

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, August 4, 2011

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, August 4, 2011, at 9:00 a.m. with the following individuals:

Chairperson	-	J. deBruyn
	-	G. Brumby
	-	W. Buchanan
	-	H. Elliott
	-	M. Hacon
	-	J. Palmer
	-	T. Rock
Corporate Manager	-	G. Hough
Secretary-Treasurer	-	L. Taschner

The meeting was called to order at 9:00 a.m. J. De Bruyn thanks G. Brumby for chairing the July 7, 2011 meeting.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of July 7, 2011, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

L. Taschner spoke on the OACA Seminar to be held hosted by Perth County, in Stratford, ON on September 29th and 30th, 2011.

GENERAL BUSINESS:

The Committee discussed the amount of time that should be given to people to speak at the Committee meeting and whether reasonable limits should be imposed.

H. Elliott stated that each person should be given the opportunity to speak.

W. Buchanan indicated that he agreed with H. Elliott.

G. Brumby pointed out that often it is difficult to determine what is relevant.

M. Hacon stated that he concurred with his fellow Committee members that everyone should be given the opportunity to speak to permit them to vent their frustrations.

CORRESPONDENCE:

Correspondence was received from the Council of the Township of East Zorra-Tavistock regarding Application #B11-25-2 (Jeff & Jennifer Rodger).

Correspondence was received from the Council of the Township of East Zorra-Tavistock regarding Application #B11-27-2 and #B11-28-2 (Steve Running and Kurt & Diane Running).

APPLICATIONS FOR CONSENT:

G. Brumby Chaired the hearing for Application #B11-16-4.

#B11-16-4 – 711458 Ontario Limited (Part Lot 19, Conc. 10, Township of South-West Oxford, formerly Township of Dereham)

David Van Gulp, together with his solicitor, Mr. Murray Borndahl, were in attendance to present the application. Also in attendance was Erwin Meyer of Culligan Real Estate, representing the purchaser of the severed lot. M. Borndahl explained to the Committee that the application was deferred at the July 7th, 2011 meeting of the Committee in order to give the owner and the prospective purchaser time to further discuss the application. The application has now been amended. The proposal before the Committee at the July 7th meeting proposed an agricultural lot addition to the property to the immediate east. The application before the Committee today proposes the creation of a farm property. He stated that he concurs with the Official Plan policies and the consistency with the Provincial Policy Statement. He noted that Condition No. 3, requiring that a road widening be dedicated to the County of Oxford along the lot to be retained, as stated in the recommendation of the staff Report was not requested by the original proposal. He requested that this condition be withdrawn.

The purpose of the Application for Consent is to create an agricultural lot. The lot to be severed will cover an area of 34 ha (84 ac), contains farm buildings associated with a hog operation, and an accessory single detached dwelling and is in agricultural production. The lot to be retained will cover an area of 58 ha (153 ac), contains farm buildings and an accessory single detached dwelling, and will continue to be used for agricultural production. A Partial Discharge of Mortgage has also been applied for.

G. Hough explained that the revised application was re-circulated to the public agencies. The application is consistent with the Provincial Policy Statement, complies with the Oxford County Official Plan and conforms to the Township's Zoning By-law. He noted that the previous condition requested by the Township requiring that the existing dwelling on the lot to be severed to be removed is not required by this proposal. He suggested that the road widening condition as requested by the County Public Works Department should remain.

E. Meyer stated that he had no comments.

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

"Granted"

CONDITIONS:

1. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the applicant's expense, to the satisfaction of the Township of South-West Oxford.
2. If required, the owner enter into a standard Severance Agreement with the Township of South-West Oxford to the satisfaction of the Township.
3. A road widening to 13.1 m (40 feet) from the centre line of Brownsville Road, along the frontage of the retained lot be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.

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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 2005 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.

CARRIED.

J. de Bruyn retained as Chair for the remainder of the meeting.

#B11-19-4 – D & J Paton Bros. Ltd. (Part Lot 23, Conc. 4, South-West Oxford, formerly Dereham)

Alister MacLean, the owner's agent, was present to present the application. He indicated that the severance is for an agricultural lot enlargement. The severed lot is to be added to the property to the immediate west. He stated that he concurred with the findings and suggested conditions of the staff Planning Report.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 41.7 ha (103 ac), contains no buildings or structures, and is in agricultural production. The lot to be severed will be added to the 36.5 ha (90.13 ac) agricultural lot to the immediate west which contains livestock buildings and an accessory single detached dwelling. The lot to be retained will cover an area of 0.97 ha (2.39 ac), contains an existing single detached dwelling and shop, and will be used for non-farm rural residential purposes.

G. Hough briefly reviewed the staff Planning Report. He noted that Planning staff is satisfied that the existing Quonset Hut can remain on the retained lot. The application is consistent with the 2005 Provincial Policy Statement and complies with the Official Plan policies. He pointed out that staff will require confirmation of the height of the building prior to the zoning hearing by the Township.

In response to T. Rock's question, G. Hough explained what a Quonset Hut is and the reasoning for the lot configuration.

G. Brumby questioned why the lot line of the property does not extend to the road as shown on Plate 3. In response, G. Hough explained that the applicant's sketch reflects the extent of the property relative to the road allowance.

J. de Bruyn questioned the need for re-zoning. In response, G. Hough pointed out that the re-zoning will be necessary to recognize the use of the lands for non-farm residential purposes and to recognize the size of the shed retained on the property. The RR-special Zone will recognize the accessory structure and the fact that the size is larger than permitted by the Zoning By-law.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately re-zoned and that the said zoning include provisions that limit the total gross floor area for buildings and structures accessory to a residential use to not more than 170 m² (1,830 ft²). The zone change will also recognize the maximum height of the accessory structure if it is determined that it does not comply with the maximum height provisions contained in the Township's Zoning By-law.
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 parcel severed shall comply with Sections 50(3) and (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 South-West Oxford, to the satisfaction of the Township.
4. If required, a drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O. 1990, at the applicants' expense, to the satisfaction of the Township of South-West Oxford.
5. 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.
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 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

#B-11-21-4 – Hendrik & Gerrie Geltink (Part Lots 16 & 17, Conc. 1, South-West Oxford, formerly Dereham)

Gerrie Geltink was in attendance to present the application. She briefly explained her proposal and indicated that the lot to be severed will cover an area of 92 acres, while the lot to be retained would be 86.5 acres. The woodlot is will remain in tact. No change in land use is proposed. The existing renter is the prospective purchaser. She stated that she concurred with the findings and suggested conditions of the staff Planning Report.

The purpose of the Application for Consent is to create an agricultural lot. The lot to be severed will cover an area of 37.3 ha (92.2 ac), contains no buildings or structures, and is in agricultural production. The lot to be retained will cover an area of 35.0 ha (86.5 ac), contains farm buildings, and an existing single detached dwelling and is also in agricultural production.

G. Hough briefly reviewed the staff Report. He pointed out that the application is consistent with the Provincial Policy Statement, complies with the Oxford County Official Plan, and conforms to the Township's Zoning By-law. He stated that the severed lot consists of approximately 60 acres of workable land, with 32 acres of woodlot. He noted that the reason for the configuration of the lot is to permit ease of access to the lands behind the woodlot.

Moved by: W. Buchanan
Seconded by: T. Rock

"Granted"

CONDITIONS:

1. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the applicant's expense, to the satisfaction of the Township of South-West Oxford.
2. If required, the applicant enter into a standard Severance Agreement with the Township of South-West Oxford to the satisfaction of the Township
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 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 2005 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.

CARRIED.

#B11-23-5 – 2208151 Ontario Inc. (Part lot 3, Conc. 3, Township of Zorra, formerly Township of North Oxford)

Mrs. K. Hammond, co-owner of the subject property was in attendance, together with James Garton, 643166 Road 64, R. R. #3, Ingersoll ON N5C 3J6, the purchaser of the lot to be severed. J. Garton briefly explained that he will be purchasing the lot to be severed which contains his shed and will be adding the property to his existing lot. He pointed out that when he purchased his property, he was not aware that the existing shed was actually located on the Hammond property.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed will cover an area of 1,395 sq. m (15,019 sq. ft.), contains an existing shed, and will be added to the residential lot to the immediate north. The lot to be enlarged contains an existing single detached dwelling. The lot to be retained will cover an area of 60.7 ha (150 acres), contains farm buildings and an accessory single detached dwelling and is in agricultural production.

G. Hough reviewed the staff Planning Report. He pointed out that the woodlot on the property is identified in the Natural Heritage Study; however, the Upper Thames River Conservation Authority has no concerns with the severance. The application is consistent with the 2005 Provincial Policy Statement, and complies with the policies of the Oxford County Official Plan. A re-zoning of the lot to be severed will be required.

Mrs. K. Hammond stated that she and her husband had no concerns with the recommendation and suggested conditions.

J. de Bruyn questioned how many trees will be acquired by the Mr. Garton. In response, J. Garton explained that he will be adding approximately 5 feet of the bushline to his property, through the severance.

Moved by: M. Hacon
Seconded by: G. Brumby

"Granted"

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north and be consolidated with said owner's existing property. Any additional transactions with regard to the parcel severed shall comply with Subsections 3 and 5, of Section 50 of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. That the lot to be severed be appropriately re-zoned.
3. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of 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 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

#B11-25-2 – Jeff & Jennifer Rodger (Lot 15, Plan M-115, Township of East Zorra-Tavistock, formerly Village of Innerkip)

Troy Harrett, agent for the owners, was in attendance to present the application. Also in attendance were the following individuals:

Ray Gauthier 216 Northwood Drive Innerkip ON N0J 1M0	Kevin Hanenburg 20 Oakridge Avenue Innerkip ON N0J 1M0
Lynn Van de Waal 12 Oakridge Avenue Innerkip ON N0J 1M0	

T. Harrett explained the application to the Committee. He pointed out that when he sold the subject property to the Rodgers, he had entered into an agreement with them whereby he would construct their home, and that he would sever the other side of the property for a new home.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of 1,068.7 sq. m (37,740.6 sq. ft.) and contains no buildings or structures. The lot to be retained will also cover an area of 1068.7 sq. m (37,740.6 sq. ft.), and contains an existing single detached dwelling and attached garage. It is proposed that a single detached dwelling will be constructed on the lot to be severed. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He pointed out that each lot will cover an area of approximately 1,100 sq. m. The application is consistent with the 2005 Provincial Policy Statement and complies with the policies of the Oxford County Official Plan. The policies speak to compatibility with the area properties. The subject property was previously developed as a larger lot to accommodate private services. Municipal services are now available in Innerkip. The lot is in excess of the lot size requirements of the R1 Zone in the Township Zoning By-law. There is not a lot of opportunity in this subdivision to sever further lots due to the locations of the homes on the lots.

T. Harrett stated that he concurred with the findings and suggested conditions of the staff Planning Report.

K. Hanenburg submitted a Petition signed by 52 area residents in opposition to the severance application. He noted that the lots proposed are 30 per cent smaller than the existing lots in the vicinity. He noted that the lots are not consistent with the subdivision. He stated that the smaller lots will compromise the value of his property. He pointed out that there is a larger plan of subdivision available for building lots and requested the Committee to deny the application.

R. Gauthier pointed out that he lives directly south of the severed lot. He noted that he moved to this neighbourhood because of the larger lots. He indicated that Tru Built constructed the Rodger home on the northerly portion of the subject property in order to sever the lot. He stated that it was Tru Built Construction who requested the sewers be installed. He indicated that the owners do not want to sever the lot. The applicant, Tru Built, has submitted the application, not the owners. He noted that the offer to purchase stipulated that Tru Built would acquire the lands to sever a building lot by 2015. He felt that the application is not consistent with the 2005 Provincial Policy Statement, nor does it comply with the policies of the Oxford County Official Plan as the proposal is not consistent with the existing characteristics and spacing of properties in the area. He feels that the new lots will not conform to the lot areas and lot frontages of the existing development. He noted that the staff Report presented all the reasons the application could be approved; however, did not take into account the reasons to deny the application. There is no shortage of lots in Innerkip to be developed. He indicated that Tru Built should be burdened to make a case before the Ontario Municipal Board and not the property owners. He suggested that the application for severance should be deferred until 2016, to permit the owners to decide whether they wish to sever their property.

Mrs. Van de Waal stated that she did not have any comments to make at this time.

T. Harrett explained that he has followed the procedures and discussed the process from the beginning with staff. As indicated in the staff Planning report, the application meets the Zoning By-law provisions and complies with the Official Plan and the 2005 Provincial Policy Statement. He indicated that the values of the homes in the area will not be affected by the construction of a new home. He will construct a home that will enhance the neighbourhood. He has 4 to 5 people interested in purchasing the lot.

G. Hough pointed out that both lots will have frontages of 17 m (57.8 feet). He re-iterated that most of the homes in the development of this area are located in the centre of the lots and no severances would be permitted.

T. Rock questioned about the persons submitting applications. In response, G. Hough pointed out that nothing can stop anyone from submitting a severance application.

J. de Bruyn questioned the size of the house to be built. In response, G. Hough pointed out that when the subdivision was developed, the lot frontage requirement was 35 m (114.8 ft); however, now that the property will be serviced by municipal services, only 15 m (49.2 ft) is required. The interior side yard requirement is 3.0 m (9.8 feet) on one side and 1.2 m (3.94 feet) on the other side. The lot size is well in excess of the requirements.

K. Hanenburg pointed out that Joe Matika developed the subdivision and was very surprised that the lots could further be divided.

R. Gauthier indicated that he could have a house 8 feet away from his property. He questioned how Township Council met with approval of the application. In response, G. Hough pointed out that Council did not make any decision as they have no authority to do so. Council can only make a recommendation.

T. Rock stated that Council would have reviewed the application and would have to be assured that the proposal is consistent with the street frontage, setbacks, lot area and spacing of the existing development as required in the Zoning By-law.

L. Van de Waal stated that she is disappointed with County Council as she was not advised when the house was built that a severance could be supported to split the lot and to build another home.

T. Harrett explained that other homes on the property would fit onto the severed lot, with just smaller side yards. He noted that he is only able to sever the lot due to the fact that municipal services are available to the area. He noted that he spoke with the Township on a number of occasions.

G. Brumby indicated that Oxford County Council did not approve this proposal. The Land Division Committee makes the decisions on severances. Staff reviews the applications and makes recommendations.

L. Van de Waal pointed out that all the other lots in the area had one sewer hook-up; however, the Rodger property had two. It was pointed out to Mrs. Van de Waal that at the time the sewers are going in, Public Works was asked to put in a second lateral. Installation of additional laterals does not entitle the property to a severance. If there is no severance, the lateral just stays put. This prevents the road from having to be dug up a second time.

L. Van de Waal argued that there was only one lot at the time the laterals were installed.

G. Hough pointed out that he had received a telephone call from Mr. Gerald Junker, 72 Park Avenue, Innerkip, ON N0J 1M0 who indicated that he could not attend the hearing and that he was not in support of the application, due to the impact on his property. Mr. Junker stated that he had water pressure problems in the past.

G. Hough pointed out that a resolution from the Council of the Township of East Zorra-Tavistock was received and Council voiced no objection to the application.

K. Hanenburg suggested that Mr. & Mrs. Rodger were coerced by Mr. Harrett into buying the property because they wanted to purchase a lot in this area.

L. Van de Waal pointed out that she purchased her lot in 2000 and was informed at that time that only one house could be constructed on the lot.

T. Harrett stated that Innerkip has changed due to the installation of sewers. He stated that he did not coerce anyone into signing any agreement and re-assured everyone that the level of house he intends to construct will not lower the value of the neighbouring properties.

J. Palmer asked Mr. Harrett what type of home will be constructed on the severed lot and whether it will be different than the existing house on the retained lot. In response, T. Harrett pointed out that the proposed house will be the same size or larger.

T. Rock indicated that the property is situated in the Low Density Residential designation of the Official Plan and infill housing is supported. The subject proposal is consistent with the property size requirements.

Moved by: J. Palmer
Seconded by: W. Buchanan

'Granted'

CONDITIONS:

1. The owner enter into a Severance Agreement with the Township of East Zorra-Tavistock.
2. Prior to the completion of the consent, the owner shall confirm through the County of Oxford Public Works Department that both the lot to be severed and the lot to be retained can be connected to the municipal water and sanitary sewer services on Northwood Drive.
3. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with. This condition can be cleared by 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.
4. The owner decommission any private sanitary services located on the lot to be severed and/or the lot to be retained, to the satisfaction of the County of Oxford Public Health and Emergency Services Department.
5. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the applicant's expense, to the satisfaction of the Township of East Zorra-Tavistock.
6. The owner submit a payment of \$750.00 cash-in-lieu for parkland purposes to the Township of East Zorra-Tavistock, to the satisfaction of the Township.
7. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, 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 2005 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.

CARRIED.

#B11-27-2 & #B11-28-2 – Steve Running and Kurt & Diane Running (Lots 71 to 74, Reg. Plan 111, Township of East Zorra-Tavistock, formerly Village of Innerkip)

Diane Running was in attendance to present the application. She pointed out that she, her husband and her brother-in-law, purchased the property approximately two years ago. They wish to sever two lots for residential purposes.

The purpose of the Application for Consent is to create two residential building lots. The lots to be severed will each cover an area of 1,016.1 sq. m (10,937.9) and are currently vacant. The lot to be retained will cover an area of 2,032.3 sq. m (21,875.7 sq. ft), and contains an existing single detached dwelling and attached garage. It is proposed that a single detached dwelling will be constructed on the each of the two lots to be severed. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough reviewed the staff Planning Report. He indicated that the applications are consistent with the 2005 Provincial Policy Statement, comply with the policies of the Oxford County Official Plan, and the subject property conforms to the Township's Zoning By-law. He pointed out that the existing shed situated on the lot to be severed by #B11-27-2 will either need to be removed or re-located.

The Secretary-Treasurer explained that the transfer for the lot to be severed by #B11-28-2 will need to happen before transferring #B11-27-2 and, therefore, an additional condition will be required.

B11-27-2

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

"Granted"

CONDITIONS:

1. The owners enter into a Severance Agreement with the Township of East Zorra-Tavistock.
2. Prior to the completion of the consent, the owners shall confirm through the County of Oxford Public Works Department that the lots to be severed and the lot to be retained can be connected to the municipal water and sanitary sewer services on Queen Street.
3. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with. This condition can be cleared by 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.
4. The owners decommission any private sanitary services located on the lot to be severed and/or the lot to be retained, to the satisfaction of the County of Oxford Public Health and Emergency Services Department.
5. If required, drainage assessment re-apportionment 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 East Zorra-Tavistock.
6. The owners submit a payment of \$750.00 cash-in-lieu for parkland purposes to the Township of East Zorra-Tavistock, to the satisfaction of the Township.
7. Prior to the completion of the consent, the owner shall remove the accessory shed on the lot to be severed, to the satisfaction of the Township of East Zorra-Tavistock.
8. The certificate for Application #B11-28-2 be issued, the transfer registered on title, 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 Application #B11-27-2, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.

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

REASONS:

1. The application for consent is consistent with the 2005 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.

B11-28-2

Moved by: W. Buchanan
Seconded by: T. Rock

"Granted"

CONDITIONS:

1. The owners enter into a Severance Agreement with the Township of East Zorra-Tavistock.
2. Prior to the completion of the consent, the owners shall confirm through the County of Oxford Public Works Department that the lots to be severed and the lot to be retained can be connected to the municipal water and sanitary sewer services on Queen Street.
3. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with. This condition can be cleared by 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.
4. The owners decommission any private sanitary services located on the lot to be severed and/or the lot to be retained, to the satisfaction of the County of Oxford Public Health and Emergency Services Department.
5. If required, drainage assessment re-apportionment 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 East Zorra-Tavistock.
6. The owners submit a payment of \$750.00 cash-in-lieu for parkland purposes to the Township of East Zorra-Tavistock, to the satisfaction of the Township.
7. The certificate for Application #B11-28-2 be issued, the transfer registered on title, 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 Application #B11-27-2, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
8. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services, and otherwise, have been complied with.

9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 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

CARRIED.

On the motion of J. Palmer, the Committee meeting adjourned at 11:40 a.m.

"John de Bruyn"

CHAIRPERSON