

## MINUTES

### OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, November 1, 2012

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, November 1, 2012 at 9:00 a.m. with the following individuals:

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

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

#### CONFLICT OF INTEREST:

H. Elliott declared a conflict of interest for Application B12-53-6 (Gladys E. Mabee).

#### APPROVAL OF MINUTES:

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

*"The Minutes of the Meeting of October 4, 2012, be approved as amended."*

CARRIED

#### BUSINESS ARISING FROM MINUTES:

None.

#### CORRESPONDENCE:

Correspondence dated October 26, 2012 was received from the Public Health & Emergency Services Department regarding Application B12-49-4 (Estate of Irvin C. Prouse).

Correspondence dated October 25, 2012 was received from Union Gas Limited regarding Application B12-46-3 (Brian & Susan Goossens & Goossens Trout Farm Ltd.).

Correspondence dated October 25, 2012 was received from Union Gas Limited regarding Application B12-53-6 (Gladys E. Mabee).

Correspondence dated October 29, 2012 was received from Erie Thames Powerlines regarding Application B12-53-6 (Gladys E. Mabee).

#### GENERAL CORRESPONDENCE:

None.

#### GENERAL BUSINESS:

G. Brumby questioned why no report was provided for Application B12-47-3.

J. De Bruyn questioned whether it would have been better to have a report for the Committee to review.

In response. G. Hough pointed out that additional information was discovered regarding the application and it was determined that a deferral would be required. The owners were contacted and subsequently requested a deferral, in writing. There was not enough time to inform the public of the deferral. It was determined that no report would be needed.

G. Brumby requested an update of the terms of office of the Committee. G. Hough explained that the Committee's term of office is 6 years. He stated that the Committee's term of office was discussed at a previous County Council meeting and it was determined that a resolution of Council in 1977 resulted in the 6-year term. G. Hough further stated that the Planning Act appoints the term of the Committee to coincide with the term of Council, four years. This Committee will sit until Council sets a new Committee after the next election. County staff are undertaking background work with a view to update all of the County's Procedural By-laws and Terms of Reference for various Committees. There is no maximum term set.

#### APPLICATIONS FOR CONSENT:

##### B-12-25-8 – Tru-Built Construction Inc. (Lot 10, Plan 55, City of Woodstock)

T. Harrett was in attendance to present the application. He briefly explained to the Committee that his application was deferred at the September meeting of the Committee. A zone change amendment was considered by Woodstock Council and approved in principle, to recognize a 4-unit dwelling on the retained 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 341.4 sq. m. (3,674.9 sq. ft.), is currently vacant, and it is proposed that a single detached dwelling will be constructed. The lot to be retained will cover an area of 1,477.4 sq. m. (15,903.1 sq. ft.) and contains an existing converted dwelling currently containing two dwelling units, an attached garage and an accessory structure. A zone change was approved, in principle, by Woodstock City Council on October 4, 2012, that would permit an additional two dwelling units within the converted dwelling to bring the total of dwelling units within the converted dwelling to four. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He pointed out that the application was considered by the Committee at its August 2nd meeting at which time it was deferred to permit the owner to amend the application to reflect that the converted dwelling on the retained lot contained two units. A Zoning By-law amendment has been approved, in principle, to allow a 4-unit dwelling on the retained lot. The severed lot will remain R2. The retained lot has a frontage of less than the 18 m requirement and this will be included in the By-law amendment. The application is consistent with the 2005 Provincial Policy Statement and complies with the County of Oxford Official Plan. He reviewed the additional condition to be noted within the Severance Agreement.

T. Harrett stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

G. Brumby confirmed that the access to the severed lot will be via Cardigan Street.

J. De Bruyn questioned the additional condition needed by the City. In response, T. Harrett confirmed that the building will be 26 feet away from the retaining wall.

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

*'Granted'*

#### CONDITIONS:

1. The lot to be retained be appropriately re-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, which will include clauses required by the City Building Division including the requirement for a tree protection plan, the removal of the existing driveway on the severed lot and the relocation of the fire hydrant.

3. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
4. The owner confirm that no underground or overhead services serving the retained lot traverse the severed lot and visa versa. Where such services exist, the owners shall relocate the services or obtain private easements over the severed and/or retained lots, to the satisfaction of the City of Woodstock.
5. The owner shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
6. The owner shall provide a Geotechnical and Structural Report prepared by a qualified professional engineer, demonstrating that the retaining wall is sufficient to meet any/all increased loads that may be present as a result of the severance and the proposed structure to the satisfaction of the Director of Public Works and the City of Woodstock Engineer.
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 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

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B12-46-3 – Brian & Susan Goossens & Goossens Trout Farm Ltd. (Part Lots 12 & 13, Conc. 11, Township of Norwich, formerly South Norwich)

Susan Goossens, together with Grant Yarmie & Brittanie Nicholl, was in attendance. G. Yarmie presented the application and stated that he wishes to extend the backyard of his property.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of 2248.18 sq. m (24,200 sq. ft.), contains no buildings or structures and will be added to the rural residential lot to the immediate north. The lot to be enlarged covers an area of 2,880 sq. m (31,000 sq. ft.) and contains an existing single detached dwelling and attached garage, and a workshop/garage. The lot to be retained will cover an area of 25.9 ha (64 ac), contains two barns, farm buildings, and an accessory single detached dwelling, and is in agricultural production. The owners have also applied for Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He stated that the application is consistent with the 2005 Provincial Policy Statement and complies with the Official Plan policies. The severed lot will require re-zoning. The retained lot meets the lot area requirement of the Norwich Zoning By-law.

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

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

'Granted'

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CONDITIONS:

1. That 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 shall comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O. 1990, at the applicants' expense, to the satisfaction of the Township of Norwich.
4. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B12-47-3 – David Neil & Mandy Peck-Neil (Part Lot 7, Conc. 4, Township of Norwich, formerly North Norwich)

No one was present to speak to the application. G. Hough stated that correspondence was received from the owners requesting a deferral of 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 1,025.9 sq. m (11,042.4 sq. ft.), and contains an existing shed measuring 12' x 45' in size. The lot to be retained will cover an area 1,530.1 sq. m (16,470.5 sq. ft.), and contains an existing single detached dwelling and two sheds. It is proposed that a single detached dwelling will be constructed on the lot to be severed.

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

*"Deferred"*

REASON:

1. The application be deferred for up to six months to the May, 2013 meeting of the Land Division Committee to permit the owners to amend their application to include a minor variance for the accessory structure on the lot to be severed.

CARRIED.

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B12-49-4 – Estate of Irvin C. Prouse (Part Lots 10 & 11, Conc. 4; Lots 1 & 2, Plan 203, township of South-West Oxford, formerly Dereham)

Marjorie Moulton, in attendance on behalf of the Estate, and Adam Prouse, the applicant, were in attendance. A. Prouse present the application. He briefly explained the severance proposal.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of 528.6 sq. m (5,690.2 sq. ft.) and contains no buildings or structures. The lot to be severed will be added to the residential lot to the immediate west, which consists of an existing single detached dwelling and covers an area of 966.1 sq. m (10,400 sq. ft.). The lot to be retained will cover an area of 2,291.3 sq. m (24,664 sq. ft.) and contains an existing combined office and residential building.

G. Hough briefly reviewed the staff Planning Report. He explained that a previous severance was approved on the property in 2010. He reviewed the late correspondence received from the Board of Health. The Board of Health is now satisfied that the owner is in agreement to hook up to municipal services by 2016 or before, in the event of a system failure. He stated that the application is consistent with the 2005 Provincial Policy Statement and complies with the Official Plan policies.

A. Prouse stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

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

*'Granted'*

CONDITIONS:

1. The lot to be severed, retained and enlarged 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 to Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The owner enter into a standard severance agreement with the Township of South-West Oxford and that such agreement shall include a provision advising the owner of the requirement to abide by the County's service connection protocol (i.e. requirement to hook into municipal sanitary sewers) and that in the event of a septic failure on either the lands to be retained and or the lot to be enlarged prior to the deadline for hook up per such protocol, hook up to municipal sanitary services will be required.
4. If required, drainage assessment reapportionment be undertaken pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of South-West Oxford.
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 2005 Provincial Policy Statement.

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2. The application for consent complies with the policies of the County of Oxford Official Plan.

CARRIED.

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B12-58-4 – Donald J. & David C. Paton (Part Lot 19, Conc. 4, Township of South-West Oxford, formerly Dereham)

Murray Borndahl, the owners' solicitor, was in attendance to speak to the application. He explained to the Committee that an error occurred in the conveyancing of the properties, which resulted in a complete merger of the properties.

The purpose of the Application for Consent is to rectify the transfer error and re-create the originally intended retained lot. Under the current application (B12-58-4), the lot to be severed will cover an area of 0.83 ha (2.04 acres) and contains a non farm rural residential dwelling, a detached garage and well shed. The lot to be retained will cover an area of 71.65 ha (177.04 ac), is in agricultural production, and contains an existing drive shed and grain storage bins, with an accessory single-detached dwelling.

A recently approved Application for Consent (B12-22-4 – Mary L. Cole) permitted a consent for a lot addition. The application proposed to sever a 40.63 ha (100.4 ac) parcel of land and to consolidate it in title with the farm property to the immediate east. The lot to be retained covered an area of 0.83 ha (2.04 ac) and would be used as a rural residential lot. All conditions for the previous severance have been met, including re-zoning the retained lot to a Rural Residential (RR) Zone. The last step in finalizing the consent was the consolidation of the severed lands with the farm property to the east. An inadvertent error in the transfer process resulted in the entire property, including both the severed and retained lands being conveyed in identical ownership to the owners of the farm property to the east. This error has resulted in the both farm parcels being merged in title and the original severance (B12-22-4) becoming invalid.

G. Hough briefly reviewed the staff Planning Report. He pointed out that policies do not typically permit this type of severance; however the intent of the original severance (B12-22-4) is met.

J. De Bruyn questioned whether this was the only way to achieve the requested result. G. Hough responded that there were two ways. The owners could have re-applied for the severance as in B12-22-4.

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

*'Granted'*

CONDITIONS:

1. If required, a drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O. 1990, at the applicants' expense, to the satisfaction of the Township of South-West Oxford.
2. 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.
3. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2005 Provincial Policy Statement.

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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.

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B12-52-7 – Wade & Shelley Gordy (Lot 1, Plan 986, Town of Tillsonburg)

Wade Gordy and Rick Parrott were in attendance. R. Parrott presented the application to the Committee. He explained that he and the original owner of the Gordy property entered into an agreement that if he (R. Parrott) completed work on the existing drain, that the previous owner would sell that part of the property to him. R. Parrott stated that he spent a considerable sum restoring the area of the drain and would like control of the drain and pipe. The previous owner became ill and the lands were never conveyed to him. Mr. Gordy has agreed to sell that parcel to him. He stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of 358.9 sq. m (3,862.9 sq.ft.) and contains no buildings or structures. The lot to be severed will be added to the residential lot to the immediate south. The lot to be enlarged contains an existing single detached dwelling, an attached garage and a workshop and covers an area of 1,637 sq. m (17,846 sq. ft.). The lot to be retained will cover an area of 2,774.7 sq. m (29,867.8 sq. ft.) and contains an existing single detached dwelling and storage shed.

G. Hough briefly reviewed the staff Planning Report.

In response to J. De Bruyn, R. Parrott confirmed that the drain will be wholly on his property after the severance. It was noted that there is an underground spring in this area.

J. Palmer questioned why the OPP has responded? In response, G. Hough pointed out that they have requested to be given the opportunity to comment on all applications.

Moved by: M. Hacon  
Seconded by: G. Brumby

*'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) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, 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 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.

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3. The subject property is appropriately zoned.

CARRIED.

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B12-57 -7 – Robert Adry & Shelley Clayton (Lot 37 & Part Lot 38, Plan 41M-68, Town of Tillsonburg)

Larry Oehm was in attendance to speak to the application. He stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of 86 sq. m (925.7 sq. ft.) and contains no buildings or structures. The lot to be severed will be added to the residential lot to the immediate west, which is currently vacant, and covers an area of 1,716.5 sq. m (18,466.9 sq. ft.). A single detached dwelling is proposed to be constructed on the newly enlarged lot. The lot to be retained will cover an area of 2,655 sq. m (28,579.1 sq. ft.) and contains an existing single detached dwelling and attached garage.

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

In response to G. Brumby's question as to the small size of the severed lot, L. Oehm stated that he purchased expensive trees and he just wants them to be wholly located on his property.

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

*'Granted'*

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owners' existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, 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 2005 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

CARRIED.

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B12-53-6 – Gladys E. Mabee (Part Lots 13, 14, 223 & 224, Block 63, Reg. Plan 279, Town of Ingersoll)

Ian Blain, the owner's solicitor, was in attendance to present the application. Also in attendance were the following individuals:

Tom Mabee  
24 Laurel Cr  
Ingersoll ON N5C 3S4

Mrs. R. Caron  
105 Maud Street  
Woodstock ON N4S 3Y5 (on behalf of her mother Rita Wigle, who resides at 273 Harris Street)

David Lloyd  
275 Harris Street  
Ingersoll ON N5C 1Y5

Ian Blain explained the application and stated that his client wishes to sever the house from the vacant block of land. He indicated that he concurs with the findings and suggested conditions of the staff Planning Report. No additional buildings are proposed at this time.

The purpose of the Application for Consent is to create a new lot. The lot to be severed will cover an area of 4,102 sq. m (44,158 sq. ft.) and contains an existing single detached dwelling, attached garage, and an accessory framed building. The lot to be retained will cover an area of 3.3 ha (8.14 ac) and is currently vacant.

G. Hough briefly reviewed the staff Planning Report. He stated that the application is consistent with the 2005 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Town's Zoning By-law. The lot to be retained will be subject to a Plan of Subdivision in the future. The existing driveway on the lot to the immediate west accesses to the severed lot. No impact is created.

D. Lloyd stated that he had concerns with the severed lot. He wanted to be assured that no new house was being constructed on the severed lot. In response, I. Blain pointed out that no new house is to be built.

R. Caron pointed out that a severance application (B-26/86) was before the Land Division Committee in 1986 at which time it was denied. She noted that she was of the understanding that there is a second dwelling in the existing garage. In response, G. Hough explained that the R1 Zone allows only one dwelling on one lot. He stated that he cannot confirm that there may be a granny flat; however, planning principles would not be supportive of this without further amendment of the Town's Zoning By-law. No information regarding this was received from the Town. A second dwelling would not be permitted by current zoning.

D. Lloyd reiterated that he does not want to see a second residence on the lot.

In response to M. Hacon's inquiry about the driveway located to the north of the severed lot, I. Blain pointed out that Mrs. Mabee's son owns that property and there is an informal agreement.

J. De Bruyn questioned whether the garage meets the setback requirements. In response, G. Hough pointed out that it is an existing structure. J. De Bruyn questioned the 8-acre lot to be retained. In response, G. Hough explained that the property will continue to be zoned D. He explained that a Plan of Subdivision will be required to ensure proper development of the land.

W. Buchanan questioned if there was a granny flat on the property whether it would be legal non-conforming. In response, G. Hough stated that no information was provided by the Town or applicant in this regard. No additional issues were raised. Any concerns of the neighbours regarding the existence of a second dwelling on the severed lands should be addressed to the Town's By-law Officer.

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

*'Granted'*

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CONDITIONS:

1. If required, a road widening to 13.1 m (43 feet) from the centre line of Harris Street (Oxford Road 119) along the frontage of the lot to be severed be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
2. If required, the owner enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
3. 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.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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On the motion of G. Brumby the Committee meeting adjourned at 10:45 a.m.

*"John De Bruyn"*

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CHAIRPERSON