

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, October 7, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, October 7, 2021 at 9:30 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	R. Jull
	-	J. Lessif -- <i>absent</i>
	-	D. Paron
	-	P. Rigby
	-	A. Tenhove
	-	C. van Haastert
Senior Planner	-	R. Versteegen
Secretary-Treasurer	-	A. Hartley

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

APPROVAL OF MINUTES:

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

*"The Minutes of the Meeting of September 9, 2021, be approved as printed and circulated."*

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

Appointment of Shelley Buchanan as Alternate Secretary-Treasurer. A motion to appoint Shelley Buchanan as the Alternate Secretary-Treasurer when required for the purpose of running meetings and issuing certificates of consent in the Secretary-Treasurer's absence was presented.

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

*'Granted'*

CARRIED.

CORRESPONDENCE:

1. Correspondence dated October 4, 2021 received from Thomas Corbett  
RE: Application B21-51-4 & B21-52-4 (Justin Thorburn)

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APPLICATIONS FOR CONSENT:

C. van Haastert declared a conflict of interest and left the proceedings.

B21-39-8 – Woodstock General Hospital Trust  
(Part Lots 6, 7, 16 & 17, Block 5, Plan 49 and Parts 2 & 3, 41R-9665, City of Woodstock)

Perry Lang, the representative for the owner, was present to speak to the application.

The purpose of the Application for Consent is to facilitate the creation of a residential lot and retain lands for parkland purposes. The lot to be severed covers an area of approximately 0.72 ha (1.78 ac), is currently vacant and is proposed for residential development. The lot to be retained covers an area of approximately 0.41 ha (1.01 ac), is vacant and is proposed for parkland uses.

The subject property is legally described as Part Lots 6, 7, 16 & 17, Block 5, Plan 49 and Parts 2 & 3, 41R-9665 in the City of Woodstock. The subject property is located on the northeast corner of Riddell Street and Brant Street and is municipally known as 525 Brant Street.

R. Versteegen reviewed the staff Planning Report and indicated that the purpose of the application is for future residential development, and park purposes. The subject lands are designated as low density residential in the County Official Plan. There are multiple existing zoning on the lands with the severed lands being zoned Special Residential Zone 2 (R2-18), and the retained lands are zoned Residential Type 3 (R3) and Open Space (OS). In regards to the parkland, R. Versteegen noted that an environmental study has been completed in association with the cleanup of the former hospital and that contaminated areas are being dedicated as parkland to the City of Woodstock. The surrounding lands uses include low-density residential, single detached dwellings and multi-units dwellings, a retirement home, and school. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement (PPS), and complies with the Official Plan. The two smaller triangles will need to be rezoned. No concerns were received during agency circulation or public notification. A resolution was received from City of Woodstock Council in support of the application.

P. Lang has no comments or concerns and concurred with the staff Planning Report. P. Lang noted that Infrastructure Ontario has been overseeing the work on the lands before the sale and M. Coakley noted that this has been a long process and is eager to be nearing the end of the process. M. Coakley noted that the last record of site condition has been received and the environmental work is largely completed.

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

*'Granted'*

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
3. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford, regarding the installation of services and drainage facilities.
4. The owner shall enter into a Severance Agreement with the City of Woodstock for the severed and retained lands 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.
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 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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B21-41-3; A21-10-3 – 2053379 Ontario Inc.  
(Lot 198, Plan 745 in the Village of Norwich, Township of Norwich)

David Roe, the owner's agent, was in attendance to speak to the application.

The purpose of the Application for Consent is to create a residential infill lot in the Village of Norwich. The lot to be severed will cover an area of approximately 842.5 m<sup>2</sup> (9,069 ft<sup>2</sup>) contains a portion of a detached garage that is to be relocated and a shed that is to be removed, and a single detached dwelling is proposed to be constructed. The lot to be retained will cover an area of approximately 557 m<sup>2</sup> (5,998.8 ft<sup>2</sup>) contains an existing single detached dwelling and a portion of a detached garage that is to be relocated.

The requested minor variances from Section 11.2 of the Township of Norwich Zoning By-law No. 07-2003-Z are as follows: to reduce the required lot frontage from 20 m (65.6 ft) to 18 m (59 ft) on the lot to be severed and from 15 m (49.2 ft) to 12 m (39.3 ft) on the lot to be retained.

The subject lands are legally described as Lot 198, Plan 745, in the Township of Norwich. The lands are located on the south side of South Court lying between John Street and Clyde Street, and is municipally known as 25 John Street.

R. Versteegen reviewed the staff Planning Report. He indicated that the application proposes to create a residential infill lot and intends to construct a single-detached dwelling. The surrounding land uses include single-detached dwellings, and a park to the north of the property. He noted that the application is consistent the 2020 Provincial Policy Statement, complies with the Official Plan and is appropriately zoned. He also indicated that the minor variance is appropriate to reduce the front yard setback, the variance requested on the application to reduce the exterior side yard is not applicable as a variance cannot be granted for a proposed building. No comments were received during agency circulation or public notification. Accordingly, in Planning staff's opinion the application is supportable from a planning perspective subject to the six conditions.

D. Roe had no questions or concerns and concurs with the staff Planning Report. He noted that the request for the side yard relief for the retained lot is withdrawn.

In response to D. Paron, R. Versteegen noted that the approval of the application will not include the original minor variance requests and only the minor variance that is to be granted.

B21-41-3

Moved by: C. van Haastert  
Seconded by: A. Tenhove

*'Granted'*

CONDITIONS:

1. The owner agrees to satisfy all requirements, financial and otherwise, of the County Public Works Department, regarding the installation of water and sanitary services, to the satisfaction of the County of Oxford.
2. Confirmation be provided of legal and adequate outlet for the purpose of stormwater drainage for the lot to be severed and the lot to be retained, to the satisfaction of the Township of Norwich.
3. The existing residential accessory structures on the lot to be severed shall be relocated or removed, to the satisfaction of the Township of Norwich and shall be subject to the Township's permitting system.
4. Confirmation be provided that the portion of the existing driveway serving the lot to be retained has been removed from the lot to be severed, to the satisfaction of the Township of Norwich.
5. If required, the owner enters into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township Chief Administrative Officer.
6. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

A21-10-3

Moved by: C. van Haastert  
Seconded by: A. Tenhove

*'Granted'*

REASONS:

1. The variance requested is a minor variance from the provisions of the City/Town/Township Zoning By-law No. 07-2003-Z.
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 City/Town/Township Zoning By-law No. 07-2003-Z.

CARRIED.

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B21-51-4 & B21-52-4 – Justin Thorburn  
(Part Lot 9, Concession Broken Front (West Oxford), Township of South-West Oxford)

David Roe, the owner's agent and Justin Thorburn, the owner, were present to speak to the application.

The purpose of the Application for Consent is to create and retain two residential buildings lots. The lot to be severed by application B21-51-4 will cover an area of approximately 1.9 ac (0.77 ha) contains an accessory building and a portion of a barn that are proposed to be removed and a new single-detached dwelling is proposed to be constructed. The lot to be severed by application B21-52-4 will cover an area of approximately 2.1 ac (0.85 ha) contains a single-detached dwelling that is to remain, a pool, pool house, barn and shed that are proposed to be removed. The lot to be retained will cover an area of approximately 2.55 ac (1.03 ha) is vacant and a single-detached dwelling is proposed to be constructed.

The subject lands are legally known as Part Lot 9, Broken Front, Part Lot B, Plan 154 (West Oxford) in the Township of South-West Oxford. The subject lands are located on the south side of Beachville Road lying between Zorra Line and West Hill Line and are municipally known as 584518 Beachville Road.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject property is designated as settlement lands with the settlement of Beachville. He advised that the applicant has applied for a zone change to recognize special provisions for the proposed reduced frontages of the lots. He noted that the surrounding land uses include residential within the Town of Beachville, watercourse, a rail line, open space and agricultural. The application is consistent with the 2020 Provincial Policy Statement, and is in keeping with the County Official Plan. No concerns were received during agency circulation. A letter of concern was received from a neighbouring land owner, R. Versteegen read aloud the letter and advised that the letter has been forwarded to the Health Unit and Township Engineering department. Accordingly, planning staff recommends approval of the application for both consents with the attached conditions.

D. Roe advised that the development of the land will address the concerns in the letter in regards to drainage, grading and a servicing plan which will address drainage issues and existing run-off problems.

In response to D. Paron, R. Versteegen advised that a storm water management condition is not imposed as this is required when the applicant is obtaining a building permit through the Township.

B21-51-4

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

*'Granted'*

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. The Owners agree, in writing, that all septic fields not appropriately contained within "Parcel B" will be abandoned, to the satisfaction of the Township of South-West Oxford

Building Department, and the necessary paperwork be forwarded to the Township for review.

3. The Owner(s) agree(s), in writing, that all existing wells, not appropriately contained within "Parcel B", on the lots to be severed and retained will be properly abandoned in accordance with Ontario Regulation 903 and the necessary paperwork will be forwarded to the Township of South-West Oxford for review.
4. Any new entrances or entrance modifications of existing entrances be obtained from the Oxford County Public Works Department, to the satisfaction of the County Public Works Department.
5. The two accessory structures on the subject property be removed (one wholly within Parcel A and one partially within Parcel A and Parcel B), subject to Building Permits for Demolition, to the satisfaction of the Township of South-West Oxford Building Department.
6. A road widening of 4.5 m (14.76 ft) along the Beachville Road frontage of the lots to be severed and the lot to be retained be dedicated to the County of Oxford/Municipality, free of all costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department/South-West Oxford.
7. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with, if required.
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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

B21-52-4

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

*'Granted'*

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. The Owners agree, in writing, that all septic fields not appropriately contained within "Parcel B" will be abandoned, to the satisfaction of the Township of South-West Oxford Building Department, and the necessary paperwork be forwarded to the Township for review.
3. The Owner(s) agree(s), in writing, that all existing wells, not appropriately contained within "Parcel B", on the lots to be severed and retained will be properly abandoned in accordance with Ontario Regulation 903 and the necessary paperwork will be forwarded to the Township of South-West Oxford for review.

4. The accessory structure located partially within Parcel A and Parcel B be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of South-West Oxford Building Department.
6. A road widening of 4.5 m (14.76 ft) along the Beachville Road frontage of the lots to be severed and the lot to be retained be dedicated to the County of Oxford/Municipality, free of all costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department/South-West Oxford.
7. The certificate for B21-51-4 be issued, the transfer registered and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B21-52-4
8. 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, if required.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B21-43-3 – Estate of Willson & Alma Kelly  
(Part Lot 20, Concession 1 (North Norwich), Township of Norwich)

The purpose of the Application for Consent is for farm consolidation. The lot to be severed will cover an area of approximately 19.02 ha (47 ac) is vacant and used for agricultural production and is to be added to the lands to the immediate west. The lot to be enlarged covers an area of approximately 17.8 ha (44 ac) contains a barn, accessory dwelling and outbuildings and is used for agricultural production. The lot to be retained will cover an area of approximately 0.81 ha (2 ac) contains a barn that is to be removed and a single-detached dwelling that is to remain.

The subject lands are legally described as Part Lot 20, Concession 1 (North Norwich) in the Township of Norwich. The subject lands are located on the north side of Highway 59 lying east of the Rural Cluster of Holbrook and is municipally known as 385087 Highway 59.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject property is designated as Agricultural Reserve in the County Official Plan, is currently zoned Special General Agricultural Zone (A2-14) on the lot to be enlarged and General Agricultural (A2) on the retained and severed lots. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and in keeping with the County Official Plan. The zoning for the enlarged lot will need to be changed as the lands will no longer be considered an under-sized agricultural parcel. The lot to be retained will also be required to be rezoned to recognize the new use. No comments were received during agency circulation and public notification. Accordingly, Planning staff recommend approval of the application subject to the attached conditions.

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

*'Granted'*

CONDITIONS:

1. The lot to be enlarged and retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west, and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and must be reflected on the certificate.
3. Receipt of confirmation that the existing agricultural structure (stall barn) on the lot to be retained has been removed to the satisfaction of the Township of Norwich Building Department.
4. Receipt of confirmation that the existing septic system, serving the dwelling on the lot to be retained, is wholly located within the limits of the lot to be retained, to the satisfaction of the Township of Norwich Building Department.
5. If required, a road widening of 3 m (9.8 ft) along the frontage of County Road 59 of both the lot to be severed and the lot to be retained, be dedicated to the County of Oxford, free of all costs, liens, easements and other encumbrances, to the satisfaction of the County of Oxford Public Works Department.
6. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S. O., 1990, at the owners' expense, to the satisfaction of the Township of Norwich.
7. 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.
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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B21-45-5 – 1326502 Ontario Limited & Constance Henderson  
(Part Lot 1 & Part Road allowance, Concession 11 (East Nissouri), Township of Zorra)

Derek Truelove, the owner's solicitor and Jake Rennie, the owner were in attendance to speak to the application.



The purpose of the Application for Consent is to facilitate a farm consolidation. The lot to be severed will cover an area of approximately 39.10 ha (96.6 ac) contains two accessory buildings, is used for agricultural production, and is to be added to the lands to the immediate east. The lot to be enlarged covers an area of approximately 39.87 ha (98.5 ac) contains an existing single-detached dwelling and grain elevator. The lot to be retained will cover an area of approximately 0.72 ha (1.8 ac) and contains an existing single-detached dwelling.

The subject lands are legally described as Part of Lot 1 and Part of Road Allowance, Concession 11 & 12 (East Nissouri) in the Township of Zorra. The subject lands are located on the north side of Road 68 lying between 23<sup>rd</sup> Line and 25<sup>th</sup> Line, and is municipally known as 235042 23<sup>rd</sup> Line, Thamesford.

R. Versteegen reviewed the staff Planning report. He indicated that the subject property is designated as Agricultural Reserve in the County Official Plan. He advised that the lot to be severed is zoned as General Agricultural (A2) and will need to be rezoned to Residential Existing (RE). He mentioned that the surrounding land uses include, agricultural and a rail line to the north of the property. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and is inkeeping with the County Official Plan. No comments were received during agency circulation and public notification. Accordingly, Planning staff recommend approval of the application subject to the attached conditions.

Neither D. Truelove nor J. Rennie had any questions or concerns and concurred with the staff report.

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

*'Granted'*

CONDITIONS:

1. The lot to be retained be appropriately rezoned.
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 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.
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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B21-49-1 – Den-Lee Farms Ltd. & Mark and Jacqueline Currah  
(Part Lot 9, Concession 13 (Blandford), Part 1, 41R5452, Township of Blandford-Blenheim)

Jackie Currah and Greg Kuepfer were in attendance to speak to the application.

The purpose of the Application for Consent is for agricultural lot addition. The lot to be severed covers an area of approximately 0.96 ha (2.37 ac) is vacant, used for agricultural production and is to be added to the lands to the immediate south. The lot to be enlarged covers an area of approximately 35.42 ha (87.5 ac), contains a barn, detached garage, two sheds, and an accessory dwelling. The lot to be retained will cover an area of approximately 0.96 ha (2.37 ac), is vacant, and used for agricultural purposes.

The subject lands are legally described as Part Lot 9, Concession 13 (Blandford) in the Township of Blandford-Blenheim. The subject lands are located on the east side of Oxford Road 5, lying between Township Road 13 and Township Road 14 with no municipal address.

R. Versteegen reviewed the staff Planning report. He explained that the lot to be severed and retained were an old rail line in common ownership and the owners have agreed to split the property and each take a portion of the parcel. He advised that the subject property is designated as Agricultural Reserve in the County Official Plan. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, is inkeeping with County Official Plan and is appropriately zoned. No comments were received during agency circulation and public notification. Accordingly, Planning staff recommend approval of the application subject to the attached conditions.

Neither J. Currah nor G. Kuepfer had questions or concerns and concurred with the staff Planning report.

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

*'Granted'*

CONDITIONS:

1. If required, a 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 Blandford-Blenheim.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. If required, the owner enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
4. The owner shall provide an undertaking from their solicitor, to the satisfaction of the Secretary-Treasurer of the Land Division Committee, indicating that the lot to be retained will be merged on title with the lands to the immediate north and held in the same ownership.
5. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
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.

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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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B21-32-5 – Leonard Brown & Kelly Weaver  
(Lots 10-12, Registered Plan 306, Township of Zorra)

Len Brown was in attendance to speak to the application.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of approximately 1,031 m<sup>2</sup> (11,097 ft<sup>2</sup>) currently contains a shed that is to be removed, and no development is currently proposed. The lot to be retained will cover an area of approximately 1,581 m<sup>2</sup> (17,017 ft<sup>2</sup>) and contains a single-detached dwelling with attached garage.

The subject lands are legally described as Lots 10, 11 & 12, Plan 306 in the Township of Zorra. The subject lands are located on the north side of Commissioner Street lying between Elgin Street and Ross Street and is municipally known as 76 Commissioner Street, Embro.

R. Versteegen reviewed the staff Planning report. He indicated that the subject property is designated as Low Density Residential in the County Official Plan, and zoned as Residential Type 1 (R1) in the Township of Zorra Zoning By-law. He mentioned that the surrounding lands uses are primarily residential. Full municipal services will be required for the severed lot and the detached garage on the severed lot will need to be removed. In Planning staff's opinion this application is consistent with the 2020 Provincial Policy Statement, is inkeeping with the Official Plan and the current zoning is appropriate for the proposed uses. No comments were received during agency circulation or public notification.

L. Brown had no questions or concerns and concurred with the staff Planning report.

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

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.

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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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B21-40-4 – Clarence and Wendy Markus  
(Part Lot 19, Concession 3 (West Oxford), Township of South-West Oxford)

Lori Salverda was present to speak to the application.

The purpose of the Application for Consent is for residential lot addition. The lot to be severed will cover an area of approximately 0.25 ha (0.62 ac) is vacant and is to be added to the lands to the immediate west. The lot to be enlarged covers an area of approximately 0.21 ha (0.52 ac) and contains an existing dwelling and garage. The lot to be retained will cover an area of approximately 76 ha (188 ac) contains multiple barns, outbuildings and two accessory dwellings.

The subject property is described as Part Lot 19, Concession 3 (West Oxford) in the Township of South-West Oxford. The lands are located on the south side of Curry Road, just west of Plank Line, and are municipally known as 523866 Curry Road.

R. Versteegen reviewed the staff Planning report. He indicated that this application was previously approved by the Committee however, the conditions were not met in time and lapsed. He noted that the subject property is designated as Agricultural Reserve in the County Official Plan, and is zoned as Residential Existing (RE) and General Agricultural (A2). The barn and the shed are to be removed as a condition of consent. He advised that there is a shared well between the two properties and that a well agreement has been presented and reviewed by Public Works. The surrounding land uses include non-farm rural residential properties, as well as agricultural and industrial properties. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and is in keeping with the County Official Plan. Due to the application previously being approved the lot to be enlarged currently has the appropriate zoning in place. No comments were received during agency circulation or public notification. Accordingly, Planning staff recommend the application be approved subject to the attached conditions.

L. Salverda had no questions or concerns and concurred with the staff Planning report.

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

*'Granted'*

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CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. Buildings and structures partially on the lot to be severed and retained be removed, to the satisfaction of the Township of South-West Oxford.
3. If required, the owners enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township.
4. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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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B21-18-3 & B21-20-3 – James Hird  
(Part Lot 13, Concession 3 (East Oxford), Township of Norwich)

Jim and Aaron Hird were in attendance to speak to the application.

The purpose of the applications for consent is to facilitate a residential lot addition and the creation of two rural residential lots. The lot to be severed by B21-18-3 will be 634.3 m<sup>2</sup> (6,827.5 ft<sup>2</sup>) in size and currently contains an accessory building that straddles the lot line and it is proposed that these severed lands will be added to the lands to the immediate west. The lot to be enlarged via B21-18-3 is approximately 5,567.4 m<sup>2</sup> (1.3 ac) in size and currently contains a single-detached dwelling and accessory building. The lot to be severed by B21-20-3 will be approximately 3,068.9 m<sup>2</sup> (33,033.3 ft<sup>2</sup>) in size, is currently vacant and a single-detached dwelling is proposed to be constructed. The lot to be retained is approximately 14.8 ha (36.6 ac) in size, currently contains a portion of an accessory building and agricultural building and is used for agricultural purposes.

The subject lands are legally described as Lot 13, Concession 3 (East Oxford) in the Township of Norwich. The subject lands are located on the north side of Oxford Centre Road between Middletown Line and Highway 59 and are municipally known as 525359 Oxford Centre Road.

R. Versteegen reviewed the staff planning report. He indicated that this application was previously deferred from a previous meeting, and that application number B21-19-3 was since been withdrawn by the owner. The purpose of application B21-18-3 is to correct a historical encroachment for an existing building and driveway. He advised that the property is designated as Agricultural Reserve in the County Official Plan and that the northern portion of the lands have

provincial environmental protection. The lot to be enlarged is zoned Residential Existing and the remaining lands are zoned Limited Agricultural. Surrounding land uses include agricultural production and the Village of Oxford Centre. In Planning staff's opinion application B21-18-3 is consistent with the 2020 Provincial Policy Statement and complies with the County Official Plan. Application B21-20-3 is not consistent with the 2020 Provincial Policy Statement or inkeeping with the County Official Plan. No comments were received during agency circulation or public notification. After the report was authored the Chief Building Official for the Township of Norwich confirmed that the MDS requirement has been recalculated and the lands are in compliance. Accordingly, Planning staff recommend approval of application B21-18-3, and denial of application B21-20-3.

J. Hird and A. Hird presented a statement highlighting their community involvement and the properties history.

In response to R. Jull, R. Versteegen noted that the settlement limit of Oxford Centre is the extent of the historical residential settlement of the area. J. Hird noted that the house across the road from the subject property was constructed when the subdivision was added and the settlement boundary changed.

D. Paron asked if there was any way to accommodate an additional residence without the severance. R. Versteegen noted that there is no limit to constructing an additional residence other than obtaining building permits as the lands are currently zoned Limited Agricultural (A1) as the parcel is undersized and the zoning provision would allow the construction of a dwelling.

G. Brumby emphasized to J. Hird that a lot creation is difficult to allow as it is outside of the settlement boundary. R. Versteegen added that expanding the settlement boundary is not an easy task as it requires a comprehensive review which determines whether the expansion is warranted or not. D. Paron and G. Brumby mentioned that J. Hird could look into a boundary adjustment with the Township if the severance is not approved.

A. Tenhove asked A. Hird if his intent was to take over the farm, in which A. Hird replied in the affirmative.

J. Hird asked regarding the condition in relation to the horses and relocation of the livestock. R. Versteegen replied noting that the barn is located on a Rural Residential lot that is only to be used for residential purposes, the amount of livestock needs to be reduced so it may not be considered as livestock operation according to the Zoning By-law. G. Brumby asked if the zoning could be changed to accommodate this, R. Versteegen responded that it could, however there may be nutrient management issues. G. Brumby clarified that even though J. Hird receives approval of the application he does not need to act on it and the property can remain as it is.

#### B21-18-3

Moved by: A. Tenhove  
Seconded: R. Jull

*'Granted'*

#### CONDITIONS:

1. The lots to be severed and enlarged be appropriately zoned.
2. The existing livestock located on the lot to be severed and enlarged be reduced or removed, to the satisfaction of the Township of Norwich.
3. If required, a 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.
4. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.

5. If required, the owner enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.
6. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

B21-20-3

“Motion to deny application B21-20-3 for the two reasons noted in the staff Planning Report”

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

A tie vote occurred, the motion is resolved in the negative. The application is granted.

*‘Granted’*

CONDITIONS:

1. The lot to be severed be appropriately rezoned and an amending By-law shall include a site specific provision to address the insufficient Minimum Distance Separation I setback, to the satisfaction of the Township of Norwich.
2. If required, a 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. If required, the owner enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
4. 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.
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.

CARRIED.

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On the motion of A. Tenhove the Committee meeting adjourned at 11:17 a.m.

*"G. Brumby"*

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CHAIRPERSON