

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, March 2, 2023

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and via livestream on Thursday, March 2, 2023, at 9:00 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	L. Martin
	-	J. Lessif
	-	D. Paron
	-	D. Matheson
	-	A. Tenhove
	-	C. van Haastert
Senior Planner	-	R. Versteegen
Secretary-Treasurer	-	A. Hartley

The meeting was called to order at 9:34 a.m.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of January 26, 2023, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

CORRESPONDENCE:

1. Correspondence was received from Lynda Knudsen dated March 1, 2023
RE: Application B20-81-5 (Langlois Farms Ltd.)

APPLICATIONS FOR CONSENT:

B22-73-8; A22-15-8 – Barry Sutherland

(Part of Lot 48, Plan 212 & Part of abandoned railway, Plan 293, City of Woodstock)

George Geerlinks, the agent for the applicant was in attendance to speak to the application.

The application for consent seeks to create a new vacant residential lot with a frontage of 10.32 m (33.9 ft), depth of 37.7 m (124 ft), area of 445 sq m (4,789.9 sq ft), and retain a parcel with a frontage of 10.4 m (34.4 ft), depth of 44.49 m (145.9 ft), and area of 466 sq m (5,016 sq ft).

The subject lands are currently vacant, and it is proposed that a single detached dwelling be constructed on the lot to be severed and the lot to be retained.

The subject lands front on the east side of South Street, lying between Walter Street and Bernadette Place, are and municipally known as 125 South Street in the City of, Woodstock.

R. Versteegen reviewed the staff Planning Report whereby he indicated that the subject property are designated as Low Density Residential in the County Official Plan and zoned Residential Zone 1 (R1) in the City of Woodstock Zoning By-law. The surrounding area is predominantly single-detached dwellings and semi-detached dwellings. Minor variances have been requested to reduce the frontages of each proposed lot. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and are appropriately zoned, aside from the requested variances. No comments or concerns were received as a result of the agency and public circulation and notification. The application was also considered by Woodstock City Council who recommended support of the proposal. Planning staff recommend approval of the consent application, subject to the recommended conditions and are also of the opinion that the requested minor variances meet the four tests of a minor variance.

G. Geerlinks had no questions or concerns and concurred with the staff Planning Report.

A. Tenhove inquired as to how parking can be accommodated for both the severed and retained lots. G. Geerlinks responded noting that a driveway will be established for each lot to provide sufficient off-street parking as per the City's Zoning By-law.

B22-73-8

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

'Granted'

CONDITIONS:

1. The Owner shall submit a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock.
2. The Owner(s) confirm(s) that no underground or overhead services serving the retained lands traverse the severed parcel and visa versa. Where such services exist, the owner shall relocate the services or obtain private easements over the severed and/or retained lands to the satisfaction of the City of Woodstock.
3. The Owner(s) 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 Severance Agreement shall be registered on first title by the Owner, to the satisfaction of the City of Woodstock.
4. The Owner(s) shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities, if required.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, 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.

A22-15-8

Moved by: L. Martin
Seconded by: D. Paron

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
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 of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B22-76-8; A22-16-8 – 2749815 Ontario Ltd.
(Part of Lot 7, Plan 10, City of Woodstock)

No one was present to speak to the application.

The application for consent seeks to create a new vacant residential lot with a frontage of 8.57 m (28.1 ft), average depth of 36 m (118 ft), area of 318 sq m (3,422 sq ft), and retain a parcel with a frontage of 8.57 m (28.1 ft), average depth of 40.1 m (131.6 ft), and area of 335 sq m (3,605 sq ft). The subject lands are currently vacant, and it is proposed that semi-detached dwellings are to be constructed on the lot to be severed and the lot to be retained.

The applicant is also seeking relief from Section 7.2 of the City of Woodstock Zoning By-Law, to permit a reduced lot frontage of 8.5 m versus the minimum required 9 m for the lot to be severed and the lot to be retained.

The subject lands front on the east side of Yeo Street, lying between Hunter Street and the CP Railway and are municipally known as 64 Yeo Street in the City of Woodstock.

R. Versteegen reviewed the staff Planning Report and indicated that the subject property is designated Low Density Residential in the County Official Plan and zoned Residential Type 2 (R2) in the City of Woodstock Zoning By-law. The surrounding area consists mainly of single-detached dwellings and the CP Railway also abuts the property. Minor variances have been requested to reduce the frontage of both lots. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and appropriately zoned aside from the requested minor variances. No comments or concerns were received as a result of the agency circulation and public notification. Woodstock City Council

considered the application and recommended support as well. Planning staff recommend approval of the consent application, subject to the recommended conditions and are also of the opinion that the requested minor variances meet the four tests of a minor variance.

In response to A. Tenhove, R. Versteegen noted that CP does not always provide comment on applications where the residential development already exists along CP right-of-ways.

B22-76-8

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

'Granted'

CONDITIONS:

1. The owner shall submit a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock.
2. The Owner(s) confirm(s) that no underground or overhead services serving the retained lands traverse the severed parcel and visa versa. Where such services exist, the owner shall relocate the services or obtain private easements over the severed and/or retained lands to the satisfaction of the City of Woodstock.
3. The Owner(s) 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 Severance Agreement shall be registered on first title by the Owner, to the satisfaction of the City of Woodstock.
4. The Owner(s) shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities, if required.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, 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.

A22-16-8

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
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 of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B22-83-8 – 2731824 Ontario Inc.

(Part of Lots 13 and 14, Concession 1 (Blandford), City of Woodstock)

Matthew Whyte was in attendance as the agent on behalf of the applicant.

The application has been requested to facilitate the creation of an industrial building lot in the City of Woodstock. It is proposed that the lot to be severed will be 2.6 ha (6.4 ac) in size, with 200.4 m (657.4 ft) of frontage on Woodall Way. The lot to be severed is vacant and is proposed to be developed for industrial uses. It is proposed that the lot to be retained will be 2.1 ha (5.2 acres) in size. The lot to be retained contains an existing industrial building.

The subject lands are located on the east side of Woodall Way, south of Sprucedale Street and are municipally known as 378 Woodall Way.

R. Versteegen reviewed the staff Planning Report, he indicated that the subject lands are designated as Business Park in the County Official Plan and zoned Special Prestige Industrial in the City of Woodstock Zoning By-law. Surrounding land uses include planned or existing industrial uses. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan and are appropriately zoned. No comments or concerns were raised as a result of the agency circulation and the public notification. Woodstock City Council considered the application at their meeting and recommended support of the consent application. Planning staff recommend approval of the application, subject to the recommended conditions.

M. Whyte understood and accepted the conditions contained within the report.

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

'Granted'

CONDITIONS:

1. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford regarding the installation of services and drainage facilities.
3. The Owner will be required to enter into a severance agreement for the severed parcel with the City of Woodstock. The agreement will be registered on first title by the owner.

4. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years, 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.

B22-91-8; A22-19-8 – Mark & Andrea Burke

(Part of Lot 5, Plan 262 and Parts 3 & 4, Plan 41R-6668, City of Woodstock)

Mark Burke was in attendance to speak to the application.

The application for consent seeks to sever an existing semi-detached dwelling into separately conveyable lots. The lot to be severed is to have a frontage of 7.68 m (25.2 ft), a depth of 51.21 m (168 ft), and lot area of 393.4 sq m (4,234.5 sq ft), while the lot to be retained is proposed to have a frontage of 7.7 m (25.2 ft), a depth of 46.61 m (153 ft), and a lot area of 393.6 sq m (4,236.6 sq ft).

The applicant is also seeking relief from Section 7.2 of the City of Woodstock Zoning By-Law, to permit a lot frontage of 7.68 m for the lot to be severed and a lot frontage of 7.7 m versus the minimum required frontage of 9 m.

The subject lands front on the east side of Delatre Street, lying between Admiral Street and the Brant CP Railway, and are municipally known as 254 Delatre Street in the City of Woodstock.

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 Residential Zone 2 (R2) in the City of Woodstock Zoning By-law. Minor variances have been requested to reduce the lot frontage for both the lot to be severed and retained. In Planning Staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is in keeping County Official Plan and are appropriately zoned, aside from the minor variances requested. No comments or concerns were received as a result of agency circulation and public notification. Planning staff recommend approval of the consent application, subject to the recommended conditions and are also of the opinion that the requested minor variances meet the four tests of a minor variance.

M. Burke had no questions or concerns and concurred with the staff Planning Report.

Moved by: L. Martin
Seconded by: C. van Haastert

'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 submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
3. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford regarding the installation of services and/or drainage facilities.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, 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.

A22-19-8

Moved by: A. Tenhove
Seconded by: L. Martin

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
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 of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B22-62-5; A22-22-5 – James & Callum Simpson (Enright Estate)
(Part of Lot 24, Concession 13, Township of Zorra)

Doyle Pendergast and James Peluch were in attendance to speak to the application on behalf of the applicants.

The purpose of this application is to facilitate a residential lot addition in the Village of Lakeside, whereby an area of approximately 182.8 m² (1,968 ft²) is to be severed and conveyed to the lands located to the immediate south. The parcel to be severed contains part of an existing semi-detached dwelling, while the lot to be retained and the lot to be enlarged each contain one half of an existing semi-detached dwelling and accessory structures. Once merged, the lot to be enlarged will be approximately 639.9 m² (6,889 ft²). No development is being proposed as part of the application.

The subject lands are located on the west side on Mank (Private) Road and are municipally referred to as 305 Mank Pvt.

R. Versteegen reviewed the staff Planning Report, he indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan and zoned Residential Existing (RE) in the Township of Zorra Zoning By-law. It was noted that the consent application is to resolve a historical encroachment of the semi-detached dwelling and deck. A minor variance was requested to recognize that the property is located on a private lane, however the Township of Zorra indicated that this was not required. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, in keeping with the County Official Plan policies and are appropriately zoned. No comments or concerns were received as a result of the agency circulation or public notification. Planning Staff recommend approval of the application subject to the recommended conditions.

Neither of the agents had any questions or concerns and concurred with the attached conditions.

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

'Granted'

CONDITIONS:

1. The parcel to be severed be merged with the property located to the immediate south at 301 Mank Pvt, 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 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.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years, 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.

B22-67-4 – Davis Land & Grain Inc.

(Part Lot 8-9, Concession 10 (Dereham), Township of South-West Oxford)

Issac Bucerk, the agent for landowners was present to speak to the application.

The purpose of this application is to sever an area approximately 0.425 ac (1,719 m²) in area from an existing agricultural parcel, to be added to the existing approximate 2.2 ac (8,906 m²) property located at 204244 Keswick Road. It is proposed that the lands to be severed be added to the existing 'Institutional Zone (I)' property to provide additional area for parking and amenity area for the church. The lands to be severed are currently vacant, while the lands to be enlarged contained an existing church structure. The lands being retained are comprised of approximately 31.5 ha (78 ac) of agricultural land and contain two (2) existing single detached dwellings and a number of agricultural buildings. No changes are proposed for the lands being retained.

The subject lands are located on the southwest corner of Keswick Road and Plank Line and are municipally known as 332403 Plank Line, in the Township of South-West Oxford.

R. Versteegen reviewed the staff Planning Report he indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan and zoned General Agricultural Zone (A2) in Township of South-West Oxford Zoning By-law. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement and in keeping with the County Official Plan. The lot to be severed will require a zone change to match the zoning of the zone to be enlarged. No comments or concerns were received as a result of the agency circulation or public notification. Planning staff are recommend approval of the consent application, subject to the recommended conditions.

I. Bucerk had no questions or concerns and concurred with the staff Planning Report.

In response to G. Brumby, R. Versteegen advised that because the property is situated on Highway 19, the Ministry of Transportation provides comments as it is a Provincial highway.

D. Matheson asked whether drainage would be of concern once construction started, R. Versteegen responded noting that this would be dealt with through a site plan application and reviewed by the Township Building department.

No questions from the applicants

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

'Granted'

CONDITIONS:

1. The parcel 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 lot to be severed be appropriately zoned, to the satisfaction of the Township of South-West Oxford.

3. If required, a drainage assessment 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 South-West Oxford.
4. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years, 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.

B20-81-5 – Langlois Farms Ltd.

(Part of Lot 8-9, Plan 346 and Part of Lot 12, Concession 4 (West Zorra), Township of Zorra)

John Langlois was present to speak to the application.

The purpose of the application for consent is to facilitate a lot addition for future residential development purposes within the Village of Embro. The lands to severed are to be approximately 5 ac (20,235 m²) in area and are currently vacant. The lot to be retained, being approximately 0.5 ac (2,031 m²) in area contains an existing single detached dwelling that is to remain. The severed lands are to be merged with lands municipally known as 46 Commissioner Street, to provide access for the future residential development. The lot to enlarged currently contains a Quonset hut that is to be demolished.

The subject land area located on the north side of Commissioner Street, and are municipally referred to as 64 Commissioner Street.

R. Versteegen reviewed the staff Planning Report he indicated that the subject lands are designated as Low Density Residential and Future Development. The lot to be severed and retained are zoned Residential Type 1 (R1) while the lot to be enlarged is zoned Institutional Zone (I) in the Township of Zorra Zoning By-law. Surrounding uses include predominantly single-detached dwellings and agricultural lands. R. Versteegen advised that future planning applications will be required prior to construction and development on the lands in question. In Planning staff's opinion, the application for consent is consistent with the 2020 Provincial Policy Statement, and is in keeping with the County Official Plan. The newly configured lot will require a zone change to match the lot to be severed and any further changes to reflect the type of development proposed for the lands. No comments were raised as a result of the agency circulation. A letter of concern was received inquiring about the emergency access for the lands once developed. R. Versteegen noted that this concern will be dealt with through future development applications. Planning staff are recommending approval of the consent application, subject to the recommended conditions.

J. Langlois had no questions or concerns and concurred with the staff Planning Report.

G. Brumby inquired as to how the development will proceed. J. Langois advised that the intended access to the property is through 46 Commissioner Street where the existing Quonset hut will be removed. R. Versteegen noted that a secondary plan has been developed for Embro and that plan shows the extension of Union Street from the east through these lands to provide a second access point into the area and the area to the north.

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

'Granted'

CONDITIONS:

1. The parcel to be severed be merged with the property located at 46 Commissioner Street, 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 drainage assessment 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 Zorra.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years, 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. Comments received were considered in the Land Division Committee's approval of the application.

CARRIED.

B22-78-5; A22-18-5 – Linda Wan
(Lot 1 & Part of Lot 2, Plan 105, Township of Zorra)

Alan Hogg, the agent for the applicant attended virtually to speak to the application.

The purpose of this application is to facilitate the creation of a residential infill lot along Washington Street in the Village of Thamesford. The application proposes to sever an area approximately 721 m² (7,761 ft²) in size, currently containing an existing shed (to be removed). The proposed retained lot currently contains an existing single-detached dwelling and is approximately 788 m² (8,482 ft²) in area with frontage on Washington Street. It is proposed that a single-detached dwelling will be constructed on the lot to be severed, while no changes are proposed for the lot to be retained.

The associated application for minor variance seeks to reduce the minimum required lot frontage (Section 11.2) of the Township of Zorra's Zoning By-law, for the lot to be severed from 15 m (49.2 ft) to 14.3 m (46.9 ft).

The subject lands are located on the north side of Washington Street, between George Street and Allen Street, and is municipally known as 138 Washington Street.

R. Versteegen reviewed the staff Planning Report, he indicated that the subject lands are designated Low Density Residential and are zoned Residential Type 1 (R1) in the Township of Zorra Zoning By-law. A minor variance has been requested to reduce the lot frontage to accommodate the proposed severance. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan and are appropriately zoned. No comments or concerns were received during agency circulation or public notification. Planning staff recommend approval of the consent application, subject to the recommended conditions and are also of the opinion that the requested minor variance meets the four tests of a minor variance.

A. Hogg had no questions or concerns and concurred with the staff Planning Report.

B22-78-5

Moved by: L. Martin
Seconded by: D. Matheson

'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 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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, 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.

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

CARRIED.

A22-18-5

Moved by: L. Martin
Seconded by: D. Matheson

'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 Township of Zorra Zoning By-law No. 35-99.

CARRIED.

B22-92-4 – Connie Lucassen

(Part of Lot 8, Concession 1, Plan 41R-4764, Township of South-West Oxford)

Connie Lucassen was in attendance to speak to the application.

The purpose of the application for consent is to facilitate a farm consolidation in the Township of South-West Oxford whereby approximately 23.47 ha (58 ac) is proposed to be severed and added to the abutting farm parcel, which is approximately 52.6 ha (130 ac) in area. It is proposed that an area of approximately 0.8 ha (2 ac) will be retained for rural residential purposes. The lands to be severed are currently vacant and are used for cash cropping purposes, while the lands to be enlarged have an existing dairy barn, a single-detached dwelling and 2 accessory structures. The lands to be retained contain an existing single-detached dwelling and two (2) accessory structures.

The subject lands are located on the south side of Karn Road and are municipally known as 564512 Karn Road.

R. Versteegen reviewed the staff Planning Report, he indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan. The lot to be severed is zoned Limited Agricultural (A1) and the lot to be enlarged is zoned General Agricultural (A2) in the Township of South-West Oxford Zoning By-law. Once severed, the lot to be retained will need to be rezoned to a Special Rural Residential Zone (RR-sp). The surrounding area is predominantly agricultural lands. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement and is in keeping with the County Official Plan policies. No comments or concerns were raised as a result of the agency circulation of public notification. Planning staff are recommending approval of the consent application, subject to the recommended conditions.

C. Lucassen had no questions or concerns regarding the report and agreed with the conditions.

Moved by: C. van Haastert
Seconded by: L. Martin

'Granted'

CONDITIONS:

1. The lot to be retained and the lot to be severed be appropriately zoned, to the satisfaction of the Township of South-West Oxford.
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. 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.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years, 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.

B22-96-5 – Cartmale Farms Ltd.

(Part of Lots 9 & 10, Concession 3 (North Oxford), Township of Zorra)

Ian Blain, the solicitor for the applicant, was present to speak to the application on behalf of the owner.

The purpose of this application is to create a new agricultural lot in the Township of Zorra, being approximately 30.35 ha (75 ac) in area, while retaining an agricultural lot, being approximately 108.7 ha (268.5 ac) for similar purposes. The lot to be severed contains an existing single-detached dwelling, a shed and two (2) silos, and is used for agricultural purposes (cash cropping). The lands proposed to be retained contain an existing single-detached dwelling, an existing barn, and are also currently used for agricultural purposes.

The subject lands are located on the west side of 31st line, between Road 64 and 19th Line, and are municipally referred to as 314673 31st Line.

R. Versteegen reviewed the staff Planning Report he indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan and zoned General Agricultural (A2) in the Township of Zorra Zoning By-law. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan policies and are zoned appropriately. No comments or concerns were received as a result of the agency circulation and public notification. Planning staff are recommending approval of the application subject to the recommended conditions.

I. Blain had no comments or concerns and concurred with the staff Planning Report.

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

'Granted'

CONDITIONS:

1. If required, a drainage assessment 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 Zorra.
2. 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.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years, 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.

On the motion of A. Tenhove, the Committee meeting adjourned at 10:38 am.

"Original Signed by"

CHAIRPERSON