

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, January 23, 2014

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, January 23, 2014 at 9:00 a.m. with the following individuals:

	-	G. Brumby
	-	H. Elliott
	-	J. De Bruyn
	-	M. Hacon
	-	J. Palmer
	-	T. Rock
Director	-	G. Hough
Secretary-Treasurer	-	L. Taschner

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 2014.

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

"That John De Bruyn be nominated for the position of Chair of the County of Oxford Land Division Committee for the year 2014."

Moved by: J. De Bruyn
Seconded by: T. Rock

"That Gordon Brumby be nominated for the position of Chair of the County of Oxford Land Division Committee for the year 2014."

John De Bruyn thanked the Committee and declined the nomination. Gordon Brumby accepted the nomination.

Gordon Brumby was declared Chair of the County of Oxford Land Division Committee for the year 2014.

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: J. Palmer
Seconded by: H. Elliott

"That John De Bruyn be nominated for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2014."

John De Bruyn accepted the nomination.

John De Bruyn was declared Vice-Chair of the County of Oxford Land Division Committee for the year 2014.

APPOINTMENT OF SECRETARY-TREASURER:

Moved by: J. Palmer
Seconded by: (no seconder)

“THAT, in accordance with Section 44(8) of The Planning Act, RSO 1990, as amended, Peter Crockett, be appointed as Secretary-Treasurer of the County of Oxford Land Division Committee for 2014 with the authority to issue certificates of consent (as prescribed under Section 53 of The Planning Act, RSO, 1990, as amended) and certificates of validation in respect of land described in the certificate, (as prescribed under Section 57 of The Planning Act, RSO, 1990, as amended).”

Motion Fails

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

“THAT, in accordance with Section 44(8) of The Planning Act, RSO 1990, as amended, Louise M. Taschner, be appointed as Secretary-Treasurer of the County of Oxford Land Division Committee for 2014 with the authority to issue certificates of consent (as prescribed under Section 53 of The Planning Act, RSO, 1990, as amended) and certificates of validation in respect of land described in the certificate, (as prescribed under Section 57 of The Planning Act, RSO, 1990, as amended).”

CARRIED.

APPOINTMENT OF ACTING SECRETARY-TREASURER:

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

“THAT, in accordance with Section 44(8) of The Planning Act, RSO 1990, as amended, Elizabeth Buchanan be appointed as Acting Secretary-Treasurer of the County of Oxford Land Division Committee for 2014 with the authority, in the absence of the Secretary-Treasurer, to issue certificates of consent (as prescribed under Section 53 of The Planning Act, RSO, 1990, as amended) and certificates of validation in respect of land described in the certificate (as prescribed under Section 57 of The Planning Act, RSO, 1990, as amended).”

CARRIED.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of December 5, 2013, be approved as printed and circulated.”

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

CORRESPONDENCE:

Correspondence dated January 17, 2014, was received from the Township of Blandford-Blenheim Chief Building Official regarding Application B13-68-1 (2274581 Ontario Inc.).

Correspondence dated January 22, 2014 was received from the County Public Works Department regarding Application B13-68-1 (2274581 Ontario Inc.).

Correspondence dated January 16, 2014 was received from Union Gas Limited regarding Application B13-66-1 (Reeves Realty Corporation & B. W. Conn Homes Ltd.).

Correspondence dated January 22, 2014 was received from Mr. Leonard Reeves requesting a deferral of his Application B13-66-6 (Reeves Realty Corporation & B. W. Conn Homes Ltd.).

Correspondence dated January 16, 2014 was received from Union Gas Limited regarding Application B13-56-3 (Hwy 59 South Properties Inc.).

A Memorandum of Oral Decision dated January 16, 2014, was received from the Ontario Municipal Board regarding Applications B13-26-2; A13-06-2, B13-27-2; A13-07-2 and B13-28-2 (Tru-Built Construction Inc.). The applications were approved by the Ontario Municipal Board. There was no representation from the County nor from the neighbourhood; however, the County Development Planner was subpoenaed. The Chairman provided an oral decision at the hearing.

A Decision dated January 20, 2014, was received from the Ontario Municipal Board regarding Application B13-19-7; A13-04-7 (Richard & Louise Leadsom). The application was denied by the Board. The owners, together with their solicitor and planner, and the County Development Planner were in attendance.

APPLICATIONS FOR CONSENT:

B13-71-8; A13-17-4 – Scott D. & Katherine J. McClure (Lots 7, 8 & 9, Reg. Plan 187, City of Woodstock)

John Park was in attendance representing Debra Brown, solicitor for Scott & Katherine McClure. He briefly explained the application to the Committee and pointed out that the two parcels were originally held in separate ownership and inadvertently merged. The owners wish to re-establish the two lots. Each lot consists of an existing single detached dwelling. He noted that minor variances are required to recognize the setback from the 'new' lot line required by the Woodstock Zoning By-law.

The purpose of the Application for Consent is to separate an existing residential lot. The lot to be severed will cover an area of 677 sq. m (7,287 sq. ft.) and contains an existing single detached dwelling and accessory shed. The lot to be retained will cover an area of 792.3 sq. m (8,528 sq. ft.) and contains an existing single detached dwelling, a detached garage and a shed. Both lots were held under separate title as separate lots; however, inadvertently merged on title. The owners have also applied for a Partial Discharge of Mortgage.

Minor variances are sought from the City of Woodstock Zoning By-law No. 8626-10 as follows:

Section	Required	Proposed
5.1.1.1, Interior Side Yard (Garage on Retained Lot)	1.2 m (3.94 ft)	0.30 m (1.0 ft)
5.1.1.1, Interior Side Yard (Shed on Retained Lot)	1.2 m (3.94 ft)	0.55 m (1.8 ft)
5.1.1.1, Interior Side Yard (House on Retained Lot)	1.2 m (3.94 ft)	1.04 m (3.4 ft)
7.2, Interior Side Yard (House on Severed Lot)	1.2 m (3.94 ft)	1.09 m (3.6 ft)

G. Hough briefly reviewed the staff Planning Report.

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

J. Palmer referred to Plate 1 and noted that it appeared that the lot line runs through the building, and that it is not representative of what is on the property. In response, G. Hough pointed out that the aerial photographs do not always line up properly; however, a survey of the property will confirm the lot lines.

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

'Granted'

B13-71-8

CONDITIONS:

1. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
2. The owners shall confirm the location of any underground or overhead services serving the retained lot traversing 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.
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 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.

A13-14-8

REASONS:

1. The variances requested are minor variances from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
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 variance requested is in keeping with the general intent and purpose of the City of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B13-68-1 – 2274581 Ontario Inc. (Lots 1, 2, & 3, Block A, Plan 104, Township of Blandford-Blenheim, formerly Village of Drumbo)

Patrick Jocsak, of Madorin Snyder, the owner's solicitor, was in attendance to present the application. He reviewed the correspondence received from the County Public Works Department and from the Township of Blandford-Blenheim Chief Building Official. He briefly explained the application and pointed out that the accessory detached buildings on the lot to be retained have been removed. 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 to create a residential building lot. The lot to be severed will cover an area of 885.5 sq. m (9,350.3 sq. ft) and contains an existing single detached dwelling and garage. The lot to be retained will cover an area of 1,176.4 sq. m (12,662.6 sq. ft) and is currently vacant.

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

J. De Bruyn suggested that the Committee could remove Condition No. 2 from the recommendation as the buildings have been removed.

G. Brumby requested clarification of the correspondence received from the County Public Works Department. G. Hough pointed out that there are two laterals to the retained lot. The owner is contemplating to split the existing retained lot into two. However, there is currently only enough wastewater capacity for the severed and retained lots subject of this application, and that no additional lots will be considered for severance at this time.

The Committee reviewed the late correspondence from the County Public Works Department and the Township of Blandford-Blenheim Chief Building official and their request for additional conditions.

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

"That Condition No. 2 be removed from the recommendation."

NOT CARRIED.

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

'Granted, with the additional two conditions as requested from the County Public Works Department and the Township of Blandford-Blenheim Chief Building Official.'

CONDITIONS:

1. If required, the owner enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
2. The existing detached accessory structures located to the rear of the lot to be retained be removed in accordance with the provisions of the Township's Zoning By-law to the satisfaction of the Township of Blandford-Blenheim.
3. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality which states that no building permit shall be issued until payment is made to the County. In order to clear this condition, a copy of the draft Severance Agreement which addresses the above requirements to the satisfaction of the County of Oxford Public Works Department, must be provided to the Public Works Department.

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4. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the applicant's expense, to the satisfaction of the Township of Blandford-Blenheim.
 5. 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.
 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.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

CARRIED.

B13-70-3 – Huinink Farms Inc. (Part Lot 14, Conc. 6, Township of Norwich, formerly Township of East Oxford)

G. Huinink, of Huinink Farms Inc., together with his agent, Denis Brolese, were in attendance. G. Brolese briefly explained the application, and pointed out that the owner wishes to consolidate the severed lot with the farmer to the immediate east.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 10.2 ha (25.2 ac), contains no buildings or structures and is in agricultural production. The lot to be severed will be added to the vacant farm lot to the immediate east covering an area of 25 ha (61.8 ac). The lot to be retained will cover an area of 48.5 ha (119.84 ac), contains farm buildings and an accessory single detached dwelling and will continue to be used for agricultural purposes.

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

D. Brolese stated that concurred with the suggested conditions and the recommendation of the staff Planning Report.

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

'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.

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2. A road widening to 15 m (50 ft) from the centreline of Curries Road, along the frontage of the lot to be severed and retained, be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department.
 3. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of 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.
3. The subject property is appropriately zoned.

CARRIED.

B13-66-6 – Reeves Realty Corporation & B. W. Conn Homes Ltd. (Lot 13, & Part Lot 14, Plan 279, Town of Ingersoll)

No one was present to speak to the application. The Secretary-Treasurer indicated that an email was received from L. Reeves requesting a deferral of his application.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed and retained presently consists of a two storey single detached dwelling. This dwelling is to be removed and a 2-unit semi-detached dwelling is to be construction on each of the lot to be severed and the lot to be retained. The lot to be severed will cover an area of 641.01 sq. m (6,900 sq. ft.) and the lot to be retained will cover an area of 873.26 sq. m (9,400 sq. ft.). The owners have also applied for a Partial Discharge of Mortgage.

Moved by: J. De Bruyn
Seconded by: M. Hacon

"Deferred"

REASON:

1. The application be deferred at the request of the owner for up to six months in order to permit him to further review the recommended conditions in staff Report No. 2014-16.

CARRIED.

B13-54-3 – William & Elizabeth Van Wyk (Part Lot 15, Concession 2, Township of Norwich, formerly North Norwich)

Edward Van Wyk, the agent, was in attendance to present the application. He briefly explained the application and requested the Committee to approve his application.

The purpose of the Application for Consent is to sever an agricultural lot from an existing residence located within the Village of Burgessville. The lot to be severed will cover an area of 16 ha (39.75 ac), is currently vacant, and is in agricultural production. The lot to be retained will cover an area of 2,832.05 sq. m (30,484.93 sq. ft.), contains an existing single detached dwelling and two detached garages, and will be used for residential purposes. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. The severed lands are designated 'Agricultural Reserve' according to the Township of Norwich Land Use Plan. Lands in the Agricultural Reserve are to be developed for a wide variety of agricultural land uses. Planning staff are satisfied that the lands to be severed can continue to be used for cropping purposes. The lands to be retained are located within the 'Village' designation. As outlined in the relevant Official Plan policies, low density residential infill development is permitted in the Village designation. The lot to be retained that is in effect being created by this proposal can be considered infill development as it represents efficient utilization of designated residential land. He stated that there is sufficient space for agricultural machinery to access the severed lot from Church Street (Oxford Road 59).

E. Van Wyk stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

J. De Bruyn asked whether the existing hydro easement will need to be moved. In response, E. Van Wyk stated that he has met with Hydro One staff regarding the easement.

J. DeBruyn asked about the proposed zoning for the severed lot. In response, G. Hough indicated that Planning staff will discuss the zoning on the severed lot at the time of consideration of the application. A home is permissible on these lands within the settlement designation.

The Committee members questioned the severance and suggested there would not be enough frontage to the agricultural lands. In response, G. Hough indicated that the applicants will be required to locate the house so that the farmland can be accessed, and that the home cannot be built on the hydro easement.

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately re-zoned to permit the intended uses.
2. If required, the owners enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.
3. 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.
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.

CARRIED.

B13-62-3 – Richard L. & Donna G. Treleaven (Part Lot 21, Concession 7, Township of Norwich, formerly Township of East Oxford)

Richard & Donna Treleaven were in attendance to present their application. R. Treleaven gave a history of the subject property and explained that the severance is to clear up land title. The previous owners of the lot to be enlarged constructed the existing single detached dwelling. The severance will correct the boundary lines. He pointed out that there is a 9-acre Christmas tree farm on the enlarged lot.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 1,262.9 sq. m (13,594 sq. ft.). The lot to be severed consists of an existing greenhouse (2001) and a tool shed (1998) which both straddle the line between the lot to be severed and the lot to be enlarged. The severed lot will be added to the lot to the immediate west and south which covers an area of 3.64 ha (9 ac) and contains an existing single detached dwelling. The lot to be retained will cover an area of 56.66 ha (140 ac), contains a horse barn, run-in-shed, hay feeder, and an accessory single detached dwelling and will continue to be used for agricultural purposes.

G. Hough stated that the severed and enlarged lots will be re-zoned and the buildings will be recognized through the zoning process. The application is consistent with the 2005 Provincial Policy Statement (PPS), and complies with the Official Plan policies. The retained lot, covering an area of approximately 100 acres, meets the Zoning By-law requirements.

J. De Bruyn questioned the owner whether more trees will be planted? In response, R. Treleaven pointed out that the Christmas tree area is to remain the same.

G. Brumby asked the owners where their home is located. In response, R. Treleaven stated that the home is situated to the north of the enlarged lot, in the area of the Cedar Creek.

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

'Granted'

CONDITIONS:

1. The lots to be severed and enlarged be appropriately re-zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and south 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. 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.
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.

CARRIED.

B13-56-3 – Hwy 59 South Properties Inc. (Part Lots 17 & 18, Concession 3, Township of Norwich, formerly Township of East Oxford)

No one was present to speak to the application.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of 38.29 ha (94.61 ac), contains no buildings or structures and is to be added to the vacant agricultural lot to the immediate north, and will continue to be used for agricultural purposes. The lot to be retained, consisting of a complex of ten buildings associated with the existing agricultural-related business, will cover an area of 32.2 ha (77.66 ac).

G. Hough briefly reviewed the staff Planning Report. He indicated that an Official Plan Amendment was recently approved to allow for the severance of the agricultural-related business on the lot to be retained from the rear agricultural portion of the property. Planning staff are satisfied that approval of the Application for Consent to allow for the severance of this stand-alone industrial use will not negatively impact surrounding property owners, nor will it set an undesirable precedent for other agricultural-related uses within the Township. Approval of the severance will not result in any changes to the existing land uses, but will bring the proposed lot to be enlarged into compliance with the Official Plan with respect to the objectives of the Agricultural Reserve designation, as it will result in an increase to this parcel from 2.5 ha (6.2 ac) to 40.8 ha (100.8 ac). The application is consistent with the 2005 Provincial Policy Statement (PPS) and maintains the general intent and purpose of the Official Plan. Norwich Council will consider the zone change application at an upcoming meeting.

In response to M. Hacon's question regarding the zoning on the property, and J. De Bruyn's request for further clarification of the Official Plan amendment and Zone Change process, G. Hough explained that the owner also submitted a zone change application to extend the 'AB' zoning to an 8.4 ha (20.75 ac) portion located directly to the northeast of the existing 'AB' zoned portion of the property. This portion (proposed to be re-zoned from 'A2' to 'AB') has historically been used for the storage of wood and mulch materials associated with the existing agricultural industrial business on the property. This portion of the property has historically been accessed through the abutting property to the north through an agreement established between these two property owners. There are two zones on the retained lot; a portion of the retained lot is zoned General Agricultural (A2), while the remainder is zoned Agri Business (AB). Planning staff have reviewed the application for compliance with the provisions of the Zoning By-law and are satisfied that the re-zoning of the 8.4 ha (20.75 ac) portion currently zoned A2 to the northwest of the existing 'AB' portion to coincide with the existing 'AB' use is appropriate. The proposed zone change application appears to meet all other provisions of the Zoning By-law. He re-iterated that approval of the severance will not result in any changes to the existing land uses, but will bring the proposed lot to be enlarged into compliance with the Official Plan with respect to the objectives of the Agricultural Reserve designation, as it will result in an increase to this parcel from 2.5 ha (6.2 ac) to 40.8 ha (100.8 ac).

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

'Granted'

CONDITIONS:

1. That portion of the lot to be retained currently zoned 'General Agricultural Zone (A2)' be re-zoned to 'Agri-Business Zone (AB)'.

2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north 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. 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.
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.

CARRIED.

On the motion of M. Hacon, the Committee meeting adjourned at 11:20 a.m.

"Gord Brumby"

CHAIRPERSON