied for a partial discharge of mortgage.

R. Versteegen reviewed the staff Planning Report. He indicated that the application proposes a residential lot addition to the immediate north. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and the property is appropriately zoned. No comments or concerns were raised as a result of the agency circulation, and no comments were received from any of the neighbours circulated the public notification of the meeting. Planning staff are in support of the application.

P. Couwenberg stated that he concurred with the findings and suggested conditions of the staff Planning Report.

In response to G. Brumby's question regarding the L-shaped configuration of the lot, R. Versteegen suggested that the lot could have been part of the enlarged lot at some time in the past.

Moved by: R. Jull
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 owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged 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 submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of 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 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 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.

B18-70-5 – Stefan Pelkmans & Nassau-Lee Farms Ltd. (Part Lot 25, Conc. 10, Township of Zorra, formerly Township of East Nissouri)

Stefan & Tamzin Pelkmans were in attendance to speak to the application. S. Pelkmans explained that he proposed to sever agricultural lands to be added to the adjoining farm property to the immediate south, resulting in a rural residential lot.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 38 ha (97 ac) of vacant agricultural land, with frontage of approximately 434 m (1,424 ft) along 19th Line. The lot to be severed will be added to the adjacent property directly to the south which covers an area of approximately 42 ha (103 ac), contains a

barn with silo, a storage shed, an accessory single detached dwelling and cropland. The lot to be retained comprises approximately 0.66 ha (1.64 ac) and contains an existing single detached dwelling and driveshed. The owners have also applied for a Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Planning Report. He pointed out that the settlement of Medina is to the north. The severed lot is vacant, while the retained lot will consist of a house and driveshed. The application is consistent with the 2014 Provincial Policy Statement. A rezoning will be required to recognize the rural residential use of the retained lot. Under the Point System, the application accumulates +8 points and meets the Official Plan policies. No concerns were raised as a result of the agency circulation. No comments were received from any of the neighbours resulting from the public notification process.

R. Versteegen pointed out that the condition requested by County Public Works to dedicate a parcel of land 3 m x 7 m at the culvert along Oxford Road 119 to facilitate maintenance, repair and/or replacement was not included as a condition in the staff recommendation as the parcel is located on the enlarged lot. The request for this condition is beyond what the Planning Act permits.

S. Pelkmans stated that he would rather preserve farmland, than to dedicate 5 m for road widening, as per Condition No. 4. R. Versteegen stated that the County is to be maintained. S. Pelkmans asked when the road widening might take place. In response, R. Versteegen indicated that it takes place prior to Public Works clearing the condition. In response, S. Pelkmans stated that he concurred with the findings and suggested conditions of the staff Planning Report.

In response to R. Jull's question that 5.0 m is the standard widening taken, R. Versteegen indicated that it depends on how wide the road allowance is.

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

'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 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.
3. 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 Zorra.
4. A road widening of 5 m (16.4 feet) along Oxford Road 25 (Road 92) for the lot to be severed be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
5. The Clerk of the Township of Zorra 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 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.

B18-66-7 – Wellhauser Enterprises Inc. (Lot 21, Plan 41M-218, Town of Tillsonburg)
B18-67-7 – Wellhauser Enterprises Inc. (Part Lot 20, Plan 41M-218, Town of Tillsonburg)

John Walters of Wellhauser Enterprises Inc., together with the applicant, Henry Dalm, were in attendance. Also in attendance was Dustin Donais, 40 Brookside Lane, Tillsonburg ON N4G 0A1.

The purpose of the Application B18-66-7 is for a residential lot addition. The parcel to be severed will cover an area of approximately 50 sq. m (538 sq. ft.), is vacant and will be added to the residential lot to the immediate east. The lot to be enlarged covers an area of approximately 761.16 sq. m (8,193 sq. ft.) and consists of an existing single-detached dwelling. The lot to be retained will cover an area of 511.8 sq. m (5,509 sq. ft.), and is currently vacant.

The purpose of the Application B18-67-7 is for a residential lot addition. The lot to be severed will cover an area of approximately 511.8 sq. m (5,509 sq. ft.), is currently vacant and is proposed to be added to the residential lot to the immediate south (137 Allen Street). The lot to be enlarged covers an area of approximately 761.83 sq. m (8,200.5 sq. ft.) and is also currently vacant. The lot to be retained will cover an area of approximately 452 sq. m (4,865 sq. ft.), is vacant and is proposed to be merged with the lot to the immediate south (139 Allen Street). A single-detached dwelling is proposed to be constructed on the newly enlarged lot at 139 Allen Street.

R. Versteegen reviewed the staff Planning Report. He pointed out that Application B18-66-7 proposes a residential lot addition, while Application B18-67-7 also proposes two residential lot additions. The severed lot will be added to 137 Allen Street, and the retained lot is to be merged with the residential lot at 139 Allen Street. Both consent applications are consistent with the 2014 Provincial Policy Statement, comply with the Official Plan policies, and are appropriately zoned. The lots will be similar to the lots to the east and west. He indicated that no fencing is permitted along the exterior side yard of the lot on the corner of Brookside Lane and Allen Street.

H. Dalm stated that he concurred with the findings and suggested conditions of the staff Planning Report.

D. Donais stated that he was not opposed to the severances. He indicated that he does not want to see a wooden privacy fence, as it aesthetically would not be pleasing. He noted that he lives at 40 Brookside Lane. The orientation of the lot changes and he could have a backyard facing his property. When he purchased his lot, the lot beside him fronted on Brookside Lane.

R. Versteegen indicated that he was hesitant to have the Committee set a measurement for the fencing, as this should be established by the Tillsonburg Town staff. The lot will now front on Allen Street.

D. Donais felt that he could work with the owner.

H. Dalm stated that he was not sure which way the house will be oriented.

B18-66-7

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 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.
2. A 0.3 m (1 ft.) x 0.3 m (1 ft.) parcel of land from the lot to be enlarged (PIN 00026-1316) be deeded to the Town of Tillsonburg, free of any encumbrances and costs, and a copy of the registered deed be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B18-66-7.
3. The Owner shall submit an updated survey to confirm lot sizes and building setbacks to the satisfaction of the Town of Tillsonburg.
4. 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.
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 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.

B18-67-7

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south east (Lot 22, Plan 41M-218) and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. If required, a 0.3 m (1 ft.) x 0.3 m (1 ft.) parcel of land from the Lot 21, Plan 41M-218, identified as PIN 00026-1315, be deeded to the Town of Tillsonburg, free of any encumbrances and costs, and a copy of the registered deed be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B18-67-7.

3. The Owners provide a written Undertaking stating they will legally merge the lot to be retained with the abutting residential lot to the immediate southeast (Lot 21, Plan 41M-218). A draft Transfer and Application Consolidation Parcels shall be provided to the Secretary-Treasurer prior to the issuance of the certificate for the severed lot.
4. The Owner provides an updated preliminary lot grading plan of the lot to be enlarged and the lot to be retained, to the satisfaction of the Town of Tillsonburg.
5. The Owner enters into a severance agreement with the Town of Tillsonburg. The severance agreement shall contain clauses to restrict fencing within the exterior side yard of the lot to be retained.
6. 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.
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 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.

B18-81-3 – John Ryksen Electric Ltd. (Part Lot 561, Plan 955, Township of Norwich, formerly Village of Norwich)

John Ryksen was in attendance to present the application. He explained his application and indicated that he concurred with the findings and suggested conditions of the staff Planning Report.

The purpose of the Application for Consent is to create a vacant residential lot within the Village of Norwich. The lot to be severed will be approximately 271.3 m² (2,920.2 ft²) in size, with approximately 10 m (32.8 ft) of frontage along Delong Drive, while the lot to be retained will be approximately 271.1 m² (2,918.1 ft²) in area, and will also have approximately 10 m (32.8 ft) of frontage on Delong Drive. It is proposed that a new semi-detached dwelling unit (one per lot) will be constructed on the lot to be severed and the lot to be retained.

R. Versteegen reviewed the staff Planning Report and noted that the application is to create a residential building lot for the construction of a semi-detached dwelling. Residential lands surround the subject property, with industrial lands to the northwest. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms with the Zoning By-law provisions. The property is on full municipal services. A residential infill lot is proposed. No concerns were raised as a result of the agency circulation and no comments were raised from the neighbours during the public notification. Planning staff are in support of the application.

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

'Granted'

CONDITIONS:

1. If required, the owners enter into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township Chief Administrative Officer.
2. The County of Oxford Department of Public Works 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 the lot to be retained have been complied with. This condition can be cleared by payment for the required services prior to the completion of the severance to the satisfaction of the County of Oxford Public Works.
3. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B18-68-7; A18-09-7 – Sean McSpadden (Lot 42, Plan 545, Town of Tillsonburg)

Sean McSpadden was in attendance to present the application. He explained that he proposes to split the existing semi-detached dwelling into two lots.

The purpose of the application for Consent is to separate an existing semi-detached dwelling. The lot to be severed will cover an area of approximately 422.1 m² (4,543.4 ft²), with approximately 10.4 m (34.1 ft) of frontage along Herford Street and contains one half of the semi-detached dwelling, built in approximately 1990. The lot to be retained will cover an area of approximately 405.7 m² (4,366.9 ft²), with approximately 9.6 m (31.49 ft) of frontage on Herford Street, and will contain the other half of the semi-detached dwelling. No new development is proposed for the subject lands.

A minor variance is required for the lots to be severed and retained from Section 7.2, Zone Provisions, to recognize a reduced lot frontage from the required 10.5 m (34.45 ft) to 10.4 m (34.1 ft) for the lot to be severed and 9.6 m (31.49 ft) for the lot to be retained.

R. Versteegen reviewed the staff Planning Report. He noted that a minor variance has also been requested to reduce the lot frontage. The severance application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Town's Zoning By-law. No concerns were raised as a result of the agency circulation, and no comments were received during the public notification to the neighbours. Planning staff recommends approval.

S. McSpadden stated that he concurred with the findings and suggested conditions of the staff Planning Report.

In response to G. Brumby, S. McSpadden confirmed that the lot line follows the common wall between the severed and retained lots.

B18-68-7

Moved by: M. Hacon
Seconded by: J. Lessif

'Granted'

B18-68-7

CONDITIONS:

1. If required, the owners enter into a Severance Agreement with the Town of Tillsonburg, to the satisfaction of the Town.
2. The County of Oxford Department of Public Works 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 subject property have been complied with. This condition can be cleared by the installation of the required services, to the satisfaction of the County of Oxford Public Works Department.
3. The Town Building Department advise the Secretary-Treasurer of the Land Division Committee that they are satisfied that the party wall separating the existing dwelling units complies with all necessary provisions of the Ontario Building Code. This condition can be cleared by way of an inspection report prepared by a qualified consultant, providing confirmation of the continuity and one hour fire rating of the party wall, along with any required upgrades necessary for compliance with the Ontario Building Code, to the satisfaction of the Town Chief Building Official.
4. 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.
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 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.

A18-09-7

Moved by: M. Hacon
Seconded by: J. Lessif

'Granted'

REASONS:

1. The variances requested are minor variances 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, 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 Tillsonburg Zoning By-law No. 3295.

CARRIED.

B18-72-6 – Daryl & Carolyn Anderson (Lot 10, Block O, Plan 95, Town of Ingersoll)

Daryl Anderson, the owner, and Stacey Morris, the prospective purchaser of the severed lot, were in attendance. D. Anderson explained that he proposes to sever a parcel of land and add it to the property to the south to be used for parking. The enlarged lot is owned by Stacey Morris.

The purpose of the application for consent is a residential lot addition to provide area for a parking space. The lot to be severed will cover an area of approximately 7.33 m² (78.9 ft²) in area with a frontage of 1.22 m (4 ft.) and is currently vacant. The lot to be severed will be added to the residential lot to the immediate south. The lot to be enlarged is approximately 460.7 m² (4,958.8 ft²) in area with a frontage of 11.3 m (37 ft.) and contains a single detached dwelling. The lot to be retained will cover an area of approximately 709.4 m² (7,636 ft²), with a frontage of 17.4 m (57 ft.), and contains a single detached dwelling and a detached garage. The existing servicing (water & gas services) for the lot to be retained (140 Thames Street) is currently situated on the lot to be severed. An easement has been requested over the severed and enlarged lots in favour of the lot to be retained. Both the lot to be retained and proposed lot to be enlarged will continue to be used for residential purposes.

R. Versteegen reviewed the staff Planning Report, and 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. No concerns were raised during the agency circulation and no comments were received from any of the neighbours resulting from the public notification. He indicated that the lot addition will bring the lot to be enlarged into better compliance with the Zoning By-law. Planning staff recommend approval of the application.

D. Anderson stated that he concurred with the findings and suggested conditions of the staff Planning Report.

In response to M. Hacon, R. Versteegen explained that the gas and water services are located on the severed lot and will serve the retained lot via easements.

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. If required, a road widening to 13 m (42.7 ft.) from the centreline of Thames Street North, along the frontage of the parcel to be severed and 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 owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities. This shall include that the parking area on the parcel to be severed and lot to be enlarged be hard surfaced to the Town's satisfaction and that a grading plan of the parking area be submitted to the Town Engineer's satisfaction.
4. The owners shall submit an up-to-date survey of the lots to severed, retained and enlarged, to the satisfaction of the Town of Ingersoll.
5. The owners agree to register on title the proposed easement on the parcel to be severed in favour of the lot to be retained. A draft copy of the Transfer and Easement, together with the deposited Reference Plan shall be provided to the Town of Ingersoll for their review, to the satisfaction of the Town. Upon registration of the Transfer and Easement, a copy shall be provided to the Town of Ingersoll.
6. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Ingersoll 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 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.

B18-80-2 – Robert & Arlene Wettlaufer (Part Lot 32, Conc. 11, Township of East Zorra-Tavistock, formerly Township of East Zorra)

Jeff & Ken Wettlaufer, sons of Robert & Arlene Wettlaufer, were in attendance. Jeff Wettlaufer presented the application. He stated that the application is for a farm consolidation.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 19.9 ha (49.2 ac), contains no buildings or structures and will be added to the adjacent property to the immediate south. The lot to be enlarged comprises approximately 41.7 ha (103 ac), including poultry barns, feed/grain storage structures, a single detached dwelling, a garage and cropland. The lot to be retained comprises approximately

0.84 ha (2.07 ac) and contains an existing single detached dwelling, two accessory buildings (with gross floor area of 427.4 m²/4,600 ft² and 306.6 m²/3,300 ft² respectively) and a grain bin (to be removed).

R. Versteegen reviewed the staff Planning Report. The severed lot is to be added to the agricultural lot to the immediate south, retaining a rural residential lot. The property is surrounded by agricultural uses. The application is consistent with the 2014 Provincial Policy Statement, and complies with the Official Plan policies. As a condition of severance, the retained lot will require a zone change to recognize the proposed rural residential lot use. The application accumulates +8 points on the Point System in Official Plan. No concerns were raised during the agency circulation and no comments were received from any of the neighbours resulting from the public notification. He stated that the owners have indicated that they would like to keep the accessory buildings, consisting of the 4600 sq. ft. barn and the 3,000 sq. ft. driveshed. The two buildings exceed the requirements permitted by the Township By-law. A condition has been imposed that the barn be removed to the satisfaction of the Township Chief Building Official.

After some discussion, J. Wettlaufer stated that they concurred with the findings and suggested conditions of the staff Planning Report.

In response to M. Hacon, J. Wettlaufer pointed out that the driveshed is the building at the most northern area of the property. J. Wettlaufer indicated that his father stores vintage tractors in the driveshed. He indicated that the driveshed should be at the discretion of the Township as to whether it needed to be torn down or reduced in size.

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

'Granted'

CONDITIONS:

1. The existing grain bin and barn on the lot to be retained, as identified on Page 3 of Report CP 2019-4, be removed to the satisfaction of the Township of East Zorra-Tavistock.
2. The lot to be retained be appropriately zoned.
3. 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.
4. 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.
5. The location of the septic tank and bed on the lot to be retained and distances to property boundaries be confirmed by an Ontario Land Surveyor to the satisfaction of the Township of East Zorra-Tavistock.
6. The owners enter into a Severance Agreement with the Township of East Zorra-Tavistock, 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 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.
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 Committee meeting adjourned at 12:00 p.m.

"Gordon Brumby"

CHAIRMAN