

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, June 5, 2014

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, June 5, 2014 at 9:00 a.m. with the following individuals:

Chair	-	G. Brumby
	-	W. Buchanan
	-	H. Elliott
	-	J. DeBruyn
	-	M. Hacon
	-	J. Palmer
Director	-	G. Hough
Secretary-Treasurer	-	L. Taschner

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of May 1, 2014, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

G. Hough discussed the terms of office with the Committee and pointed out that, at the time of the municipal elections if a Committee member has served less than the number of years allowed by County By-law, that member can remain on the Committee for an additional four years. If, however, a Committee member reaches his eight year term by the election date, he will not be able to serve on the Committee.

M. Hacon spoke about the recent OACA Conference he attended in The Town of The Blue Mountains and indicated that a good time was enjoyed by all. He stated that he enjoyed the workshops and the educational portion of the conference. He stated that L. Taschner received Honourary Membership to OACA for her hard work and dedication to the Association over the past 27 years.

H. Elliott also indicated that he enjoyed his time at the Conference and attended worthwhile workshops.

The Committee congratulated L. Taschner on her recent appointment.

L. Taschner thanked the Committee for their kind words. She also spoke about the Conference and stated that the workshops were well organized and well attended. She indicated that the conference is a good tool whereby both staff and Committee members are able to interact and learn from each other.

CORRESPONDENCE:

Correspondence dated May 15, 2014 was received from Oxford County Public Works Department regarding Application B14-26-2; A14-03-2 (Christine Kreuger).

Correspondence dated May 16, 2014 was received from Upper Thames River Conservation Authority regarding Application B14-26-2; A14-03-2 (Christine Kreuger).

Correspondence dated May 23, 2014 was received from Kevin Bushell regarding application B14-01-6 (Theresa Bushell).

Correspondence dated June 4, 2014 was received from Robert Leduc, Elite Dance Centre regarding Application B14-23-8 (Henry A. Berlette).

Correspondence dated June 5, 2014 was received from the Council of the Township of East Zorra-Tavistock regarding Application B14-25-2 (Steve Ramseyer & Margaret Ramseyer).

Correspondence dated June 5, 2014 was received from Michelle Zylstra regarding Applications B14-09-11 to B14-11-6 (Greg Hogg Excavating & Construction Ltd. & Gregory Hogg).

APPLICATIONS FOR CONSENT:

B14-22-8 – Trevor Adams (Lot 10, Block P, Plan 236, City of Woodstock)

Trevor Adams was present to speak to his application. He indicated he wishes the severance of his lot in order to sell it as a building lot.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of 290 sq. m (3,121.6 sq. ft). The lot to be retained will cover an area of 325 sq. m (3,498.4 sq. ft.) and contains an existing single-detached dwelling and detached garage. The detached garage is to be removed. 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. The application is consistent with the 2014 Provincial Policy Statement, complies with the Low Density Residential policies of the County's Official Plan, and conforms to the City of Woodstock Zoning By-law provisions. He pointed out that City officials have indicated that a grading plan is required prior to the completion of the severance.

T. Adams stated that he was concerned about having to complete the grading plan prior to the severance being completed. He noted that he had been in conversations with the City officials. In response, G. Hough stated that the Woodstock Engineering Department has requested the condition. He said that the owner could request a deferral of the application to speak with Woodstock Engineering about the requested condition.

T. Adams stated that he wanted to move forward with the severance.

J. Palmer questioned the location of the driveway and stated that it looked as if the driveway is currently on both the severed and retained lots. In response, T. Adams stated that the driveway will be moved prior to the completion of the severance and stated that the driveway location on the lot to be severed will be determined by the purchasers. It can be located on either side of the existing hydro pole.

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

'Granted'

CONDITIONS:

1. The owner shall enter into a Severance Agreement with the City of Woodstock as set forth in the City of Woodstock By-law No. 5266-76, and amendments thereto. The Agreement will be registered on title by the owner.
2. 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.
3. The owner shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and visa versa. Where such services exist, the owner shall re-locate the services or obtain private easements over the severed and/or retained lots, to the satisfaction of the City of Woodstock.
4. The owner shall remove the existing accessory building with the appropriate demolition permit to the satisfaction of the City of Woodstock Building Department.
5. The owner shall submit a proposed grading plan prepared by a professional engineer or Ontario Land Surveyor to the satisfaction of the City of Woodstock.
6. The owner shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
7. 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.
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 2014 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.

B14-18-8 – Russel J. & Charlene King (Part Block B, Plan 179, City of Woodstock (East Zorra))

Robert Bartholomew was in attendance to present the application.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of 612.91 sq. m (6,600 sq. ft) and is currently vacant. The lot to be retained will cover an area of 612.91 sq. m (6,600 sq. ft.) and contains an existing single-detached dwelling and detached garage. 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 stated that the application is consistent with the 2014 Provincial Policy Statement, complies with the policies for the Low Density Residential designation in the County Official Plan, and conforms to the Woodstock Zoning By-law. He pointed out that CP Rail has requested a warning clause to be included in the Severance Agreement.

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

J. DeBruyn questioned the criteria used by CP Rail requesting warning clauses. In response, G. Hough suggested that the condition requested is appropriate. Further, G. Hough stated that CP Rail was circulated the application for comments.

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

'Granted'

CONDITIONS:

1. The owners shall enter into a Severance Agreement with the City of Woodstock as set forth in the City of Woodstock By-law No. 5266-76, and amendments thereto. The Agreement will be registered on title by the owner. The agreement shall include appropriate clauses to address the following concerns expressed by CP Railway, being:
 - (i) registration of a warning clause on title to address future complaints related to the railway operation, in the format as provided by CP Railway.
2. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
3. The owners shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and visa versa. Where such services exist, the owner shall re-locate the services or obtain private easements over the severed and/or retained lots, to the satisfaction of the City of Woodstock.
4. The owners shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
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 2014 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.

B14-23-8 – Henry Alexander Berlette (Lots 5 & 6, Part Lot 7, s/s of Dundas Street, and Part of Lane [Closed], Plan 19, City of Woodstock)

Ennio Micacchi, Executor for the Estate of Henry Alexander Berlette, was in attendance to present the application. Also in attendance were Robert & Tonya Leduc, Elite Dance Centre, 642 Dundas Street, Woodstock ON N4S 1E3. E. Micacchi stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report. In response to the letter received

from Robert Leduc, he indicated that the existing Lease does not give exclusive use of the land to the dance school, only of the building.

The purpose of the Application for Consent is to separate an existing commercial lot. The lot to be severed will cover an area of 351.2 sq. m (3,780 sq. ft.), and contains an existing commercial building with two commercial units. The lot to be retained will cover an area of 1,254.15 sq. m (13,500 sq. ft.) and also contains an existing commercial building with one commercial unit. It is proposed that the lots will continue to be used for commercial purposes. The owner is also requesting an easement over the lot to be retained in favour of the lot to be severed for parking purposes.

G. Hough briefly reviewed the staff Planning Report. He noted that the Committee should not concern itself over the lease arrangement as the entire property currently makes use of the entire parking lot. Woodstock staff have confirmed that the parking will meet the By-law requirements. An easement over the retained lot in favour of the severed lot for parking purposes has been requested.

J. DeBruyn asked about the existing lane. In response, E. Micacchi indicated that the lane is owned by the Cedarwood Plaza. G. Hough indicated that the lane is the only access to the parking on the proposed severed parcel. The easement will enable legal parking for the severed lot on the retained lands. G. Hough indicated that the property is currently zoned C5 and is recognized as an area subject to reduced parking standards; however, parking is required. It was noted that the physical parking will not change.

Tonya Leduc stated that according to her Lease Agreement with the owner, she requires 20 parking spaces for her business. She stated that she chose to locate her business in this area due to its location. G. Hough pointed out that the physical parking layout will not change, and the physical buildings will not change. The easement is to permit the legal parking situation to continue.

In response to G. Brumby's enquiry, G. Hough indicated that there is enough parking, and again confirmed for the Committee that the easement will be between the owners of the severed and retained lots, and not with the City of Woodstock.

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

'Granted'

CONDITIONS:

1. The owner shall establish an easement for parking purposes on the lot to be retained in favour of the lot to be severed, as illustrated on Plate 3 of Report No. CASPO 2013-133, and shall create a binding parking agreement, to the satisfaction of the City of Woodstock
2. 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.
3. The owner confirm that no underground or overhead services serving the retained lands traverse the severed parcel and visa versa. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The owner shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
5. The owner shall provide confirmation of building code compliance for the attached buildings through an inspection by the City of Woodstock Building Department. The applicant will obtain a building permit for any remedial work required as a result of the required inspection. All work is to be completed to the satisfaction of the City of Woodstock Engineering Department.

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6. The owner agree to submit a parking layout to confirm parking spaces and an easement agreement outlining the parking requirements for the severed lot, to the satisfaction of the City of Woodstock.
 7. 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.
 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 2014 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.

B14-26-2; A14-03-2 – Christine Kreuger (Lots 45 & 46, Plan 111, Township of East Zorra-Tavistock, formerly East Zorra [Innerkip])

Bill Burkart was in attendance to present the application. He briefly explained the application to the Committee.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of 1,012.5 sq. m (10,899 sq. ft.) and is currently vacant. The lot to be retained will also cover an area of 1,012.5 sq. m (10,899 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 owner has also applied for a Partial Discharge of Mortgage.

A minor variance is requested from Section 12.1 of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18, to reduce the exterior side yard setback from 9.0 m (29.5 ft) to 2.4 m (7.87 ft), and to reduce the front yard setback from 9.0 m (29.5 ft) to 0.5 m (1.64 ft) for the lot to be retained.

G. Hough briefly reviewed the staff Planning Report. He stated that the application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. He pointed out that two minor variances have been requested along with the severance from the exterior side yard and front yard provisions for the lot to be retained.

B. Burkart stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report. He questioned the condition requiring cash in lieu of parking and the process. In response, G. Hough stated that these charges are required for each lot that is created in the Township and this is enabled by provisions contained in the Planning Act. G. Hough suggested that B. Burkart contact the Township Office to determine the amount due.

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

'Granted'

B14-26-2

CONDITIONS:

1. The owner enter into a Severance Agreement with the Township of East Zorra-Tavistock.
2. The owner submit a cash-in-lieu of parkland fee in effect at the time the consent is finalized, to the satisfaction of the Township of East Zorra-Tavistock.
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 East Zorra-Tavistock.
4. The owner properly decommission any abandoned private services (water well, cistern and/or septic system) located on the lot to be retained, 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.
5. 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, including payment for the cost of the two service connections on the proposed severed lot. 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.
6. 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.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

A14-03-2

CONDITION:

1. A minimum front yard setback of 7.0 m (23 ft) for any development on the lot to be severed must be maintained.

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18.

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2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
 3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
 4. The variance requested is in keeping with the general intent and purpose of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18.

CARRIED.

B14-25-2 – Steve & Margaret Ramseyer (Part Lot 14, e/s of Woodstock Street, n/s of Hope Street, Plan 307, Township of East Zorra-Tavistock, formerly East Zorra [Tavistock])

Steve Ramseyer and John Chesney were in attendance. J. Chesney presented the application. He indicated that he is the prospective purchaser of the lot to be severed, and he will be adding the lot to his existing property.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of 493.9 sq. m (5,316.4 sq. ft.) and is vacant. It is proposed that the lot to be severed will be added to the commercial lot to the immediate south to provide additional parking area and for snow storage. The lot to be enlarged covers an area of 1,392.4 sq. m (14,988 sq. ft.) and consists of a veterinary clinic and associated parking lot. The lot to be retained will cover an area of 627.13 sq. m (6,750 sq. ft.) and contains an existing two-unit residential building. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. A zone change application has been submitted by the owners to re-zone the retained lot to permit a 3-unit apartment building.

J. Chesney stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

J. DeBruyn questioned whether there were any elevation or parking issues? In response, J. Chesney indicated that the surrounding properties are higher. G. Hough stated that drainage will be dealt with by the Township.

G. Brumby questioned the location of the sign on the property, and indicated that he found that the sign was posted on the building to the north. It was confirmed that the sign was correctly posted.

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. 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 East Zorra-Tavistock.
3. The owner provide shall provide a recent survey confirming lot sizes and building setbacks of the severed and retained lands, to the satisfaction of the Township of East Zorra-Tavistock.

4. 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.
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 2014 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.

B14-28-5 – J. H. Minler Farms (Part Lot 3, Conc. 1, Township of Zorra, formerly West Zorra)

John & Catherine Brown were in attendance to present their application. J. Brown explained that the hydro service serving his lot is actually located on the adjacent property. He indicated that the severance is to sever approximately 50 ft x 400 ft which includes the hydro pole, and add it to his existing property.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will comprise approximately 0.19 ha (0.46 ac) and contains two existing sheds and a hydro pole. It is proposed that the lot to be severed will be added to the residential lot to the immediate north. The lot to be enlarged covers an area of approximately 0.65 ha (1.61 ac) and is currently vacant (house was demolished in 2012/2013). The lot to be retained will comprise approximately 60 ha (148 ac), contains an existing single detached dwelling, and is in agricultural production. The hydro service for the lot to be enlarged is located 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 explained that there an accessory building on the lot to be severed and no existing house on the lot to be enlarged. The Zoning By-law amendment will need to address the fact that the Zoning By-law does not allow an accessory use without an existing dwelling.

In response to M. Hacon's question, J. Brown stated that he would be prepared to remove the two existing sheds to avoid delay in having the severance approved.

J. DeBruyn pointed out that the Committee could approve the severance at this meeting if the applicants were in agreement to remove the buildings. In response. J. Brown stated that he concurred with the removal of the buildings.

The Committee discussed the required conditions, and the Secretary-Treasurer read them aloud. The applicants were in agreement with the suggested conditions.

Moved by: J. DeBruyn
Seconded by: J. Palmer

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately re-zoned.
2. 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 severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. All accessory buildings on the lot to be severed be removed, to the satisfaction of the Township of Zorra.
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 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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

B14-01-6 – Theresa Bushell (Part Lot 20, Conc. 1, Town of Ingersoll, formerly West Oxford)

Kevin Bushell was in attendance on behalf of his mother to present the application. Correspondence received from K. Bushell was reviewed by the Committee. He explained the application and indicated that it is to create a residential building lot.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of 1,040.5 sq. m (11,200 sq. ft.). The lot to be retained will cover an area of 743.2 sq. m (8,000 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.

G. Hough briefly reviewed the staff Planning Report. He stated that the lands are designated for Low Density Residential development in the County Official Plan and complies with the Policies. The application is consistent with the 2014 Provincial Policy Statement. A zone change application is required. The subject property is surrounded by residential development. The property is located immediately north of the CP Rail line. This rail line is not a main line. CP Rail's concerns were addressed. One of their requirements is a chain link fence. He noted, that K. Bushell proposes to construct a wooden fence, as K. Bushell suggests that it would be safer than a chain link.

The Committee discussed K. Bushell's comments in his letter. K. Bushell pointed out that the rail line is not a main line; in fact, it is a spur line with two locomotives moving back and forth on the tracks. K. Bushell pointed out that neither of the two properties on either side of his mother's property have fences and he does not want a 6 foot chain link fence to be installed. Even the golf course has no fence along its property line.

J. Palmer questioned whether a house will fit on the lot as it appears to be very steep. K. Bushell explained that the house that he is proposing will have a walk-out to the lot.

J. DeBruyn also questioned the house size considering the 15 m restriction. K. Bushell pointed out that there will be a 60 foot building area allow for the house.

H. Elliott questioned the fencing proposed. J. DeBruyn questioned whether the Plan of Subdivision has stipulations as to the type of fencing permitted. In response, G. Hough stated that he was not aware of any particular type of fencing required.

G. Brumby questioned whether the fencing could be dealt with at the Building Permit stage. In response, G. Hough indicated that it could not, thereby allowing the Committee to make changes to conditions requiring fencing. He further indicated that the Development Planner has had discussions with staff from CP Rail, and that CP Rail would not be in a position to appeal the application based on the fencing.

M. Hacon suggested an amendment to Condition No. 2(i) and (ii) to CP Rail's condition. The amendment would read as follows:

- "i) construction of a suitable barrier fence along the west lot line adjacent to the railway, to the satisfaction of the Town of Ingersoll;*
- ii) new home shall include a design that features a brick façade or any material which achieves similar noise attenuation along the west side with any windows on this side of the home designed with an STC rating of 32, and shall accommodate facilities for air conditioning in order to mitigate and reduce noise in conjunction with provincial guidelines and regulations;"*

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately re-zoned. Said zoning shall incorporate a minimum 15m (49.2 ft) dwelling setback to the C.P. Railway right-of-way.
2. The owner enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town. The agreement shall include appropriate clauses to address the following concerns expressed by CP Railway, being:
 - i) construction of a suitable barrier fence along the west lot line adjacent to the railway, to the satisfaction of the Town of Ingersoll;
 - ii) new home shall include a design that features a brick façade or any material which achieves similar noise attenuation along the west side with any windows on this side of the home designed with an STC rating of 32, and shall accommodate facilities for air conditioning in order to mitigate and reduce noise in conjunction with provincial guidelines and regulations; and,
 - iii) registration of the following warning clause in all Offers to Purchase, Agreements of Purchase and Sale or Lease and in the title deed:

"WARNING: Canadian Pacific Railway or its assigns or successors in interest has or have a railway right-of-way and yard located within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over or under the aforesaid right-of-way."

3. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
4. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

B14-09-6 to B14-11-6 – Greg Hogg Excavating & Construction Ltd. and Gregory H. Hogg
(Lots 13 & 14, Part Lot 15, Plan 301, Town of Ingersoll)

Greg Hogg was in attendance to present the application to the Committee. Late correspondence received from Michelle Zylstra was reviewed.

The purpose of the Applications for Consent is to create two residential building lots, and for one residential lot addition. The subject property is currently vacant. The lot to be severed by B14-09-6 is vacant and will cover an area of 218.0 sq. m (2,346.9 sq. ft.). It is proposed that the lot to be severed will be added to the vacant lot to the immediate south covering an area of 1,005.4 sq. m (10,822.82 sq. ft), and will be developed for residential purposes. The lots to be severed by B14-10-6 and B14-11-6 will cover an area of 428.4 sq. m (4,611.4 sq. ft.) and 428.8 sq. m (4,615.7 sq. ft.), respectively. The lot to be retained will cover an area of 427.4 sq. m (4,600.6 sq. ft.). Single-detached dwellings are proposed to be constructed on the lots to be severed by B14-10-6 and B14-11-6 and the lot to be retained. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated the applications are consistent with the 2014 Provincial Policy Statement and comply with the Official Plan policies. A Zone Change application has also been submitted with the severance.

G. Hogg stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

J. DeBruyn pointed out that there is a change in the elevation on the property. In response, G. Hough stated that drainage and grading will be dealt with at the Building Permit stage.

M. Hacon questioned the location of the laneways. It was pointed out that the laneways do not exist any longer and will be reconfigured when the lots are created.

W. Buchanan asked whether there was a cemetery associated with the Church. In response, G. Hogg stated that he was not aware of any cemetery on the property.

In response to J. DeBruyn's question regarding zoning, G. Hough indicated the Zone Change application proposes to re-zone the properties R2 from the existing R1 for single detached dwellings.

B14-09-6

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately re-zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Sections 50(3) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The owners enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
4. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
5. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

B14-10-6

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately re-zoned.

2. The certificate for Application B14-09-6 be issued, the transfer be 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 B14-10-6.
3. The owners enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
4. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
5. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

B14-11-6

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately re-zoned.
2. The certificate for Application B14-10-6 be issued, the transfer be 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 B14-11-6.
3. The owners enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
4. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
5. 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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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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

B14-12-6 & B14-13-6 – Greg Hogg Excavating & Construction Ltd. (Lots 13 & 14, Part Lot 15, Plan 301, Town of Ingersoll)

G. Hogg was in attendance to present his application. He stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Applications for Consent is to create two residential building lots. The lot to be severed by B14-12-6 will cover an area of 397.4 sq. m (4,278.5 sq. ft.) and the lot to be severed by B14-13-6 will cover an area of 372.7 sq. m (4,011.8 sq. ft.). The lot to be retained will cover an area of 453.1 sq. m (4,878.1 sq. ft.). The property is currently vacant and single-detached dwellings are proposed to be constructed on each new lot. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report.

The configuration of the lots to be severed and retained were confirmed by the owner.

B14-12-6

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately re-zoned.
2. The certificate for Application B14-09-6 (Greg Hogg Excavating & Construction Ltd. and Gregory H. Hogg) be issued, the transfer be 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 B14-12-6.
3. The owner enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
4. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.

5. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

B14-13-6

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately re-zoned.
2. The certificate for Application B14-12-6 be issued, the transfer be 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 B14-13-6.
3. The owner enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
4. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
5. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

B14-14-6 to B14-17-6 – Greg Hogg Excavating & Construction Ltd. & Alan Hogg (Lots 127 to 130, Part Lot 131, part of Lane (Closed), Plan 301, Town of Ingersoll)

G. Hogg was in attendance to present the applications. He concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Applications for Consent is to create four new residential building lots. The lot to be severed by B14-14-6 will cover an area of 436 sq. m (4,695 sq. ft.), and the lots to be severed by B14-15-6, B14-16-6 and B14-17-6 will each cover an area of 417 sq. m (4,494 sq. ft.). The lot to be retained will cover an area of 385 sq. m (4,153 sq. ft.). The property is currently vacant, and single-detached dwellings are proposed to be constructed on each lot. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He explained that the applications propose to create four new residential building lots along Florence Street. The lots will be re-zoned to R2 for single detached dwellings.

B14-14-6

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately re-zoned.
2. The owners enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
3. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
4. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

B14-15-6

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately re-zoned.
2. The certificate for Application B14-14-6 be issued, the transfer be 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 B14-15-6.
3. The owners enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
4. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
5. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

B14-16-6

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately re-zoned.
2. The certificates for Applications B14-14-6 and B14-15-6 be issued, the transfers be registered on title, and copies of the receipted transfers be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B14-16-6.
3. The owners enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.

4. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
5. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

B14-17-6

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately re-zoned.
2. The certificates for Applications B14-14-6, B14-15-6 and B14-16-6 be issued, the transfers be registered on title, and copies of the receipted transfers be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B14-17-6.
3. The owners enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
4. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, must be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
5. 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

H. Elliott left the proceedings as he is seized from hearing the application.

B14-20-4 – John & Darlene Pippel and Adam & Rachel Martin (Part Lot 8, Conc. 1, Township of South-West Oxford, formerly Dereham)

John Pippel, together with his solicitor, Murray Borndahl, were in attendance. M. Borndahl presented the application to the Committee. He explained that the application was considered at the May meeting at which time it was deferred in order to permit the Township of South-West Oxford Council to hear the associated zone change. Council, at its May 20th meeting, approved the zone change, in principle, permitting the change of use permit for the accessory building on the lot to be retained, thereby permitting the owners to keep the accessory building.

G. Brumby explained to those in attendance that H. Elliott was seized from hearing the application as he was absent for the May meeting.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 19.16 ha (47.34 ac), contains no buildings or structures, is in agricultural production. It is proposed that the severed lot will be added to the farm parcel to the immediate west. The lot to be enlarged covers an area of 60 ha (148.27 ac), is in agricultural production, livestock facility (hogs), several agricultural accessory structures (silos and grain bins), and an accessory single detached dwelling. The lot to be retained will cover an area of 0.87 ha (2.16 ac), contains an existing single detached dwelling and a storage shed/workshop and will be used for non-farm rural residential purposes. The owners have also applied for Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application was consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. The Zone Change has been considered by Township Council. He explained that the County has no specific policy basis in place by which to consider larger residential accessory buildings and, therefore, this must be dealt with at the Township level.

M. Hacon indicated that the building is approximately three times larger than what the Committee would recommend and what is permitted by the Township Zoning By-law.

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

'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 owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.

3. Drainage assessment re-apportionments be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of South West Oxford.
4. The Clerk of the Township of South West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, 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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

H. Elliott returned to the proceedings.

VO 14-01-3 – John & Wilma Ryksen (Part Block 13, Plan 41M-123, designated as PARTS 6 & 9, Plan 41R-7713 and Block 53, Plan 41M-215, Township of Norwich, formerly North Norwich)

Richard Coad was in attendance to present the application. He briefly explained the application and indicated that the turning circle was inadvertently conveyed. The current owners wish to validate title.

The applicants are proposing to obtain a 'validation of title' for the subject lands under Section 57 of the Planning Act, which allows the County Land Division Committee to validate the title of a property that has been conveyed without completing the 'normal' consent process. The subject property is described as: Part of Block 13, Plan 41M-123, designated as PART 6, Reference Plan 41R-7713 and Part of Lossing Drive, Plan 41M-123, designated as PART 9, Reference Plan 41R-7713, Closed by By-law CO2626, and Block 53, Plan 41M-215, Township of Norwich, formerly Township of North Norwich, County of Oxford

G. Hough briefly reviewed the staff Planning Report. As a point of clarification, only the turning circle was inadvertently conveyed and the remainder of the property is correct. He confirmed that the application meets the criteria for a validation.

M. Hacon questioned Block 54 and whether it requires a validation. In response, R. Coad stated that the owners of Block 54 may not be aware of any problem. R. Coad further indicated that PARTS 6 & 9 (representing the arcs) were properly conveyed and are in compliance.

In response to J. DeBruyn's enquiry, R. Coad pointed out that Blocks 53 & 54 would not merge as they are whole lots on a plan of subdivision.

Moved by: J. DeBruyn
Seconded by: J. Palmer

'Granted'

CONDITION:

1. 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.

REASONS:

1. The application for validation of title is consistent with the 2014 Provincial Policy Statement (2014 Provincial Policy Statement).
2. The application for validation of title complies with the policies of the Oxford County Official Plan.
3. The subject property is appropriately zoned.

CARRIED.

On the motion of M. Hacon, the Committee meeting adjourned at 11:55 a.m.

"Gordon Brumby"

CHAIRPERSON