

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, June 4, 2015

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, June 4, 2015 at 11:00 a.m. with the following individuals:

Chair	-	G. Brumby
	-	H. Elliott
	-	B. George
	-	M. Hacon
	-	R. Jull
	-	T. Rock (arrived at 11:18 a.m.)
	-	A. Tenhove
Director	-	G. Hough
Acting Secretary-Treasurer	-	L. Buchanan

The meeting was called to order at 11:00 a.m.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

M. Hacon referred to a correction that should be made under General Business with respect to the discussion on conference expenditures. It was noted that L. Taschner's discussion related to '...policies regarding *expenses*...' rather than '...policies regarding *attendance*...'.

Moved by: B. George
Seconded by: R. Jull

"The Minutes of the Meeting of May 8, 2015, be approved as amended and printed."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

Correspondence was received from Jason Grace requesting that the wording of Condition No. 2 of the Decision for Application B14-61-3 (Adrian Boeder) be amended. Condition No. 2 currently reads as follows:

The owner shall provide a survey of both the severed and retained lots to confirm lot dimensions, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.

It is requested that Condition No. 2 read as follows:

The owner confirm, in writing, to the Secretary-Treasurer of the Land Division Committee, that the lot to be retained meets the minimum lot area requirement of 2,800 sq. m (30,140 sq. ft.) as required by the Township of Norwich Zoning By-law No. 07-2003-Z.

G. Hough outlined the report indicating the request is a minor change to the conditions. A. Tenhove inquired if he was eligible to vote as he was not a member at the time the application was approved. G. Hough indicated in the affirmative.

Moved by: M. Hacon
Seconded by: A. Tenhove

“THAT, pursuant to Section 53(23) of the Planning Act R.S.O. 1990, as amended, with respect to the decision of the County of Oxford Land Division Committee regarding Application No. B14-61-3 (Adrian Boeder) dated December 16, 2014, it is hereby resolved that Condition No. 2 be amended to read as follows:

The owner confirm, in writing, to the Secretary-Treasurer of the Land Division Committee, that the lot to be retained meets the minimum lot area requirement of 2,800 sq. m (30,140 sq. ft.) as required by the Township of Norwich Zoning By-law No. 07-2003-Z.

AND THAT, pursuant to Section 53(26) of the Planning Act R.S.O. 1990, as amended, the modification noted above is considered a minor change to the conditions of consent regarding Application No. B14-61-3 (Adrian Boeder) and, therefore, no further circulation or public notice of this application is required.”

CARRIED.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B15-18-3 – Bloxslea Farms Inc. (Lot 26, Conc. 1, Township of Norwich, formerly North Norwich)

Jim Bloxsidge, along with his solicitor, Murray Borndahl are present.

M. Borndahl presented the application to the committee and indicated that he and his client are in agreement with the staff report.

G. Hough presented the staff report, correcting an error in the conversion of the metric measurement with respect to the requested road widening. He also indicated that there is sufficient room on the lot to be retained for manure storage facilities, thereby negating a requirement for an easement for the manure lagoon on the lot to be severed.

R. Jull inquired if there was an underground pipeline to the manure lagoon. J. Bloxsidge replied that a pipeline does exist. He also indicated that the manure storage lagoon is no more a ‘duck pond’ and used only occasionally as a buffer/overflow when manure storage on the main farm is at capacity.

G. Brumby inquired if the new owner will be Ingerville Farms Inc. J. Bloxsidge replied in the affirmative.

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

“Granted”

CONDITIONS:

1. A road widening of 15 m (49.2 ft) from the centre line of Oxford Road 46 (Salford Road), along the frontage of 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.
2. 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.

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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.

T. Rock arrived at this point in the meeting (11:18 a.m.).

B15-19-6; A15-04-6 – Jennifer Story (Lots 63 & 64, Plan 186, Town of Ingersoll, formerly Township of West Oxford)

David Story, father to the applicant, and their solicitor, Murray Borndahl, were in attendance.

M. Borndahl presented the application and indicated that he and his client are in agreement with the staff report.

G. Hough presented the staff report indicating that this application is a resubmission of a previous application that had lapsed.

There was no further discussion.

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

“Granted”

B15-19-6

CONDITIONS:

1. If required, the owner shall enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town.
2. All detached accessory structures on the lot to be severed shall be removed, to the satisfaction of the Town Engineer.
3. All financial requirements of the County with respect to the provision of water and wastewater services must be complied with. This condition can be cleared by payment for the required services or by entering into a Severance Agreement with the Area Municipality. A copy of the draft Severance Agreement, which addresses the above requirements, can be provided to the satisfaction of the County of Oxford Public Works Department prior to clearing the condition.
4. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise have been complied with.

5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

A15-04-6

REASONS:

1. The variances requested are minor variances from the provisions of the Town of Ingersoll Zoning By-law No. 04-4160.
2. The variances requested are desirable for the appropriate development or use of the land, building or structure.
3. The variances requested are in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variances requested are in keeping with the general intent and purpose of the Town of Ingersoll Zoning By-law No. 04-4160.

CARRIED.

On the motion of B. George, the Committee meeting adjourned at 11:25 a.m.

"Original Signed By"

Gordon Brumby, Chair