

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, October 6, 2011

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, October 6, 2011, at 10:00 a.m. with the following individuals:

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

The meeting was called to order at 10:00 a.m.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of September 1, 2011, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

L. Taschner spoke on the recent OACA seminar which was held in Stratford on September 30th, 2011 hosted by the County of Perth.

CORRESPONDENCE:

Correspondence dated October 5, 2011, was received from the Council of the Township of East Zorra-Tavistock regarding Application B11-41-2 (Steve Losee).

Correspondence sent to Mr. Bart Rietveld from the Oxford County Public Works Department dated October 26, 2010 was received regarding Application #B11-39-3 (Johannes & Melinda Koolmees).

Correspondence dated September 28, 2011 was received from Union Gas Limited regarding Application #B11-40-8 (Gary Earle).

Correspondence dated September 28, 2011 was received from Union Gas Limited regarding Application #B11-39-3 (Johannes & Melinda Koolmees).

Correspondence dated September 28, 2011 was received from Union Gas Limited regarding Application #B11-41-2 (Steve Losee).

Correspondence dated September 28, 2011 was received from Union Gas Limited regarding Application #B11-42-3 (Jan Den Boer and Raymond Den Boer).

APPLICATIONS FOR CONSENT:

#B11-32-5 to #B11-34-5 – Greg Hogg Excavating & Construction Ltd. (Part Lot 21, Conc. 1; Part of Block A, Plan 592, Township of Zorra, Village of Thamesford)

G. Hogg was in attendance to present the application. He noted that the site was the location of a Baptist Church built in 1963. He purchased the property 1-1/2 years ago and since then the church has been demolished. He is proposing the creation of two lots and one lot addition. In total, three houses are proposed. He explained that a portion of the laneway and parking on the residential lot to the west of the lands is located on the west side of his property. The severance of a 1.0 metre parcel of land by Application #B11-32-5 will be added to the residential property to the immediate west to address this.

Applications for Consent have been submitted to create two residential building lots and for one residential lot addition. The lot to be severed by #B11-32-5 will cover an area of 46 sq. m. (150.9 sq. ft.), is currently vacant, and is to be added to the residential lot to the immediate west. The lot to be severed by #B11-33-5 will cover an area of 745 sq. m. (8,019.4 sq. ft.) and the lot to be severed by #B11-34-5 will cover an area of 757 sq. m. (2,483.6 sq. ft.). Both lots are currently vacant and a single detached dwelling is proposed to be constructed on each lot. The lot to be retained will cover an area of 889 sq. m. (9,569.4 sq. ft.), and consists of a foundation of a former church. A single detached dwelling is proposed to be constructed.

G. Hough briefly reviewed the staff Planning Report. He stated that the lots will be in excess of the By-law requirements. The foundation of the former church which is presently straddling the lot line will need to be removed. The application is consistent with the 2005 Provincial Policy Statement and complies with the County of Oxford Official Plan. A re-zoning has been submitted with the severance and will be considered by Zorra Council at an upcoming Council meeting.

G. Brumby referred to the curb cuts. In response, G. Hough pointed out that each lot will have its own access.

G. Hough reviewed the conditions and suggested that an additional condition will need to be imposed for Application #B11-33-5 requiring that Application #B11-34-5 be completed prior the completion of Application #B11-33-5.

J. de Bruyn questioned whether a Record of Site Condition will be required for the church site. This is a legislative requirement whenever a property is converted from an institutional use to a residential use. It is an environmental assessment of the property and is required prior to the Building Permit being issued. He noted that this was not a condition of the severance, and suggested that it is best to have this completed before the zoning is in place.

#B-11-32-5

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

'Granted'

CONDITIONS:

1. The lot to be severed and the lot to be retained be appropriately re-zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owners existing property. Any additional transactions with regard to the parcel severed will have to 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.

3. If required, 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 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.

#B11-33-5

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

'Granted, with the inclusion of the following condition:

1. *The deed for Application #B11-34-5 be stamped/certificate issued and registered on title, and a copy of the registered deed be provided to the Secretary-Treasurer of the Land Division Committee, prior to the stamping of the deed/issuance of the certificate for Application #B11-33-5."*

CONDITIONS:

1. The lot to be severed and the lot to be retained be appropriately re-zoned.
2. The deed for Application #B11-34-5 be stamped/certificate issued and registered on title, and a copy of the registered deed be provided to the Secretary-Treasurer of the Land Division Committee, prior to the stamping of the deed/issuance of the certificate for Application #B11-33-5.
3. The portion of the existing building that straddles the lot line between the lot to be severed and the lot to retained be removed, to the satisfaction of the Township of Zorra Chief Building Official.
4. 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 Zorra.
5. The owner shall enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township. The Severance Agreement shall include but not be limited to the following requirements:
 - (a) The owner shall agree to satisfy all requirements, financial and otherwise, of the Township of Zorra;
 - (b) The owner shall meet the requirements of the Township regarding driveway access; and
 - (c) The owner shall provide a payment of \$750.00 cash-in-lieu for parkland purposes to the Township of Zorra.

6. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed and lot to be retained have been complied with. This condition can be cleared by payment for the required services or providing securities for such services prior to the completion of the severance, to the satisfaction of the County of Oxford Department of Public Works.
7. 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.
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.

#B-11-34-5

Moved by: M. Hacon
Seconded by: H. Elliott

'Granted'

CONDITIONS:

1. The lot to be severed and the lot to be retained be appropriately re-zoned.
2. 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 Zorra.
3. The owner shall enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township. The Severance Agreement shall include but not be limited to the following requirements:
 - (a) The owner shall agree to satisfy all requirements, financial and otherwise, of the Township of Zorra;
 - (b) The owner shall meet the requirements of the Township regarding driveway access; and
 - (c) The owner shall provide a payment of \$750.00 cash-in-lieu for parkland purposes to the Township of Zorra.
4. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed and lot to be retained have been complied with. This condition can be cleared by payment for the required services or providing securities for such services prior to the completion of the severance, to the satisfaction of the County of Oxford Department of Public Works.
5. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.

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

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

#B11-43-1 – Trevor Hoard (Part Lot 5, Plan 199, Township of Blandford-Blenheim, formerly Village of Drumbo)

Trevor Hoard was in attendance to present his application. He explained that he proposes to create a residential building lot. He indicated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of 1,260 sq. m (13,563 sq. ft.) and contains no buildings or structures. The lot to be retained will cover an area of 1,168 sq. m (12,572 sq. ft.), and contains an existing single detached dwelling. It is proposed that a single detached dwelling will be constructed on the lot to be severed. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated the application is consistent with the 2005 Provincial Policy Statement, complies with the Oxford County Official Plan and meets the Blandford-Blenheim Zoning By-law provisions.

G. Brumby asked where the driveway to the existing house will be. T. Hoard indicated that it will be moved in front of the existing house.

J. de Bruyn questioned why the County Public Works Department did not request road widening and asked whether the Wilmot Street was a County Road. In response, G. Hough stated that Wilmot Street is a County road.

Moved by: H. Elliott
Seconded by: G. Brumby

'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 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.
2. The Owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.

-
3. If required, 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 Blandford-Blenheim.
 4. 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.
 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.

#B11-40-8 – Gary Earle (Part Lot 2, Plan 73, City of Woodstock)

Gary Earle, together with the purchaser of the severed parcel, Robert Slager, were in attendance. G. Earle explained his application to the Committee and stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed will cover an area of 20.5 sq. m. (220.6 sq. ft.) and is vacant. The lot to be severed will be added to the residential lot to the immediate east, consisting of a single detached dwelling with attached garage. The lot to be retained will cover an area of 492.2 sq. m. (5,280 sq. ft.) and contains an existing single detached dwelling and detached garage. A Partial Discharge of Mortgage has also been applied for.

G. Hough briefly reviewed the staff Planning Report. He stated that the proposal is consistent with the 2005 Provincial Policy Statement, complies with the Oxford County Official Plan and meets the Woodstock Zoning By-law provisions. He noted that the lot to be severed and the lot to be enlarged have two separate zones and stated that City staff, in their comments, indicated that a re-zoning will not be necessary.

J. de Bruyn suggested to Mr. Slager that his house is a little too close to Mr. Earle's house. R. Slager agreed and stated that that was the reason for the severance. He also pointed out that he will be erecting a fence between the two properties.

Moved by: W. Buchanan
Seconded by: M. Hacon

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owners existing property. Any additional transactions with regard to the severed parcel must 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. The applicant confirms that no underground or overhead services serving the retained lands traverse the severed parcel and visa versa. Where such services exist, the applicant shall relocate the services or obtain private easements over the severed and/or retained lands to the satisfaction of the City of Woodstock. If required, the existing private easement/right of way agreement shall be revised to match the new lot configuration at the owner's expense. The agreement shall be reviewed and approved by the City of Woodstock.
3. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
4. The applicant shall submit a recent survey to the City of Woodstock Engineering Department confirming the minimum building setback of the detached garage and the garden shed on the retained lot.
5. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

#B=11-41-2 – Steve Losee (Part Lot 50 and Lot 51, Plan 111, Township of East Zorra-Tavistock, formerly Village of Innerkip)

Steve Losee was in attendance to present his application. He reviewed the two letters received: one from Union Gas Limited and the other from the Township of East Zorra-Tavistock Council. He explained that he proposes to create a residential building lot. He stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of 884.23 sq. m. (9,517.74 sq. ft.) and is currently vacant. The lot to be retained will cover an area of 616.91 sq. m. (6,640.35 sq. ft.) and contains a single detached dwelling and detached garage. It is proposed that a single detached dwelling and garage will be constructed on the lot to be severed. A Partial Discharge of Mortgage has also been applied for.

G. Hough reviewed the staff Planning Report. He stated that the application is consistent with the 2005 Provincial Policy Statement, complies with the Oxford County Official Plan and conforms to the Township's Zoning By-law. He explained that the lots will be fully serviced.

J. de Bruyn questioned the owner whether services are available to the lot. In response, S. Losee stated they were. J. de Bruyn noted that the topography of the area is lower and suggested that the new house will need to be built higher. In response, G. Hough pointed out that the grading plan will be reviewed at the Building Permit stage.

Moved by: W. Buchanan
Seconded by: H. Elliott

'Granted'

CONDITIONS:

1. The owner enter into a Severance Agreement with the Township of East Zorra-Tavistock.
2. The Secretary-Treasurer of the County of Oxford Land Division Committee receive written confirmation from the County of Oxford Public Works Department that the municipal water and sanitary sewer services on Queen Street are in place and available for immediate connection to both the lot to be severed and lot to be retained, subject to applicable fees.
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.

#B11-42-3 – Jan Den Boer & Raymond De Boer (Lots 16 & 17, Conc. 9, Township of Norwich, formerly Township of South Norwich)

Raymond Den Boer, together with his agent, David Roe, were in attendance. R. Den Boer explained his proposal to the Committee and pointed out that he wishes to sever a 184 acre parcel of land and retain a 1.7 acre lot for rural residential purposes.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 74.6 ha (184.3 ac), contains farm buildings and an accessory single detached dwelling and will be added to the agricultural lot to the immediate west. The lot to be retained will cover an area of 0.7 ha (1.73 ac), contains an existing single detached dwelling and will be used for rural residential purposes. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He stated that the application proposes a farm consolidation. The proposal is consistent with the 2005 Provincial Policy Statement and complies with the County of Oxford Official Plan. He pointed out that there was one concern raised as to the location of the septic system and whether it is indeed located on the retained lot. He indicated that he recalled reviewing a sketch which was sent by Mr. Roe; however, the location of the septic was not clear. G. Hough stated that a proper septic system and well will need to be installed if one is not already on the retained lot.

G. Brumby questioned whether there was a surplus farm residence on the lot to be severed. G. Hough answered in the affirmative and indicated that there will be two houses situated on the newly consolidated lot.

D. Roe explained that there is a well located southwest of the house on the retained lot and that there is a septic bed located on the retained lot.

R. Den Boer had no further comments.

Moved by: H. Elliott
Seconded by: M. Hacon

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately re-zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owners existing property. Any additional transactions with regard to the parcel severed will have to 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.
3. The owner confirms that the septic system and well servicing the retained parcel is wholly located within the lot to be retained to the satisfaction of the Oxford County Public Health and Emergency Services Department.
4. 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.
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.

#B11-39-3 – Johannes & Melinda Koolmees (Lots 1 & 2, Plan 22; Part Lot 22, Conc. 9, Township of Norwich, formerly South Norwich – Springford)

The applicant, Bart Rietveld, together with the owners' agent, David Roe, were in attendance. D. Roe spoke on behalf of Mr. Rietveld. He reviewed the letter received from Union Gas Limited, and the letter addressed to Mr. Rietveld from the County Public Works Department. D. Roe explained that the use has continued on the property for approximately 75 to 100 years. A commercial building exists on the lot to be enlarged. The purpose of the severance is to provide a side yard on the south side between the commercial building and the residence to the south. It will also provide additional land to install a septic system. D. Roe explained that Mr. Rietveld also wishes to purchase additional lands to the west of the severed parcel presently owned by the County of Oxford. Presently, the property is used for the rental of kayaks and canoes. He indicated that on October 5, 2011, the owner made an application to the Board of Health for a septic system and an on-site meeting with staff of the Health Unit will be held on October 11, 2011.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed will cover an area of 159 sq. m (1,710 sq. ft.), contains no buildings or structures and will be added to the lot to the immediate north. The lot to be enlarged consists of a repair garage. The lot to be retained will cover an area of 1,903 sq. m (20,484 sq. ft.), and contains an existing single detached dwelling.

G. Hough briefly reviewed the staff Planning Report. He pointed out that the staff Planning Report recommends a deferral of the application in order to resolve the concerns of the Board of Health. G. Hough referred to the letter provided for those in attendance dated October 26, 2010, addressed to Bart Rietveld from the County Public Works Department.

D. Roe pointed out that a survey is being completed and concurred with the deferral of the application.

G. Brumby referred to Plate 2 of the staff Planning Report showing the aerial of the property and noted that the edge of the building is located on the boundary of the property. He also questioned the location of the septic bed. In response, G. Hough explained that the aerial photography is not accurate and there are no problems with the setbacks. The new site plan will show the location of the septic system and well.

D. Roe indicated that the tile bed is actually situated on the lands to the south presently owned by the Koolmees. B. Rietveld proposes to acquire lands from the County to establish a new septic system.

J. de Bruyn questioned the zoning on the property. In response, G. Hough indicated that the Village designation allows both the residential and commercial zone. No issues were noted by the Township and no re-zoning will be necessary. The entire area is zoned Village.

Moved by: M. Hacon
Seconded by: H. Elliott

"Deferred"

REASON:

1. The application be deferred for up to three months to the January, 2012 meeting of the County of Oxford Land Division Committee to permit the owners an opportunity to address the concerns raised by the County Board of Health regarding the submission of a site plan for the development of the owners' lands and matters raised by the County Public Works Department regarding the future use of 407 Main Street West, Springford.

CARRIED.

On the motion of G. Brumby, the Committee meeting adjourned at 11:15 a.m.

"John de Bruyn"

CHAIRPERSON