

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, September 6, 2012

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, September 6, 2012 at 9:00 a.m. with the following individuals:

Chairperson	-	J. de Bruyn
	-	G. Brumby
	-	W. Buchanan
	-	H. Elliott
	-	J. Palmer
Corporate Manager	-	G. Hough
Secretary-Treasurer	-	L. Taschner

The meeting was called to order at 9:00 a.m.

CONFLICT OF INTEREST:

W. Buchanan declared a conflict of interest for Application B12-26-6 (William Ring & Lisa Buchanan-Ring).

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of August 2, 2012, be approved as amended."

CARRIED

BUSINESS ARISING FROM MINUTES:

None.

CORRESPONDENCE:

Correspondence was received from Troy Harrett requesting a deferral of Application B12-26-6 (William Ring & Lisa Buchanan-Ring) for up to six months.

GENERAL CORRESPONDENCE:

None.

GENERAL BUSINESS:

In response to the Committee's request to research the procedures of the Committee, L. Taschner indicated that she consulted with the County Clerk regarding motions and points of order. She indicated that the Committee Chair conducts the meeting and it is at his/her discretion as to how the meeting proceeds, with regard to the Procedure By-law, and as long as there is no question regarding the process or point of order. The Committee conducts its business much the same as Oxford County Council.

UTRCA Presentation:

Jeff Brick, Tracy Annett and Karen Winfield from the Upper Thames River Conservation Authority were in attendance for the presentation.

By way of a power point presentation, J. Brick spoke to the Committee and provided the Committee with information about the Authority. He noted that it is Authority's responsibility to provide the municipalities with access to technical advice and planning advice to assist them in fulfill their responsibilities under the Planning Act. The Authority interprets policies focusing on natural hazards, natural heritage, natural resources and servicing as it affects the policies. He briefly explained the Authority's role in relation to the Committee and stated that the Committee is the decision-maker, while the Authority is the advisor and assists the Committee to make reasonable decisions. He stated that policies, mapping and a discussion board are available on the Authority's website. He indicated that T. Annett also is one of the commenting personnel, while Karen Winfield works in the field.

APPLICATIONS FOR CONSENT:

B-12-39-6 – IfastGroupe 2004 L.P. by its General Partner Heico 2004 Member Inc. (Part Lots 145 to 147, Block 27, Reg. Plan 279, Town of Ingersoll)

Robert Jefferson was in attendance on behalf of the owner. Also in attendance was Lawrence Pye, Savaco Ontario, 330 Thomas Street, Ingersoll ON N5C 3K5. R. Jefferson presented the application to the Committee. He explained that the application is for a lot addition to the immediate east.

The purpose of the Application for Consent is for an industrial lot addition. The lot to be severed is vacant and will cover an area of 8,762 sq. m. (94,310 sq. ft.). It is proposed that the severed lot will be added to the industrial lot consisting of two manufacturing/warehousing buildings to the immediate east covering an area of approx. 6.13 ha (15.15 ac). The lot to be retained will cover an area of 4.9 ha (12.1 ac) and also contains an existing manufacturing/warehousing building.

G. Hough briefly reviewed the staff Planning Report. He stated that the application is consistent with the 2005 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Ingersoll Zoning By-law provisions.

R. Jefferson stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

J. de Bruyn questioned whether there was a requirement for a connection to address services which may cross the severed and retained lands. In response, G. Hough stated that normally that condition is only applied to severances in the City of Woodstock, at the City's request.

Moved by: H. Elliott
Seconded by: J. Palmer

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east (330 Thomas 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) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.

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

REASONS:

1. The application for consent is consistent with the 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.

B12-36-8 – 751486 Ontario Inc. (Lots 9 & 10, Plan 41M-274, City of Woodstock)

No one was in attendance to present the application.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed will cover an area of 112.56 sq. m. (1,211.6 sq. ft.) and is vacant. It is proposed that the severed lot will be added to the residential building lot to the immediate west covering an area of 1,085.40 sq. m. (11,683.53 sq. ft.). The lot to be retained is also vacant and will cover an area of 644.98 sq. m. (6,942.7 sq. ft.). It is proposed that single detached dwellings will be constructed on both the newly enlarged lot and the lot to be retained. The owner has also applied for Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He explained that the photos do not reflect the lots subject of the severance. The purchaser of the severed lot wishes to increase the size of his property. The application is consistent with the 2005 Provincial Policy Statement, complies with the Official Plan policies, and conforms to the City of Woodstock Zoning By-law provisions. He noted that a one-foot square parcel will be deeded to the City of Woodstock to undo the lot to be enlarged, as created by the original subdivision.

No comments were made by the Committee.

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Sections 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. A 0.3 m (1 ft.) x 0.3 m (1 ft.) parcel of land from the lot to be enlarged be deeded to the City of Woodstock free of any encumbrances and costs, and a copy of the registered deed be presented to the Secretary-Treasurer of the Land Division Committee prior to the stamping of the deed/issuance of the Certificate for Application B12-36-8.
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. This shall include the preparation of a revised grading plan for the severed lot and lot to be enlarged to the satisfaction of the City.
4. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

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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.

B12-31-2 – Peter & Joyce Musselman (Part Lot 30, Conc. 16, Township of East Zorra-Tavistock, formerly East Zorra)

Ana Lee Fernandez, the applicants' solicitor, was in attendance to present the application. Also in attendance was Robert Musselman, who will be benefiting from the easement. Ms. Fernandez stated that there are approximately 4 acres of woodlot on the property, and the existing right-of-way that crosses Peter and Joyce Musselman's property is obstructed by trees, bushes and wetland. They wish to preserve the natural features and are applying to create a new right-of-way. She pointed out that the application complies with Planning Act policies for natural resources. She stated that her clients and she concur with the findings and suggested conditions of the staff Planning Report.

The purpose of the Application for Consent is to create an easement for access purposes. The easement will measure 21.9 m (71.91 ft) in width by 147.24 m (483.07 ft) in depth. The easement will benefit a vacant landlocked parcel of land covering an area of 3.77 ha (9.31 ac).

G. Hough reviewed the staff Planning Report. He explained that there is no additional development potential provided to the lot resulting from the easement. The easement will provide for space outside of the drip line of the abutting woodland as per the requirements of the Conservation Authority. The lands are located within the Agricultural Reserve designation on the Land Use Plan in the County Official Plan and are appropriately zoned.

A question arose as to how the lands have existed in a landlocked state. R. Musselman briefly explained the history and stated the lands have been in existence since 1928. He purchased the lot in 1974.

Moved by: W. Buchanan
Seconded by: G. Brumby

'Granted'

CONDITIONS:

1. The owners shall submit a draft Reference Plan and Easement Agreement to the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
2. The owners remove the existing right-of-way from the subject lands, to the satisfaction of the County of Oxford.
3. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services, and otherwise, have been complied with.

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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.

B12-33-5 – Erwin & Rachel Meyer and Bremenwood Farms Inc. (Part Lot 22, Conc. 9, Township of Zorra, formerly East Nissouri)

Erwin and Rachel Meyer were in attendance to present the application. R. Meyer explained that they own three farms. She stated that their initial intent was to sever 96 acres and add it to the farm to the south and to retain 3.96 acres. The tenant living in the house on the retained lot expressed interest in acquiring the pond with the lot. He uses it for recreational purposes and as a back-up water source. It has never been used as a potable water source; however, it is capable of being used. The pond is man-made and she pointed out that they have always worked around it. They would prefer the pond be kept with the house lot for liability purposes.

The purpose of Application for Consent B12-33-5 is for an agricultural lot addition. The lot to be severed will cover an area of 38.85 ha (96 ac), contains an existing barn (to be removed/decommissioned) and is in agricultural production. The lot to be severed will be added to the agricultural parcel to the immediate south which contains an accessory single detached dwelling. The lot to be retained will cover an irregular-shaped lot measuring 1.6 ha (3.96 ac), contains three grain bins, a pond, a shed, a well shed, and an accessory single detached dwelling and will be used as a non-farm rural residential lot. The owners have applied for a Partial Discharge of Mortgage.

G. Hough reviewed the staff Planning Report. He stated that the proposal is consistent with the Provincial Policy Statement. He explained that the size of the retained lot is in excess of the Official Plan policies. A total of +18 points is accumulated. It is Planning staff's opinion that the retained lot be reduced in size so as to take as little as possible out of agriculture. He noted that it is recommended that the barn situated on the retained lot either be demolished or the owners acquire a change of use permit to remove the ability to house livestock. It is further recommended that all outbuildings remaining be demolished. He indicated that an additional condition will be necessary requiring the owners to amend the lot size of the retained lot.

R. Meyer concurred with G. Hough that the outbuildings will be removed and the hog barn will be decommissioned. She stated they would like to keep one driveshed as it would be a hardship. They would agree to take 20 feet off the back of the building.

G. Hough suggested that the retained lot could be increased to 2 acres from the 1.75 recommended, the hog barn could be kept; however, all other buildings will need to be removed, save and except the driveshed, which is recommended to be reduced in size.

E. Meyer stated that the pump house will also be removed.

G. Hough pointed out that a 10 m (33 foot) setback is required from the hog barn to the new lot line proposed.

J. de Bruyn questioned which lot the hydro poles will be located. In response, G. Hough stated that it does not matter which lot they are on.

The Committee discussed the configuration of the retained lot.

Moved by: G. Brumby
Seconded by: W. Buchanan

'Granted, as amended'

CONDITIONS:

1. The lot to be retained be reduced to a size not exceeding approximately 0.4 ha (2 ac) and to be no less than 0.71 ha (1.75 ac) as indicated on Plate 6 of Report No. 2012-216 dated August 23, 2012.
2. The lot to be retained be appropriately re-zoned and that said zoning include provisions that limit the total gross floor area for buildings and structures accessory to a residential use to be not more than 130 m² (1400 ft²).
3. The owners demolish the existing hog barn on the lot be retained or, alternatively, acquire a Change of Use Permit to remove the ability of the barn to house livestock, to the satisfaction of the Township of Zorra.
4. The owners demolish all remaining farm out-buildings, to the satisfaction of the Township of Zorra.
5. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owners existing property. Any additional transactions with regard to the severed parcel must comply with Sections 50(3) and 50(5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
6. If required, the owners enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township.
7. 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 Zorra.
8. 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.
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.

CARRIED.

B12-34-5 – Erwin & Rachel Meyer (Part Lot 21, Conc. 9, Township of Zorra, formerly East Nissouri)

Erwin & Rachel Meyer were in attendance to present the application. R. Meyer explained that the severed lot will be added to the farm parcel to the immediate west. She pointed out that there had been a fire on the southerly part of the property in 2009 but it has now been cleaned up. There is a well on the severed lot. A new well will be drilled on the lot to be retained.

The purpose of Application B12-34-5 is for an agricultural lot addition. The lot to be severed, including the severed lot by B12-33-5 will cover an area of 78.5 ha (194 ac), contains no buildings or structures and will be added to the farm parcel to the immediate west, consisting of farm buildings and an accessory single detached dwelling. The lot to be retained will cover an area of 0.73 (1.80 ac), contains an existing single detached dwelling and will be used as a non-farm rural residential lot. The owners have applied for a Partial Discharge of Mortgage.

G. Hough reviewed the staff Planning Report. He explained that the application is consistent with the Provincial Policy Statement and complies with the Official Plan policies. The lot to be retained will require a re-zoning. The area of the retained lot proposed is 1.8 acres. He pointed out that a condition has been imposed by the Township requiring the owners to clean up the retained lot. An additional condition requires the owners to provide proof of potable water to the satisfaction of the County Public Works Department. It was also suggested that Application B12-33-5 be completed prior to this severance.

A discussion ensued regarding the order in which the severances should proceed. G. Hough suggested that if a condition is imposed requiring the owners to proceed with B12-33-5 prior to this application and the owners wish to proceed with the current application first, they can request a change of conditions.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately re-zoned.
2. The certificate for Application B12-33-5 be issued and a copy of the registered transfer be submitted to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B12-34-5.
3. The owners properly decommission any abandoned private services (water well, cistern and/or septic system) located on the lands to be severed, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the Oxford County Department of Public Works.
4. The owners provide Proof of Probability of Potable Water, to the satisfaction of the Oxford County Department of Public Works.
5. The lot to be retained be cleaned up in accordance to the Land Clearing By-law 70-11 of the Township of Zorra, to the satisfaction of the Township of Zorra Chief Building Official.
6. 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 severed parcel must comply with Sections 50(3) and 50(5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
7. If required, the owners enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township.
8. 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 Zorra.
9. 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.

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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.

CARRIED.

B12-35-3 – Jisk Schuurmans (Part Lot 2, Conc. 8, Township of Norwich, formerly East Oxford)

Jisk Schuurmans was in attendance to speak to his application.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 19.43 ha (48 ac), contains a steel grainery (to be removed) and an accessory buildings (to be partially removed) and is in agricultural production. The severed lot will be added to the farm parcel to the immediate west which consists of a single detached dwelling and is in agricultural production. The lot to be retained will cover an area of 0.8 ha (2 ac) and will be used for non-farm rural residential purposes. The owner has also applied for Partial Discharge of Mortgage.

G. Hough reviewed the staff Planning Report and pointed out that the application is consistent with the 2005 Provincial Policy statement and complies with the Official Plan policies. He explained that the applicant's solicitor contacted Planning staff requesting a deferral of the application in order that the zone change application can be considered by Township Council prior to the severance.

J. Schuurmans questioned whether the lot could be reduced in size once the accessory structure is removed. He noted that according to the Property Standards By-law, the property is clean. He stated that he concurred with the recommendation to defer the application.

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

'Deferred'

REASON:

1. The application for consent be deferred for up to three months to permit the applicants to revise the application to address matters relating to the accessory structure on the lot to be retained.

CARRIED.

B12-32-5 – Donald & Sharon McDonald (Lot 5 and Part Lot 6, Plan 134, Township of Zorra, formerly West Zorra – Embro)

Donald McDonald together with Tony Blue, the prospective purchaser of the severed lot, were in attendance.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed will cover an area of 277.6 sq. m (2,988.16 sq. ft.) and contains an existing frame garage. The lot to be severed will be added to the residential lot to the immediate west which contains an existing single

detached dwelling, a garage and a shed. The lot to be retained will cover an area of 896.3 sq. m (9,648 sq. ft.) and contains an existing single detached dwelling and garage. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough reviewed the staff Planning Report. He stated that the recommendation of the staff Planning Report is to defer the application. The existing zoning on the lot to be enlarged does not reflect the business currently being undertaken. The previous use on the property was for the sale of water. Currently, Mr. Blue sells motorcycle parts.

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

"Deferred"

REASON:

1. The application for consent be deferred for up to three months in order that the concurrent zone change application ZN 5-12-06 is considered by the Township of Zorra.

CARRIED.

B12-27-3 – Tjeerd & Tieteje Van Der Kooi (Part Lots 20 & 21, Conc. 8, Township of Norwich, formerly South Norwich)

Ted Van Der Kooi was in attendance to present his application. He briefly explained his proposal to the Committee and stated that he wishes to sever his residence from the farm.

The purpose of the Application for Consent is to sever an existing dwelling on the property that is within the Village of Springford. The lot to be severed will cover an area of 0.55 ha (1.36 ac.) and contains an existing single detached dwelling. The lot to be retained will cover an area of 54.08 ha (133.6 ac.) and contains a pack barn, pump house and garage. The owners have also requested an easement over the lot to be severed in favour of the lot to be retained, such that the existing well will serve the dwelling and the pack barn.

G. Hough reviewed the staff Planning Report. He noted that the owner wishes to sever his house off as a rural residential lot. The owner is required to connect to the Springford water system and the existing well must be removed and decommissioned. At present the well provides water to the barn on the retained lot. It is Planning's staff recommendation that a new well be installed to service the barn. G. Hough stated that an additional condition required by the County Public Works Department is that the owner obtains an entrance permit for any entrances or alteration of the existing entrances.

T. Van Der Kooi stated that he was not in agreement with having to remove the well. The existing well is in very good condition and he draws very good water. As for the entrance permit, he is willing to construct a new entrance at the barn.

W. Buchanan questioned why a dairy farmer is required to hook into municipal services. In response, G. Hough stated that only the house lot is required to connect, not the farm property.

J. de Bruyn asked whether the lot was within the Village designation of Springford. In response, G. Hough stated that it was. J. de Bruyn further questioned whether there would be any Minimum Distance Separation (MDS) issues? G. Hough explained that the lot is within the Village designation and, therefore, not subject to MDS requirements, as per the Policies of the Official Plan.

T. Van Der Kooi re-iterated that his well is fairly new and he has very good water. He stated that he was not satisfied with the recommendation.

G. Hough suggested that the best solution would be for Mr. Van Der Kooi to request a deferral of his application in order to allow him to meet with Public Works staff.

T. Van Der Kooi requested a three month deferral.

Moved by: J. Palmer
Seconded by: H. Elliott

"Deferred"

REASON:

1. The application has been deferred at the owners' request for up to three months in order to permit them the opportunity to meet with staff of the Oxford County Public Works Department regarding the existing well on the lot to be severed.

CARRIED.

W. Buchanan left the proceedings for the hearing of B12-26-6.

B12-26-6 – William Ring & Lisa Buchanan-Ring (Part Lot 15, Block 32, Reg. Plan 279, Town of Ingersoll)

No one was in attendance to present the application. A letter was received from the owners' agent requesting a deferral of the application for up to six months.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of 696.5 sq. m (7,497.3 sq. ft.). A single detached dwelling is proposed to be constructed on the lot to be severed. The lot to be retained will cover an area of 1,754.9 sq. m (18,900 sq. ft.) and contains an existing single detached dwelling. The owners have also applied for a Partial Discharge of Mortgage.

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

"Deferred"

REASON:

1. The application be deferred at the request of the owners' agent for up to six months in order to permit him to further review the staff Planning Report.

CARRIED.

W. Buchanan returned to the proceedings after the hearing of B12-26-6 to take part in the presentation of the by the Upper Thames River Conservation Authority.

On the motion of J. Palmer, the Committee meeting adjourned at 12:30 p.m.

"Gordon Brumby"

CHAIRPERSON