

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, September 3, 2020

The Oxford County Land Division Committee met virtually via livestream on Thursday, September 3, 2020 at 9:30 a.m. with the following individuals:

Chair	-	G. Brumby
	-	R. Jull
	-	J. Lessif
	-	D. Paron
	-	P. Rigby
	-	A. Tenhove
	-	C. van Haastert
Senior Planner	-	R. Versteegen
Secretary-Treasurer	-	L. Taschner

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

DECLARATIONS OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

*"The Minutes of the Meeting of August 6, 2020, be approved as printed and circulated."*

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence dated September 1, 2020 was received from the Council of the Township of South-West Oxford regarding Application B20-05-4 (711458 Ontario Inc.).

Correspondence dated September 1, 2020 was received from the Council of the Township of South-West Oxford regarding Application B20-21-4 (Kevin & Karen Silverthorn).

Correspondence dated September 1, 2020 was received from Filippo D'Emilio, City of Woodstock Development Office regarding Application B20-27-8 (Robert & Cheryl Shoemaker).

Correspondence dated September 2, 2020 was received from the Council of the Township of Zorra regarding Applications B20-07-5; A20-01-5 and B20-08-5; A20-02-5 (Ronald W. Shewan).

Correspondence dated September 2, 2020 was received from the Council of the Township of Zorra regarding Applications B20-18-5 & B20-19-5 (James W. Shewan).

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APPLICATIONS FOR CONSENT:

B20-07-5; A20-01-5 & B20-08-5; A20-02-5 – Ronald W. Shewan (Lots 9 & 10, w of Elgin Street, Plan 134, Township of Zorra, formerly Village of Embro)

Mark Burke was in attendance on behalf of the owner to present the applications.

The Application for Consent proposes to sever a two residential building lots, each comprising approximately 539 sq. m (5,801 sq. ft.), with frontage along Elgin Street. The lot to be retained would also comprise approximately 539 sq. m (5,801 sq. ft.) of vacant land with frontage on Elgin Street. A single-detached dwelling is proposed to be constructed on each of the two lots to be severed and the lot to be retained.

A minor variance has been requested from Section, Lot Frontage, to recognized the frontages of the lots to be severed and retained of 13.4 m (43.9 ft), in place of the 15 m (49.2 ft) required by the 'Residential Type 1 Zone (R1)' in the Township of Zorra Zoning By-law No. 35-99.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the applications propose to create two lots for single detached dwellings. Minor variances have also been requested with the severances to vary the frontages of the severed and retained lots. The subject property is designated Low Density Residential in the County Official Plan and is zoned Residential Type 1 (R1) in the Township's Zoning By-law. The property is fully serviced by water and waste water. There is a mix of surrounding land uses in the vicinity consisting of commercial, residential and open spaces uses. In Planning staff's opinion both applications are consistent with the 2020 Provincial Policy Statement, comply with the Official Plan policies and meets the provisions of the Township's Zoning By-law, with the exception of the lot frontage for which the minor variances are requested. No comments or concerns were raised in the agency circulation, and no comments were received as a result of the public notification to the neighbours. Zorra Council resolution was received in support of the severances. Planning staff recommend approval of the consent applications and that the minor variances meet the 4 tests of a minor variance.

M. Burke stated that he concurs with the findings and suggested conditions of the staff Planning Report.

B20-07-5

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

*'Granted'*

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality 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.
2. The owner provide cash-in-lieu of parkland, to the satisfaction of the Township of Zorra.
3. The owner shall enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township of Zorra.

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

A20-01-5

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

*'Granted'*

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Zorra Zoning By-law No. 35-99.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of the Township of Zorra Zoning By-law No. 35-99.

CARRIED.

B20-08-5

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

*'Granted'*

CONDITIONS:

1. The certificate be issued for Application B20-07-5, the Transfer be registered, and a copy of the registered Transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B20-08-5.
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 have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality 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.

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3. The owner provide cash-in-lieu of parkland, to the satisfaction of the Township of Zorra.
  4. The owner shall enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township of Zorra.
  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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

A20-02-5

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

*'Granted'*

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Zorra Zoning By-law No. 35-99.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of the Township of Zorra Zoning By-law No. 35-99.

CARRIED.

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B20-18-5 & B20-19-5 – James William Shewan (Part Lot 1 & Lots 2-4, w of Elgin Street, Plan 134, Township of Zorra, formerly Village of Embro)

Mark Burke was present to speak to the applications.

The purpose of the Applications for Consent is to create two new residential building lots. The two lots to be severed will comprise an area of approximately 302.4 sq. m (3,255 sq. ft.), with frontage along Elgin Street. The two lots to be retained will also comprise approximately 302.4 sq. m (3,255 sq. ft.) of vacant land with frontage on Elgin Street. Two semi-detached dwellings are proposed on the each of the lots to be severed and retained, with one-half of the semi-detached dwelling unit located on each of the four lots. The owner has also applied for a Partial Discharge of Mortgage. The subject property is zoned 'Special Residential Type 2 Zone (R2-4)' and a lot frontage of 7.5 m (24.6 ft) per dwelling is required for semi-detached dwellings.

R. Versteegen briefly reviewed the staff Planning Report. He explained that the owner is proposing to split two lots which were previously created by B19-54-5 and B19-55-5. The property is designated Medium Density Residential in the County of Oxford Official Plan. The subject property is zoned Residential Type 2 (R2). In Planning staff's opinion both applications are consistent with the 2020 Provincial Policy Statement, comply with the Official Plan policies and conform to the Zoning By-law provisions. The owner is proposing to develop the lots with semi-detached dwellings to be serviced by municipal water and municipal services. No concerns were received resulting from the agency circulation and no comments were received from any of the neighbours circulated public notification. Council of the Township of Zorra passed a resolution in support of the severances.

M. Burke stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

G. Brumby pointed that the semi-detached dwelling is constructed on the southern property; the northern property will need to meet the By-law requirements. R. Versteegen concurred.

B20-18-5

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

*'Granted'*

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality 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.
2. The owners provide cash-in-lieu of parkland, to the satisfaction of the Township of Zorra.
3. The owner shall enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township of Zorra.
4. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B20-19-5

Moved by: R. Jull  
Seconded by: c. van Haastert

*'Granted'*

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality 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.
2. The owners provide cash-in-lieu of parkland, to the satisfaction of the Township of Zorra.
3. The owner shall enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township of Zorra.
4. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B20-05-4 – 711458 Ontario Ltd. (Part Lot 21, Conc. 10, Township of South-West Oxford, formerly Township of Dereham)

No one was present to speak to the application.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 8,124.1 sq. m (87,450 sq. ft.), contains no buildings or structures and will be added to the residential lot to the immediate south. The lot to be enlarged currently consists of an existing single detached dwelling and two attached garages. It is proposed that the newly enlarged lot will be used for agri-business purposes, and that a seed storage barn will be constructed on the property. The lot to be retained will cover an area of approximately 58 ha (143.5 ac), contains farm buildings and an accessory single detached dwelling and is in agricultural production.

R. Versteegen reviewed the staff Report. He indicated that the application is for an agricultural lot addition for a future agri-business use. The surrounding land uses are residential and agricultural. The property is currently designated Settlement in the Official Plan policies. The severed lot is subject of an Official Plan amendment designating a part of the retained lands from Settlement to Agricultural Reserve. The Official Plan amendment is currently in the appeal period and the zone change has been approved in principle. A resolution in support of the severance was received from the Council of the South-West Oxford. A letter of concern regarding the location of the buildings was received from Larry Hughes. This will be addressed through the site plan process. The owner of the retained lands stated his concerns regarding the ability to develop the residential lots. R. Versteegen stated that in Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and will be in compliance with the Official Plan once the appeal period is over for the Official Plan amendment.

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

*'Granted'*

CONDITIONS:

1. That OPA No. 244, approved by County Council on August 12, 2020, be in full force and effect.
2. The lots to be severed and enlarged 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 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 must be reflected on the certificate.
4. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, 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 2020 Provincial Policy Statement.
2. The application for consent is in keeping with the strategic initiatives and objectives of the County Official Plan.
3. Comments received from the public were reviewed and addressed in the planning report respecting this application.

CARRIED.

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B20-21-4 – Kevin & Karen Silverthorn (Part Lot 12, Conc. 3, Township of South-West Oxford, formerly Township of Dereham)

Geof Gray, the owner's agent, was present to speak to the application.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of approximately 10.8 ha (26.7 ac) and is currently vacant. The lot to be severed will be added to the agri-business lot to the immediate north which covers an area of approximately 9.1 ha (22.5 ac) and consists of existing buildings associated with the agricultural equipment, servicing, manufacturing and testing business. The lot to be retained will cover an area of approximately 1.6 ha (3.96 ac), will consist of an existing single detached dwelling and garage and will be used for non-farm rural residential purposes. The owners have also applied for a Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Report. He explained that the application is for an agri-business lot addition. The retained lot will be used for rural residential uses. The surrounding land use is agriculture. An Official Plan amendment was considered by County Council on August 12, and is currently in the appeal period. The AB use is to continue on the severed lot. A zone change on the retained lot will recognize the residential use. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement. No concerns were received resulting from the agency circulation or the public notification to the neighbours. A resolution in support of the severance was received from the Council of South-West Oxford.

G. Gray stated that he concurred with the findings and suggested conditions of the staff Planning Report.

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

*'Granted'*

CONDITIONS:

1. That OPA No. 246, approved by County Council on August 12, 2020, be in full force and effect.
2. The lots to be severed and retained be appropriately zoned.
3. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and must be reflected on the certificate.
4. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, 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 2020 Provincial Policy Statement.
2. The application for consent is in keeping with the strategic initiatives and objectives of the County Official Plan.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B20-23-3; A20-03-3 – Scheur Home Solutions Inc. (Part Lot 11, Conc. 11, Township of Norwich, formerly Township of South Norwich)

No one was present to speak to the application.

The purpose of the application for consent is to create one new residential lot in the Village of Hawtrey. It is proposed that the lot to be severed will be approximately 2,698 m<sup>2</sup> (29,041 ft<sup>2</sup>) in size with a frontage of 33.48 m (109.8 ft), and is currently vacant. A new single detached dwelling and private well and septic system are proposed for the lot to be severed. It is proposed that the lot to be retained will be approximately 2,695.1 m<sup>2</sup> (29,042 ft<sup>2</sup>) in size and will also have a frontage of 33.48 m (109.8 ft). It is proposed that the existing single detached dwelling and residential accessory building on the lot to be retained will be removed and a new single detached dwelling and private well and septic system are proposed for the lot to be retained.

Minor variances have been requested from the Township of Norwich Zoning By-law No. 07-003-Z, from Section 9.2, Lot Frontage, to allow for a reduced lot frontage for both the lots to be severed and retained of 33.48 m (109.84 ft) in place of the required minimum lot frontage of 35 m (114.8 ft); and from Section 9.2, Lot Area, to permit a minimum lot area of 2,698 m<sup>2</sup> (29,041 ft<sup>2</sup>) for the lot to be severed and 2,695.1 m<sup>2</sup> (29,042 ft<sup>2</sup>) for the lot to be retained, in place of the required 2,800 m<sup>2</sup> (30,140 ft<sup>2</sup>) for lands zoned 'Rural Residential Zone (RR)'.

R. Versteegen reviewed the staff Planning Report. He explained the owner proposes to create a residential lot in Hawtrey. A minor variance has also been requested from the lot area and lot frontage provisions. Hawtrey is situated in a Rural Cluster in the County Official Plan. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and generally complies with the Zoning By-law provisions. A single detached dwelling was demolished on the property. A new house is proposed for both the severed and retained lots. The surrounded land use is residential and agricultural. No concerns were raised during the agency circulation and no comments were received resulting from the public notification to the neighbours. Based on this analysis Planning staff is in support of the application.

B20-23-3

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

*'Granted'*

CONDITIONS:

1. If required, the owner enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.
2. If required, drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Norwich.
3. 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.
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 2020 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 Land Division Committee did not receive any comments from the public respecting this application.

A20-03-3

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

*'Granted'*

REASONS:

1. The variances requested are minor variances from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
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 the Township of Norwich Zoning By-law No. 07-2003-Z.

CARRIED.

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B20-25-3 – Long Point Region Conservation Authority (Lots 125, 148 & 168 and Part Lots 142, 146 & 147, Plan 745, Township of Norwich, formerly Village of Norwich)

No one was present to speak to the application.

The purpose of the application for consent is for a lot addition. The lot to be severed will cover an area of approximately 1,259.3 sq. m (13,555.4 sq. ft.), is currently vacant and will be added to the residential lands to the immediate west covering an area of approximately 4,093 sq. m (44,0458.13 sq. ft). The lot to be enlarged contains an existing single detached dwelling with an attached garage and a detached garage. The lot to be retained has a total area of 4.3 ha (10.64 ac), contains no buildings or structures and consists of conservation lands.

R. Versteegen reviewed the staff Planning Report. He explained the application is for a residential lot addition to the immediate west. The retained lands will remain as conservation lands. No development is proposed for either lot. The lot addition will provide additional amenity space to the enlarged lot. There will be no impact on the remaining Conservation lands. In Planning staff's opinion the applicant is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Township's Zoning By-law. No zone change is required. The enlarged lot is currently zoned Residential Type 1 (R1) and the severed lot will continue to be zoned Open Space (OS). No concerns were received as a result of the agency circulation and no comments were received as a result of the public notification to the neighbours.

Moved by: C. van Haastert  
Seconded by: P. Rigby

*'Granted'*

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CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and consolidated with said owners existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. If required, the applicant shall enter into a standard Severance Agreement with the Township of Norwich, to the Satisfaction of the Township of Norwich.
3. 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.
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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B20-27-8 – Robert & Cheryl Shoemaker (Part Lots 1 & 2, Block 12, Plan 34, City of Woodstock)

Corby Kirwin was in attendance to speak to the application.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed comprises approximately 290 m<sup>2</sup> (3,121.5 ft<sup>2</sup>) and is currently occupied by an existing detached garage that is proposed to be removed. The lot to be severed is to be added to the abutting property to the immediate east comprising approximately 313 m<sup>2</sup> (3,369.1 ft<sup>2</sup>) and containing an existing single-detached dwelling and detached garage. The lot to be retained comprises approximately 908 m<sup>2</sup> (9,773.6 ft<sup>2</sup>) and is currently occupied by an existing tri-plex.

R. Versteegen reviewed the staff Planning Report. He indicated that the severance is for a residential lot addition to provide amenity space. The garage on the severed lot is to be removed. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and complies with the Official Plan policies. A zone change has been submitted to rezone the severed lot to coincide with the zoning on the enlarged lot. There is a mix of residential and commercial uses. No concerns were received as a result of the agency circulation, and no comments were received as a result of the public notification to the neighbours. He indicated that the City Public Works Department has requested a road widening along the retained lot in Condition No. 7. However, after further review they have indicated that the road widening is not required and, therefore, Condition No. 7 can be removed from the recommendation. Planning staff is in support of the application.

C. Kirwin stated that he concurs with the findings and suggested conditions of the staff Report, with the removal of Condition No. 7.

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G. Brumby clarified that the City Engineering Department recommended the removal of Condition No. 7 and not the City Development Engineer.

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

*'Granted with deletion of Condition No. 7'*

**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. 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.
4. The existing detached garage located on the lot to be severed shall be removed to the satisfaction of the City of Woodstock.
5. The Owner shall submit 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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B20-28-2 – 545758 Ontario Ltd. (Part Lots 19 & 20, Conc. Conc. 12, Township of East Zorra-Tavistock, formerly Township of East Zorra)

Mike Goor of Stubbe's Farm Property, was present to speak to the application.

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The Application for Consent proposes to sever a new lot comprising approximately 6.8 ha (16.8 ac), with frontage along Highway 59, for industrial purposes. The lot to be severed contains an existing industrial building (redi-mix concrete plant). The lot to be retained would comprise approximately 44 ha (108.7 ac) and is vacant, with frontage onto Highway 59, to remain in agricultural production.

R. Versteegen reviewed the staff Planning Report. The proposal is to create an industrial lot in the Village of Hickson. A redi-mix plant is to be severed from the agricultural lands. The severed lot is situated within the Settlement area in County Official Plan. The retained lands are within the Agricultural Reserve Policy Area in the Official Plan. A minor variance from the lot area provisions for the severed lot was approved by East Zorra-Tavistock Council. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Township's Zoning By-law provisions. No concerns were raised as a result of the agency circulation and no comments were received as a result of the public notification through the public notice. Planning staff is in support of the application.

M. Goor concurs with the findings and suggested conditions of the staff Report.

Moved by: R. Jull  
Seconded by: D. Paron

*'Granted'*

CONDITIONS:

1. If required, the landowner obtain an entrance permit for the lot to be retained from the County Public Works Department, to the satisfaction of the County Public Works Department.
2. 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.
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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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On the motion of J. Lessif, the Committee meeting adjourned at 10:30 a.m.

*"Original Signed By"*

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CHAIRMAN

