

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, January 22, 2015

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, January 22, 2015 at 9:00 a.m. with the following individuals:

- G. Brumby
 - H. Elliott
 - B. George
 - M. Hacon
 - R. Jull
 - T. Rock
 - A. Tenhove
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- Director - G. Hough
 - Secretary-Treasurer - L. Taschner

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

ELECTION OF CHAIR:

The Secretary-Treasurer opened the floor for nominations for the position of Chair and Vice Chair of the Committee for the year 2015.

Moved by: M. Hacon
Seconded by: B. George

"That Gordon Brumby be nominated for the position of Chair of the County of Oxford Land Division Committee for the year 2015."

CARRIED.

Gordon Brumby accepted the nomination.

Moved by: T. Rock
Seconded by: A. Tenhove

"That the nominations for the position of Chair of the County of Oxford Land Division Committee for the year 2015 be closed."

CARRIED.

Gordon Brumby was declared Chair of the County of Oxford Land Division Committee for the year 2015.

Gordon Brumby thanked the Committee members for their vote of confidence.

ELECTION OF VICE-CHAIR:

Nominations for the position of Vice-Chair were invited.

Moved by: T. Rock
Seconded by: G. Brumby

"That Brian George be nominated for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2015."

CARRIED.

Brian George accepted the nomination.

Moved by: G. Brumby
Seconded by: R. Jull

“That the nominations for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2015 be closed.”

CARRIED.

Brian George was declared Vice-Chair of the County of Oxford Land Division Committee for the year 2015.

Brian George thanked the Committee for their vote of confidence.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of December 4, 2014, be approved as printed and circulated.”

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

L. Taschner indicated that the Ontario Association of Committees of Adjustment and Consent Authorities (OACA) provides training for Committee Members through a training session. She pointed out that she is one of the trainees. She stated that she will coordinate, along with the area municipal Committee of Adjustments and staff, a training session at the end of March or in April. The Committee agreed that the training will be worthwhile to have.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B14-63-8 – Simpson’s Sales Agencies Limited (Part Lot 2, Reg. Plan 495, City of Woodstock)

Scott Louch of Goodwill Industries, 255 Horton Street, London ON N5Y 2L1 was in attendance to present the application. He indicated that he was not representing the owner or the agent. He stated that the reason for the easement is to provide access and sanitary sewer service to the future Goodwill Store property. The former Holy Trinity Parish received sanitary service via the service that was used by the former St. Rita Catholic School. Since both properties are under new ownership and the uses will be changed, all parties involved were of the opinion that a separate service accessed through an easement would be appropriate to serve the former Church site for access to and maintenance of the service.

The purpose of the Application for Consent is to create an access easement. The lot subject to the easement will cover an area of approximately 463.37 sq. m (4,991.5 sq. ft.). It is proposed that the easement will provide access for vehicles and sanitary servicing to the owner of 900-904 Dundas Street, in the City of Woodstock.

G. Hough briefly explained the application. He stated that the property is designated 'Service Commercial' in the County Official Plan. The application is consistent with the 2014 Provincial Policy Statement and conforms to the Woodstock Zoning By-law.

T. Rock questioned whether the easements will have any adverse impact on the properties. In response, G. Hough stated that no adverse impact will be created.

G. Brumby confirmed with S. Louch that the Church building has been sold to Goodwill.

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

"Granted"

CONDITIONS:

1. A draft copy of the Sanitary Service Easement Agreement be provided to the City of Woodstock and the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate.
2. A draft copy of the Shared Access Easement Agreement for the shared access be provided to the City of Woodstock and the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate. All maintenance responsibilities shall be clearly indicated in the Agreement.
3. 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.
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 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.

B14-64-4 – Monheim Farm Limited (Part Lot 1, Concession 1, Township of South-West Oxford, formerly West Oxford)

Ian Heikoop was in attendance to present the application on behalf of Oxford Sand and Gravel. He explained that Oxford Sand and Gravel is currently going through the licensing process for gravel extraction. He pointed out that small parcel of land in the middle of the Monheim farm property was sold for a communication tower in 1959 and receives its access via an easement through the farm property from Karn Road. Gravel extraction is currently taking place to the

south and is proposed to expand north in the future. The location and configuration of the communication tower property is such that it will interfere with the future extraction activities. It is in the best interest of all parties to exchange lands with the owner of the communication tower and move the access easement. He indicated that John Rowell of Oxford Communications Inc. recently sold title of his communication tower to Turriss Sites Developments Corp.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area approximately 0.9 ha (2.26 ac), consists of vacant agricultural land and will be added to the lands to the immediate east. The lot to be enlarged covers an area of 0.98 ha (2.41 ac) and contains agricultural land and a communication tower owned by Turriss Sites Development Corp. The lot to be retained includes approximately 79 ha (195.3 ac) of agricultural land in crop production, an aggregate extraction operation and contains farm buildings and an accessory single detached dwelling. The application also includes a request for the creation of an access easement along the westerly boundary of the lot to be retained in favour of the lots to be severed and enlarged.

G. Hough reviewed the staff Planning Report. He stated that the property is designated agricultural in the Official Plan and in the Township Zoning By-law. The lot occupied by the communication tower has existed since the 1950's, and has legal non-complying status. A zone change will be necessary to recognize the new lot boundary of this property. No new development is proposed. The application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies.

In response to T. Rock's question, G. Hough stated that the communication tower property will lose its legal non-complying status as a result of the minor boundary adjustment. In response, to T. Rock, G. Hough further stated that what when considering whether an adjustment is minor or major, the Committee must also take into consideration the features, and the impacts on surrounding land uses, and not only be based on the size of land.

In response to G. Brumby's inquiry, I. Heikoop pointed out that the existing communication tower will remain in its existing location and only the lot lines will shift.

Moved by: M. Hacon
Seconded by: T. Rock

"Granted"

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east 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. An easement for the purpose of vehicular access be established over the lot to be retained as depicted on Plate 4 in favour of the lots to be severed and enlarged, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
4. The Transfer and Application Consolidation Parcels for Application B14-65-4 be presented to the Secretary-Treasurer of the Land Division Committee for review simultaneously with the Transfer and Application Consolidation Parcels for Application B14-64-4.
5. 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 South-West Oxford.
6. 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.

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

CARRIED.

B14-65-4 – Turriss Sites Development Corp. (Part Lot 1, Concession 1, Township of South-West Oxford, formerly West Oxford)

Ian Heikoop of Oxford Sand and Gravel was in attendance to present the application. He briefly explained the application to the Committee.

The purpose of the Application for Consent is for a lot addition to complete the 'land swap' with Application B14-64-4. The lot to be severed will cover an area approximately 0.6 ha (1.5 ac), consists of vacant agricultural land and will be added to the surrounding agricultural lands. The lot to be enlarged covers an area of 79 ha (195.3 ac) of agricultural land in crop production and an aggregate extraction operation and contains farm buildings and an accessory single detached dwelling. The lot to be retained will cover an area of approximately 1.28 ha (3.16 ac) and will contain agricultural land in crop production and a communication tower owned by Turriss Sites Development Corp.

G. Hough briefly reviewed the staff Planning Report. He stated that the application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and confirms to Township Zoning By-law.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east 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. The certificate for Application B14-64-4 be issued and a copy of the receipted Transfer and Application Consolidation Parcels be submitted to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B14-65-4.
4. 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 South-West Oxford.

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

REASONS:

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

CARRIED.

B14-66-5- Glen & Caryn Hammond (Part Lot 5, Concession 4, Township of Zorra, formerly North Oxford)

Caryn Hammond, the owner, together with John Reynolds, representing the purchasers of the severed lot, were in attendance. J. Reynolds presented the application to the Committee. He explained that a triangular parcel of land is to be added to the Dykxhoorn property to the immediate west of the severed lot.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of approximately 933.5 sq. m (10,048.46 sq. ft.), contains no buildings or structures and will be added to the lands to the immediate east. The lot to be enlarged covers an area of 0.86 ha (2.12 ac) and consists of a shop and an accessory single-detached dwelling and detached garage. The lot to be retained covers an area of approximately 63 ha (155.6 ac), contains an existing barn, a storage shed and an accessory single-detached dwelling and is in agricultural production.

G. Hough briefly reviewed the staff Planning Report. He explained that the subject lands are designated agricultural on the Land Use Plan in the County Official and is currently zoned General Agricultural (A2) in the Township's Zoning By-law. The lot to be enlarged is currently zoned Restricted Agricultural (A1). A re-zoning will be required. He pointed out that the lot to be enlarged was created by a severance in 1992 and, therefore, a one-square foot parcel will need to be deeded to the Municipality in order to 'undo' the previous severance. This is a legal technical step that is necessary to be undertaken. He stated that the application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies.

J. Reynolds stated that he concurred with the findings and suggested conditions of the staff Planning Report.

T. Rock questioned whether the Township will be responsible for the small parcel of land going forward. G. Hough stated that this was correct. T. Rock questioned using the more generic word 'zoned' as opposed to the word 're-zoned' in the list of suggested conditions. In response, G. Hough stated that the lot to be severed will be re-zoned from A2 to A1 and that using the more generic 'zoned' provides more administrative flexibility to ensure that the decision is implemented in accordance with the Committee's decision.

In response to G. Brumby, J. Reynolds confirmed that the severed lot will be added to the Dykxhoorn lot.

Moved by: B. George
Seconded by: T. Rock

"Granted"

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owners' existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. A 0.3 m (1 ft.) x 0.3 m (1 ft.) parcel of land from the lot to be enlarged (PIN 00179-0059) be deeded to the Township of Zorra, 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 issuance of the Certificate for Application B14-66-5.
4. Drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
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.

B14-67-5 & B14-72-5 – Dave Burnett, Grace Koskamp & Joseph MacNeil (Lot 3 & Part Lot 4, Block Q, Plan 87, Township of Zorra, formerly West Zorra – Harrington)

D. Burnett was in attendance to present the application to the Committee.

The purpose of the Application for Consent is for two lot additions. The lot to be severed by B14-67-5 will cover an area of approximately 1,100.2 sq. m (11,843.1 sq. ft.), contains no buildings or structures, and will be added to the lands to the immediate east. The lot to be enlarged (easterly lot) covers an area of 2,200.5 sq. m (0.543 ac) and contains an existing single-detached dwelling and an attached garage and a shed. The lot to be severed by B14-72-5 will also cover an area of approximately 1,100.2 sq. m (11,843.1 sq. ft.), contains no buildings or structures, and will be added to the lands to the immediate west. The lot to be enlarged (westerly lot) covers an area of 2,529.3 sq. m (27,225.52 sq. ft.), and contains an existing single-detached dwelling, a pool and a shed.

G. Hough reviewed the staff Planning Report. He indicated that the subject property is zoned Residential Type 1 (R1) in the Township of Zorra Zoning By-law. The property is located in the Village of Harrington. The existing R1 zoned lot is to be split in half and each half will be added to two adjoining residential properties to the east and west. The two properties to be enlarged meet the Zoning By-law provisions. The lots to be severed and the two lots to be enlarged were all subject of severances. The lots to be severed by the current severances, as well as the lot to be enlarged by B14-67-5 were the severed lots, resulting from a previous application, and the lot to be enlarged by B14-72-5 was the retained lot in the previous application. Therefore, a one-foot square parcel will need to be deed to the municipality from the lot to be enlarged by B14-67-5, in order to 'undo' the previous severance, thus permitting the lots to be severed and enlarged to merge as one parcel. G. Hough indicated that the lots are on private services, and the lot additions will make the 'receiving' lots more suitable for private services in the longer term.

D. Burnett stated that he concurred with the findings and suggested conditions in the staff Planning Report.

R. Jull questioned why the one-foot square was not necessary by the lot to be enlarged by B14-72-5. G. Hough explained that that lot was the retained lot from the previous severance and was not subject to the 'once a lot' provisions of the Planning Act.

D. Burnett pointed out that he has sold his property, pending the completion of the lot addition.

B14-67-5

Moved by: M. Hacon
Seconded by: B. George

"Granted"

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owners' existing property. Any additional transactions with regard to the severed parcel must comply with Section 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 easterly lot to be enlarged (PIN 00208-0159) be deeded to the Township of Zorra, 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 issuance of the certificate for Application B14-67-5.
3. The owners provide a written Undertaking that the transfer for Application B14-72-5 will be completed, and a copy of the receipted Transfer and Application Consolidation Parcels will be provided to the Secretary-Treasurer of the Land Division Committee upon registration.
4. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.

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2. The application for consent complies with the policies of the County of Oxford Official Plan.
 3. The subject property is appropriately zoned.

CARRIED.

B14-72-5

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

"Granted"

CONDITIONS:

1. 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 Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The owners provide a written Undertaking that the transfer for Application B14-67-5 will be completed, and a copy of the receipted Transfer and Application Consolidation Parcels will be provided to the Secretary-Treasurer of the Land Division Committee upon registration.
3. 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.
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 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.

B14-71-7; A14-04-7 – 2235926 Ontario Inc. (Part Lot 31, Plan 1653; Part Lot 1, Concession 12, Town of Tillsonburg)

Jaspal Rana, together with Barveem Sharma, 145 Simcoe Street, Tillsonburg ON N4G 2J4, were in attendance. B. Sharma presented the application to the Committee. He noted that the hotel plaza property is to be separated.

The application for consent is to create a commercial lot. The lot to be severed will cover an area of approximately 1,667.3 sq. m (17,947 sq. ft.) and contains existing motel. The lot to be retained will cover an area of approximately 3,269.89 sq. m (35,197 sq. ft.) and contains a plaza (restaurant/café), a hair salon and three residential units. It is proposed that both lots will continue to be used for commercial purposes.

Minor variances are also requested from the Town of Tillsonburg Zoning By-law No. 3295 as follows:

Section	Required	Proposed
14.2 – Front Yard - Severed Lot	10 m (32.8 ft)	0.57 m (1.87 ft)
14.2 – Front Yard - Retained Lot	10 m (32.8 ft)	2.71 m (8.89 ft)
14.2 – Rear Yard - Severed Lot	7.5 m (24.6 ft)	1.68 m (5.51 ft)
14.2 – Setback from Centreline of Arterial Road – Retained Lot	23 m (75.46 ft)	22.16 m (72.7 ft)

G. Hough reviewed the staff Planning Report. He indicated that the application proposed the severance of a commercial property. The lot to be severed will consist of the existing motel, while the retained lot will consist of a restaurant, a hair salon and three accessory dwellings. Due to the orientation of the corner lot, a number of minor variances are required. He indicated that an additional condition will be required as per the comments from the Town of Tillsonburg regarding the configuration of the parking area. The application is consistent with the 2014 Provincial Policy Statement and complies with the Policies of the County Official Plan.

B. Sharma stated that he concurred with the need for the additional condition.

In response to T. Rock's question as to whether the application is consistent with the 2014 Provincial Policy Statement, G. Hough explained that no new development is proposed. The application is to simply divide the properties into two separate lots, thereby separating the motel from the rest of the commercial uses. G. Hough further stated that there is a mix of range of uses and indicated that it was Planning staff opinion that all the PPS policies are adequately addressed.

G. Brumby confirmed that the additional condition is to either recognize, by agreement with the Town, that the parking situation exists, or the owner must remove the parking.

R. Jull asked the owner if the entire retained lot is identified on the mapping in the staff Planning Report. In response, B. Sharma stated it was.

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

"Granted"

B14-71-7

CONDITIONS:

1. The owner shall eliminate the existing parking area on the east side of Goshen Street within 7.5 metres of the daylighting triangle, to the satisfaction of the Town of Tillsonburg Engineering Department.
2. The owner shall enter into an Encroachment Agreement for the parking area adjacent to Goshen Street or eliminate the parking in this area, to the satisfaction of the Town of Tillsonburg.
3. The owner shall provide a 3.0 m road widening, along Simcoe Street, free and clear of liens, easements, and other encumbrances, to the satisfaction of the Oxford County Public Works Department.
4. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg 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 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.

A14-04-7

REASONS:

1. The variances requested are minor variances from the provisions of the Town of Tillsonburg Zoning By-law No. 3295.
2. The variances requested are desirable for the appropriate development or use of the land, building or structure.
3. The variances requested are in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variances requested are in keeping with the general intent and purpose of the Town of Tillsonburg Zoning By-law No. 3295.

CARRIED.

B14-69-1 & B14-70-1 – Estates of Louis P. & Marion J. Jancsar (Part Lot 9, Concession 10, Township of Blandford-Blenheim, formerly Township of Blandford)

Dean Jancsar, the owners' son and agent, was in attendance to present the application to the Committee.

The purpose of Application B14-69-1 is for an agricultural lot addition. The lot to be severed comprises approximately 20.3 ha (50.8 ac), is in agricultural production (cash crops), and contains two small horse shelters (to be removed). The lot to be severed will be added to the agricultural property to the immediate west. The lot to be enlarged comprises approximately 55.2 ha (136.9 ac), is in agricultural production (cash crops) and contains an existing hog barn, several accessory farm buildings, an accessory dwelling and detached garage.

The purpose of Application B14-70-1 is also for an agricultural lot addition. The lot to be severed comprises approximately 20.3 ha (50.8 ac), is in agricultural production (cash crops) and contains several farm buildings (to be removed). The lot to be severed will be added to the agricultural property to the immediate east. The lot to be enlarged comprises approximately 44.7 ha (103.1 ac), is in agricultural production (cash crops) and contains an existing dairy barn, several farm buildings, an accessory dwelling and detached garage. The lot to be retained comprises approximately 0.89 ha (2.15 ac), contains an existing single detached dwelling and shed and will be used for non-farm rural residential purposes.

G. Hough reviewed the staff Planning Report. He indicated that the application proposes two agricultural lot additions to two farm parcels, one to the immediate east and the other to the immediate west, resulting in a retained lot for rural residential use. The application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. The lot to be retained will require a zone change to recognize the non-farm rural residential use proposed. The retained lot will conform to the Rural Residential (RR) Zone. Planning staff is in support of the applications.

T. Rock questioned the size of the retained lot, noting that it is proposed to be 2.15 ac. In response, G. Hough pointed out that generally rural residential lots are not to be larger than 2.0 ac. The location of an existing well or septic system on the lot could warrant a slightly larger lot. In this application, Planning staff is satisfied with the lot lines as proposed. There is no effect of the residential lot on the agricultural lands.

R. Jull questioned the agent whether there would be sufficient time to remove all the buildings within the one-year period. In response, D. Jancsar indicated that all the buildings will be removed within the time period.

B14-69-1

Moved by: A. Tenhove
Seconded by: R. Jull

"Granted"

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The existing barns, silo, drive-shed and horse shelters, identified on Plate 3 of Report No. CASPO 2015-13, be removed, to the satisfaction of the Township Chief Building Official.
3. The owners provide a written Undertaking that the transfer for Application B14-70-1 will be completed, and a copy of the receipted Transfer and Application Consolidation Parcels will be provided to the Secretary-Treasurer of the Land Division Committee upon registration.
4. 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 Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
5. 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 Blandford-Blenheim.
6. If required, the owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
7. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
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.

CARRIED.

B14-70-1

Moved by: A. Tenhove
Seconded by: B. George

"Granted"

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The existing barns, silo, drive-shed and horse shelters, identified on Plate 3 of Report No. CASPO 2015-13, be removed, to the satisfaction of the Township Chief Building Official.
3. The owners provide a written Undertaking that the transfer for Application B14-69-1 will be completed, and a copy of the receipted Transfer and Application Consolidation Parcels will be provided to the Secretary-Treasurer of the Land Division Committee upon registration.
4. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owners' existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
5. 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 Blandford-Blenheim.
6. If required, the owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
7. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
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.

CARRIED.

On the motion of M. Hacon, the Committee meeting adjourned at 11:00 a.m.

Original Signed By

CHAIRMAN