

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, June 2, 2016

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, June 2, 2016 at 9:00 a.m. with the following individuals:

Chair	-	G. Brumby
	-	H. Elliott
	-	B. George
	-	M. Hacon
	-	R. Jull
	-	T. Rock
	-	A. Tenhove
Senior Planner	-	R. Versteegen
Secretary-Treasurer	-	L. Taschner

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

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of May 5, 2016, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

M. Hacon and L. Taschner spoke on the recent OACA conference that they attended in London. They both stated that they attended educational and motivating workshops. M. Hacon stated that he was elected to be a member on the Board of Directors and looks forward to this position.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B16-12-8 – John & Lorraine Wubben (Part Lot 13, w/s Mill Street, Plan 86, City of Woodstock)

John Wubben, together with his agent, Zach Jancsar, were in attendance. Also in attendance were:

Robert Yates
240 Briarhill Road
Woodstock ON N4S 7T3

John Van Rooyen
388 Mill Street
Woodstock ON N4S 7V6

J. Jancsar presented the application. He briefly explained the application to the Committee.

The purpose of the Application for Consent is to create an easement for vehicular access purposes. The easement will cover an area of approximately 1,393.45 sq. m (15,000 sq. ft.) and will be in favour of the property owner to the immediate northwest (388 Mill Street) of the subject property (390 Mill Street).

R. Versteegen gave an overview of the application and explained that the severance is to create an easement for access purposes to the Van Rooyen property at 388 Mill Street. No land use change is proposed, and the property meets the Zoning By-law provisions. No concerns were received as a result of the agency circulation and the public notice to the area residents.

Z. Jancsar stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

J. Van Rooyen questioned whether there was an existing access easement. In response, R. Versteegen stated that as far as Planning is concerned, no easement exists today.

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

'Granted'

CONDITIONS:

1. A draft copy of the reference plan and 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 cost sharing requirements and maintenance responsibilities shall be clearly indicated in the Agreement.
2. 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.
3. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

B16-13-8; A16-04-8 – John & Lorraine Wubben (Part Lot 13, w/s Mill Street, Plan 86, City of Woodstock)

John Wubben, together with his agent, Zach Jancsar, were in attendance. Also in attendance were:

Robert Yates
240 Briarhill Road
Woodstock ON N4S 7T3

John Van Rooyen
388 Mill Street
Woodstock ON N4S 7V6

J. Jancsar presented the application. He briefly explained the application to the Committee.

The purpose of the Application for Consent is to create a vacant residential building lot. The lot to be severed will cover an area of approximately 3,116.19 sq. m (33,543.5 sq. ft.), and is currently vacant. The lot to be retained will cover an area of approximately 3,723.2 sq. m (40,077.5 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 owners have also applied for a mutual access easement for vehicular purposes over the lots to be severed and retained.

A minor variance is requested from Section 6.2, Lot Frontage, of the City of Woodstock Zoning By-law No. 8626-10 to reduce the lot frontages of the lots to be severed and retained from the required 12 m (39.4) to 6.0 m (19.69 ft).

R. Versteegen reviewed the staff report and indicated that the application is to create a residential building lot and a reciprocal easement for access purposes between the severed and retained lots. The application is consistent with the 2014 Provincial Policy Statement, complies with the residential policies in the County Official Plan and conforms to the Woodstock Zoning By-law. No concerns were raised as a result of the agency circulation and the public notice to the area residents. The application was considered by Woodstock Council at its meeting on May 19, 2016 at which time Council recommended approval of the application.

Z. Jancsar questioned Condition No. 1 requiring an Arborist's Report. In response, R. Versteegen explained what the owner will be required to do to meet the condition. Z. Jancsar indicated that the location of the house has not yet been determined. He stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

In response to a Committee member, R. Versteegen concurred that a minor variance has been requested for the lot frontages of the severed and retained lots. He further noted that the lots will be on full services.

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

'Granted'

B16-13-8

CONDITIONS:

1. The owners shall enter into an easement with the County of Oxford for sanitary and water services, to the satisfaction of the County of Oxford Public Works Department and the Secretary-Treasurer of the Land Division Committee; further, such easement shall be registered on title and a copy of the registered easement shall be provided to County of Oxford Public Works Department and Secretary-Treasurer of the Land Division Committee.
2. The certificates for Applications B16-12-8 and B16-19-8 be issued, and copies of the receipted Access Easements be submitted to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B16-13-8.
3. 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 owners.
4. The owners shall establish a shared access easement (including a private maintenance agreement) over the lot to be severed in favour of the lot to be retained and vice versa, to the satisfaction of the County of Oxford Public Works Department and the Secretary-Treasurer of the Land Division Committee.
5. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford Public Works Department, regarding the installation of services and drainage facilities.

6. The owners shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and vice 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.
7. A road widening of 3 m (9.8 ft), along the frontage of the lots to be severed and retained, be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
8. The owners shall submit a proposed grading plan for the lot to be severed prepared by a Professional Engineer or Ontario Land Surveyor, to the satisfaction of the City of Woodstock.
9. The owners shall submit an Arbourist's Report for the lot to be severed to identify any trees that should be preserved, to the satisfaction of the City of Woodstock.
10. The owners shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
11. 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.
12. 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.

A16-04-8

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
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 City of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B16-19-8 – John & Lorraine Wubben (Part Lot 13, w/s Mill Street, Plan 86, City of Woodstock)

John Wubben, together with his agent, Zach Jancsar, were in attendance. Also in attendance were:

Robert Yates
240 Briarhill Road
Woodstock ON N4S 7T3

John Van Rooyen
388 Mill Street
Woodstock ON N4S 7V6

J. Jancsar presented the application. He briefly explained the application to the Committee.

The purpose of the Application for Consent is to create an easement for vehicular access purposes. The easement will cover an area of approximately 1,393.45 sq. m (15,000 sq. ft.) and will be in favour of the property owner to the immediate northwest (386 Mill Street) of the subject property (390 Mill Street).

R. Versteegen gave an overview of the application and explained that the severance is to create an easement for access purposes to the Yates property at 390 Mill Street. The County has indicated that they will not allow any additional access to Mill Street for the Yates severance. No land use change is proposed, and the property meets the Zoning By-law provisions. No concerns were received as a result of the agency circulation and the public notice to the area neighbours.

Z. Jancsar stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

R. Yates pointed out that John Van Rooyen has an encroachment on his property.

Moved by: A. Tenhove
Seconded by: H. Elliott

'Granted'

CONDITIONS:

1. A draft copy of the reference plan and 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 cost sharing requirements and maintenance responsibilities shall be clearly indicated in the Agreement.
2. 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.
3. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

B15-20-8; A16-03-8 – Robert & Lauren Yates (Part Lot 13, Plan 86, City of Woodstock)

Robert Yates was in attendance to present his application to the Committee. Also in attendance were:

John Wubben
390 Mill Street
Woodstock ON N4S 7V6

Zach Jancsar
825946 Township Road 8
R. R. #1
Innerkip ON N0J 1M0

John Van Rooyen
388 Mill Street
Woodstock ON N4S 7V6

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of approximately 787.2 sq. m (8,472.1 sq. ft.), and contains a small storage shed (to be removed). The lot to be retained will cover an area of approximately 1,688.34 sq. m (18,178.6 sq. ft.) and contains an existing single-detached dwelling and attached garage. A single-detached dwelling is proposed to be constructed on the lot to be severed.

A minor variance is requested from Section 6.2, Lot Frontage, of the City of Woodstock Zoning By-law No. 8626-10 to reduce the lot frontage of the lot to be severed from the required 12 m (39.4) to 11.7 m (38.4 ft).

R. Versteegen reviewed the staff Report. He pointed out that a minor variance has also been requested with the consent to recognize the deficient lot frontage of the lot to be severed. The proposed lot will accommodate a house. The application is consistent with the 2014 Provincial Policy Statement, complies with the residential policies of the County Official Plan and conforms to the City of Woodstock Zoning By-law. No concerns were raised as a result of the agency circulation and the public notice to the area neighbours.

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

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

'Granted'

B15-20-8

CONDITIONS:

1. The owners shall enter into an easement with the County of Oxford for sanitary and water services, to the satisfaction of the County of Oxford Public Works Department and the Secretary-Treasurer of the Land Division Committee; further, such easement shall be registered on title and a copy of the registered easement shall be provided to County of Oxford Public Works Department and Secretary-Treasurer of the Land Division Committee.
2. The certificates for Application B16-19-8 shall be issued, and copies of the receipted Access Easement be submitted to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B15-20-8.
3. 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.
4. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford Public Works Department, regarding the installation of services and drainage facilities.
5. The owners shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and vice 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.

6. A road widening of 3 m (9.8 ft), along the frontage of the lots to be severed and retained, be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
7. The accessory structure on the severed lot shall be removed, to the satisfaction of the City of Woodstock.
8. The owners shall submit a proposed grading plan prepared by a professional engineer or Ontario Land Surveyor to the satisfaction of the City of Woodstock.
9. The owners shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
10. 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.
11. 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.

A16-03-3

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
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 City of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B16-17-8 & B16-18-8 – 2072627 Ontario Inc. (Part Lot 1C, Plan 216; Part Lots 154C & 155C, Plan 293, City of Woodstock)

Jennifer Mondell of Stantec Consulting was in attendance to speak to the application. She explained that two single detached dwellings are proposed to be constructed on the two lots to be severed, while the lot to be retained is to be developed for 26 townhouse units.

The purpose of the Application for Consent is to create two residential building lots. The lot to be severed by B16-17-8 will cover an area of approximately 364.4 sq. m (3,922.5 sq. ft.) and the lot to be severed by B16-8-8 will cover an area of approximately 386.1 sq. m (4,156.08 sq. ft.). The lot to be retained will cover an area of approximately 1.02 ha (2.52 ac). The lands in question are currently vacant. Single-detached dwellings are proposed for the two lots to be severed, while the retained lot is proposed to be developed with 26, two-storey townhouse units.

R. Versteegen briefly reviewed the staff Planning Report. He stated that the proposals are consistent with the 2014 Provincial Policy Statement, and comply with the residential policies of the County Official Plan. A zone change has been submitted to re-zone the severed lots to recognize the development for two single detached dwellings and the retained lot to recognize the 26-unit townhouse development proposal. No concerns or objections were raised through the agency circulation process, and the public notice to the area residents. City Council at its meeting on May 19, 2016 recommended approval of the applications.

J. Mondell stated that she concurred with the suggested conditions and the recommendation of the staff Planning Report. She pointed out during pre-consultation of the application with City and County staff, a traffic impact study was not warranted.

B. George wondered whether the owner had given any consideration to locating the two single detached dwellings at either end of the lot, with the driveway to the townhouse development in the middle, as he had a concern that the entire driveway will be located beside the existing home to the south. In response, J. Mondell stated that no consideration was given to that option. B. George further questioned whether the requested 9.9 m (32 foot) driveway would leave enough room for landscaping. In response, R. Versteegen pointed out that a 6.0 m (19.7 foot) driveway width is required for emergency vehicles. He explained that a 6.7 m (22 foot) driveway is being provided and that there will be ample room for landscaping.

In response to a question raised by a Committee member, J. Mondell stated that she was in attendance representing the owner of the subject property.

T. Rock questioned whether the Committee could amend the location of one of the houses from its proposed location to the other end of the property. In response, A. Tenhove pointed out that the property owner to the south had no concerns that the proposed driveway would be located beside his lot.

In response to R. Jull, R. Versteegen stated that staff is comfortable with a 9.9 m (32 foot) driveway. R. Versteegen stated that the existing access has been in existence for many years used by the school and that no change is proposed.

B16-17-8

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. 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.
3. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford Public Works Department, regarding the installation of services and drainage facilities. This shall include the agreement that a raised curb being a minimum length of 2 m (6.7 ft.) be maintained between the adjacent driveway created through B16-18-8.
4. The owner shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and vice 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.
5. That a 3 m (9.8 ft.) road widening along the frontage of the lot to be severed and the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.

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.

B16-18-8

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. 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.
3. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford Public Works Department, regarding the installation of services and drainage facilities. This shall include the agreement that a raised curb being a minimum length of 2 m (6.7 ft.) be maintained between the adjacent driveway created through B16-17-8.
4. The owner shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and vice 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.
5. That a 3 m (9.8 ft.) road widening along the frontage of the lot to be severed and the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
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.

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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.

B16-07-8 – Jesse & Shannon Moesker (Lot 9, Block 3, Plan 34, City of Woodstock)

No one was present on behalf of the owner to speak to 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 approximately 420.8 sq. m (4,529.6 sq. ft.), and is currently vacant. The lot to be retained will cover an area of approximately 540.3 sq. m (5,816 sq. ft.), and contains an existing single-detached dwelling, a detached garage, and garden shed. A single-detached dwelling is proposed to be constructed on the lot to be severed. The owners have also applied for Partial Discharge of Mortgage.

R. Versteegen briefly reviewed the staff Planning Report. He stated that the application is consistent with the 2014 Provincial Policy Statement and complies with the residential policies of the County Official Plan. A re-zoning application has been submitted with the severance to recognize reduced rear and interior setbacks and reduced setbacks for permitted projections into required yards for an existing building accessory to a residential use. The amendment also proposes to increase the permitted lot coverage for the existing accessory buildings. The severed and retained lots will be consistent with the lots sizes in the area. No concerns were raised as a result of the agency circulation and the public notice to the area neighbours. The application was considered by Woodstock Council at its meeting on May 19, 2016 at which time Council recommended approval of the application.

In response to T. Rock, R. Versteegen stated that the construction of the wood deck and shed situated on the lot to be retained without a Building Permit is not relevant to the creation of the residential lot.

In response to B. George, R. Versteegen explained that through Condition No. 6, the Chief Building Official has requested confirmation that any spatial separations along the western boundary of the house to ensure that the dwelling meets the provisions of the Ontario Building Code.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. 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 owners.

3. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford Public Works Department, regarding the installation of services and drainage facilities.
4. The owners shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and vice versa. Where such services exist, the owners shall re-locate the services or obtain private easements over the severed and/or retained lots, to the satisfaction of the City of Woodstock.
5. The owners shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
6. The owners shall submit a building report prepared by a qualified building code designer for the west wall of the existing dwelling confirming any spatial separation provisions required as per the Ontario Building Code, to the satisfaction of the City of Woodstock Building 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.

CARRIED.

B16-14-5 – John & Nancy Hutton (Part Lot 30, Conc. 10, Township of Zorra, formerly Township of East Nissouri)

John & Nancy Hutton were in attendance to speak to the application. N. Hutton pointed out that they were the owners of the subject property.

The purpose of application for consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 19.7 ha (48.7 acre), contains no buildings or structures and is in agricultural production. The lot to be severed will be added to the parcel to the immediate south, covering an area of approximately 20.2 h (50 ac) and consisting of vacant agricultural land. The lot to be retained will cover an area of approximately 0.53 ha (1.3 acres), contains an existing single-detached dwelling with attached garage and a shed, and will be used for rural residential purposes. The owner has also applied for a Partial Discharge of Mortgage.

R. Versteegen briefly reviewed the staff Planning Report. He explained that the severed lot will cover an area of 48 ac and it is to be added to the 50 ac farm parcel to the immediate south. A 1.3 ac rural residential lot consisting of a single detached dwelling is to be retained. The application is consistent with the 2014 Provincial Policy Statement and complies with the County Official Plan policies. A Zone Change application has been submitted to re-zone the lot to be retained from General Agricultural (A2) to Rural Residential (RR). No concerns were raised during the agency circulation and through the public notice process to the area neighbours.

N. Hutton stated that she and her husband concurred with the recommendation and suggested conditions in the staff Planning Report.

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

"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 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.
3. Drainage re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
4. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial 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.

On the motion of M. Hacon, the Committee meeting adjourned at 10:25 a.m.

CHAIRMAN