

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, March 5, 2015

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, March 5, 2015 at 9:00 a.m. with the following individuals:

Chair	-	G. Brumby
	-	H. Elliott
	-	M. Hacon
	-	R. Jull
	-	T. Rock
	-	A. Tenhove
Director	-	G. Hough
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: T. Rock
Seconded by: M. Hacon

"The Minutes of the Meeting of January 22, 2015, be approved with the following amendment:

R. Jull be included in the list of the Committee members on Page 1."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

L. Taschner provided additional information about the upcoming training session. She pointed out that there would be two sessions held, one from 1 pm to 4 pm and the second from 6 pm to 9 pm on Monday, March 30. She asked the Committee members to each indicate which session they will be attending.

L. Taschner provided information on the upcoming OACA conference to be held in Kingston from Sunday, May 31 to Wednesday, June 3, 2015. She indicated that she would forward information regarding the conference.

CORRESPONDENCE:

Correspondence dated February 23, 2015 was received from the Oxford County Public Works Department regarding Application B15-02-5 (Walter H. Warford).

Correspondence dated February 23, 2015 was received from the Upper Thames River Conservation Authority regarding Application B15-02-5 (Walter H. Warford).

Correspondence dated February 26, 2015 was received from Hydro One regarding Application B14-77-2 (Mark & Cheryl Marshall and John Marshall).

Correspondence dated March 4, 2015 was received from East Zorra-Tavistock Council regarding Application B14-77-2 (Mark & Cheryl Marshall and John Marshall).

Correspondence dated March 5, 2015 was received from Gary Koot regarding Application B14-76-5 (Kamarah Farms Ltd.).

APPLICATIONS FOR CONSENT:

B14-73-6 & B14-74-6 – David Swatridge (Part Lots 19 & 20, Conc. 1, Town of Ingersoll, formerly Township of West Oxford)

Gerry Beckett was in attendance to present the application on behalf of the owner. He briefly explained the severance proposal and stated that he and the owner concur with the findings and suggested conditions of the staff Planning Report.

The purpose of the applications for consent is to create two residential building lots. The lot to be severed by B14-73-6 will cover an area of approximately 943.7 sq. m (10,158 sq. ft.) and the lot to be severed by B14-74-6 will cover an area of approximately 620 sq. m (6,673 sq. ft.). The lot to be severed by B14-74-6 contains a solar panel structure that will be removed. The lot to be retained will cover an area of approximately 1,038 sq. m (11,176 sq. ft.), and consists of one-half of an existing semi-detached dwelling. Single detached dwellings are proposed to be constructed on the two severed lots. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms with the R2 Zone provisions of the Town's Zoning By-law. He pointed out that the lots are of similar size to those existing in the vicinity along Clark Road.

T. Rock questioned whether infill lot applications will increase in number, and wondered if the Green Space policies will have any influence on severances. In response, G. Hough explained that the policy referenced by T. Rock will not have any significant influence, and pointed out that from a planning perspective, the application facilitates good residential development. He further noted that he was not sure any significant change will come about due to the upcoming changes to the Provincial Policy change.

T. Rock questioned the Director on how the Land Division Committee is to determine consistency? In response, G. Hough noted the Committee needs to determine that even if the lots may appear to be of a size that is not strictly in keeping with the existing development, will the lots be of sufficient size and of appropriate configuration to accommodate the setbacks of the By-law and the character of the neighbourhood.

T. Rock questioned cash-in-lieu and whether the applications mitigate environmental resources. In response, G. Hough pointed out that the By-law in the Town of Ingersoll stipulates funds that are to be allocated to cash-in-lieu and that these are due at the Building Permit stage.

R. Jull questioned why the two lots are not evenly divided. In response, G. Hough pointed out that corner lots require larger lot areas. Further, G. Beckett also stated that a particular type of house is proposed to be constructed on the larger lot.

A. Tenhove questioned the solar panel situated on the lot to be severed by B14-74-4. In response, G. Beckett explained that the solar panel is to be moved onto another property that Mr. Swatridge owns.

B14-73-6

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

'Granted'

CONDITIONS:

1. The owner properly decommission any abandoned private services (water well, cistern and/or septic system) located on the lot to be retained, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903), to the satisfaction of the Oxford County Department of Public Works.
2. The owner enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town, if required.
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, must 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.

CARRIED.

B14-74-6

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

'Granted'

CONDITIONS:

1. The solar panel structure located on the north portion of the lot to be severed shall be removed, to the satisfaction of the Town of Ingersoll.
2. The owner enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town, if required.

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, must 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.

CARRIED.

B14-75-5 – R. M. Matheson Farms Ltd. (Part Lot 25, Concession 2, Township of Zorra, formerly Township of West Zorra)

Robert & Helen Matheson were in attendance. Robert Matheson presented the application to the Committee. He briefly explained that the previous owner created an 8-acre lot in the 1960's. He and his wife subsequently purchased that lot. They would like to consolidate that 8 acre lot with their farm holdings.

The purpose of the Application for Consent is for a boundary adjustment. The lot to be severed will cover an area approximately 38.44 ha (95 ac) and consists of agricultural land in crop production and an abandoned drive shed that is to be removed. The severed lot will be added to an undersized agricultural lot comprising an area approximately 3.5 ha (8.6 ac) located to the immediate north. The lot to be retained will cover an area approximately 0.70 ha (1.73 ac), consists of vacant land and is proposed to be used for rural residential purposes. The net result of the boundary adjustment is to consolidate the agricultural lands into single ownership for agricultural purposes and to reduce the size of the vacant lot and move it westward.

G. Hough briefly reviewed the staff Planning Report. He pointed out that the existing 8-acre lot permits the construction of a single detached dwelling. He explained that the application is for a boundary adjustment and is a unique situation, resulting in a more efficient larger farm parcel. He indicated that there do not appear to be many similar situations to this.

T. Rock indicated that he did not consider the severance to be a minor boundary adjustment. In answer to his question, G. Hough stated that a 1.73 ac rural residential lot will be sold, and the remainder of the lands will be for agricultural production. As such, the increased land placed into agricultural operation is considered desirable from an impact perspective.

A. Tenhove questioned whether a building permit could be issued for the remnant lands. In response, G. Hough pointed out that building permits could be obtained for both the 8.5 acre parcel and the 95 acre farm parcel today. No new opportunities arise. After the severance is completed, a home can be constructed on the farm property.

R. Jull questioned when the buildings on the retained lot were removed? In response, H. Matheson indicated that the house was demolished in 1997-1998.

T. Rock asked whether a third house can be built. In response, G. Hough responded in the negative. T. Rock asked whether this was a minor exception to the 2014 Provincial Policy Statement. In response, G. Hough indicated yes.

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

'Granted'

CONDITIONS:

1. The lot to be retained and the lot to be enlarged be appropriately zoned.
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. Drainage assessment re-apportionment shall 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 owners provide Proof of Probability of Potable Water for the lot to be retained, to the satisfaction of the Oxford County Public Works Department.
5. The owners demolish the driveway on the lot to be severed, to the satisfaction of the Township of Zorra Chief Building Official.
6. The owners receive approval from Township of Zorra Director of Public Works for a new farm entrance permit on the lot to be severed.
7. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

B14-76-5 – Kamarah Farms Ltd. (Part Lots 7 & 8, Concession 11, Township of Zorra, formerly Township of East Nissouri)

David Roe was in attendance on behalf of the owner to present the application. He briefly explained the application to the Committee. The late correspondence received from Mr. Gary Koot was reviewed.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of approximately 53.26 ha (131 ac), consists of a barn and equipment shed (non-livestock building), a grain bin and a small shed (shed to be removed), and is in agricultural production. The lot to be severed will be added to the abutting agricultural lot covering an area of approximately 55 ha (135 ac) to the immediate north and east which consists of three barns and an accessory single-detached dwelling. The lot to be retained will cover an area of approximately 0.47 ha (1.16 ac), contains an existing single-detached dwelling, and will be used for non-farm rural residential purposes. The owner has applied for an easement over the lot to be retained in favour of the lot to be severed to enable for access purposes. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2014 Provincial Policy Statement, and complies with the Official Plan policies. An access easement over the lot to be retained in favour of the lot to be severed is also being requested. He indicated that G. Koot's comments are contrary to what the County's policies were designed to accomplish. G. Koot's correspondence states that he is in opposition to the consolidation process and it is his opinion that the severance is financially driven. G. Hough explained that the owner would not be able to retain the rural residential lot without the consolidation taking place.

M. Hacon questioned whether the small landlocked parcel located to the immediate east of the subject property had any effect on the severance. G. Hough responded by stating that that property is under separate ownership. M. Hacon asked if the driveway on Road 74 would continue to be used. In response, D. Roe indicated that the road will be removed, thus the need for the easement over the retained parcel.

T. Rock questioned D. Roe about the landlocked parcel to the east of the subject property. In response, D. Roe indicated that it is not part of the farm, and is that it currently is a bushlot.

T. Rock asked how easy it would be for additional residential lots to be created. In response, G. Hough indicated it would be very difficult. Within the Agricultural Reserve area, the Policy only allows the splitting of lands for agricultural purposes. He further indicated that the County policies are stricter than the PPS.

R. Jull asked what the barn could be used for. In response, G. Hough stated that the barn can no longer house livestock.

G. Brumby questioned the need to consolidate the PIN's. In response, G. Hough pointed out that consolidating the PIN's at this time will alleviate confusion later on when the certificate is to be issued.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north 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. Property Identifier Numbers (PINs) 00198-0038 and 00198-0058 (representing the lot to be severed) be consolidated under one PIN, prior to the issuance of the certificate, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
4. Property Identifier Numbers (PINs) 00198-0049 and 00198-0053 (representing the lot to be enlarged) be consolidated under one PIN, prior to the issuance of the certificate, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
5. Drainage assessment re-apportionment shall 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.
6. An easement for the purpose of motor vehicle access be established over the retained lot in favour of the severed lot, to the satisfaction of the County of Oxford Public Works Department.
7. The owner receives a change of use permit from the Township of Zorra Chief Building Official for the two agricultural structures on the severed lot for the purpose of acknowledging their use for storage purposes only.
8. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
9. 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.

B15-03-3 – Johnny & Elizabeth Miller, Robert & Lydia Miller & Dannie Miller (Part Lots 6 & 7, Concession 9, Township of Norwich, formerly Township of South Norwich)

Johnny Miller briefly explained the application to the Committee. He stated that he concurs with the findings and suggested conditions as outlined in the staff Planning Report.

The purpose of the Application for Consent is to create an agricultural lot. Both the lot to be severed and the lot to be retained will cover an area of approximately 38 ha (93.8 acres), with frontages of 359 m (1177 ft) along Highway 59. The lot to be severed is currently vacant, while the lot to be retained contains an existing single detached dwelling and a number of accessory agricultural buildings. A single detached dwelling and agricultural accessory buildings are proposed to be constructed on the lot to be severed. Both the severed and retained lots will continue to be used for agricultural purposes. The owners have also applied for a Partial Discharge of Mortgage.

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

T. Rock questioned why the parcels are to be created, and asked if 00250the applicants could proceed by way of a lease. In response, G. Hough pointed out that the owners need and want separate ownership of the lands. T. Rock suggested further fragmentation of farmland. In response, G. Hough stated that Planning staff also has concerns when fragmentation of farmland occurs and the policies speak to this. However, this application meets the policies and the parcels will remain viable and flexible parcels in accordance with the policies of the Official Plan.

R. Jull noted the road allowance along the southerly boundary of the retained lot. In response, G. Hough explained that the retained lot fronts onto an unimproved Township Road along its southerly boundary and a County Road along its easterly boundary.

It was noted that the J. Miller intends to farm with his brother-in-law.

R. Jull questioned whether the lands to the east can be accessed through the bushlot? In response, J. Miller indicated they could.

Moved by: R. Jull
Seconded by: T. Rock

'Granted'

CONDITIONS:

1. Drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of Norwich.
2. A road widening of 2 m (6.56 ft) from the centreline of Oxford Road 59, 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.
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 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

CARRIED.

B14-77-2 – Mark & Cheryl Marshall & John Marshall (Part Lots 6 & 7, Concession 15, Township of East-Zorra Tavistock, formerly Township of East Zorra)

Greg Boddy, the owners' solicitor, was in attendance to present the application. He briefly explained that the lots inadvertently merged in title in the 1970's, and the owners are requesting to re-create the lots as they once were. He stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report. He reviewed the late correspondence received from the Upper Thames River Conservation Authority and the Council of the Township of East Zorra-Tavistock.

The purpose of the Application for Consent is to create a new agricultural lot. The lot to be severed will cover an area of approximately 42.4 ha (104.8 ac), contains farm buildings and an accessory single detached dwelling and is in agricultural production. The lot to be retained will cover an area of approximately 34 ha (84.02 ac), also contains a single detached dwelling and is in agricultural production. The properties inadvertently merged, and the owners are now seeking to re-establish the original property lines as they once existed.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application was consistent with the 2014 Provincial Policy Statement, and complies with the agricultural policies of the County Official Plan. The subject property conforms with the Township Zoning By-law.

G. Boddy stated that he and his clients only determined a year ago that the properties had merged when they were undergoing refinancing.

R. Jull noted that a 5 m road widening is requested. In response, G. Hough pointed out that the Township is requesting the road widening dedication on the Township Road. The County has requested no such widening on the lands fronting the County Road.

A. Tenhove questioned how the properties merged? In response, G. Hough pointed out that by simply putting both properties into one ownership merges the properties.

G. Brumby asked the owners' solicitor who lives in the home on the proposed severed lot. In response, G. Boddy indicated that the home is currently vacant.

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

'Granted'

CONDITIONS:

1. 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 East Zorra-Tavistock.
2. The owners shall provide a recent survey identifying the newly created lot, to the satisfaction of the Township of East Zorra-Tavistock.
3. The owners shall dedicate a 5 m (16.4 ft) road widening along the frontage of the lot to be severed to the Township of East Zorra-Tavistock, free of all costs and encumbrances, to the satisfaction of the Township of East Zorra-Tavistock.
4. The owners shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
5. The Clerk of the Township of East Zorra-Tavistock 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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6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

B15-02-5 – Walter H. Warford (Part Lot 19, Concession 11, Township of Zorra, formerly Township of East Nissouri)

Walter Warford was in attendance to present the application to the Committee. He briefly explained his proposal.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of approximately 5.24 ha (12.96 ac) and consist of vacant agricultural land in crop production. The lot to be severed will be added to the adjacent lot to the immediate south. The lot to be enlarged covers an area of approximately 40.47 ha (100 ac), contains a storage shed, and a well and is in crop production. The lot to be retained will cover an area of approximately 0.85 ha (2.09 ac), and contains an existing single detached dwelling and shed. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application proposes a farm consolidation. He stated that comments received from the County Public Works Department requesting a one-foot parcel from the enlarged lot is not needed. The enlarged lot was the retained lot in a previous severance application and, therefore, did not receive consent. As such, the 'once a severance' provision of the Planning Act did not apply. He briefly addressed the size of the retained lot and pointed out that it generally meets the size requirement of 2.0 ac. Additional features can result in slightly larger lots sizes. Planning staff has no concern with the area proposed to be retained.

W. Warford stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

T. Rock questioned whether the enlarged lot will lose its identity as a 'once a severance always a severance'. In response, G. Hough indicated it would not as it was the retained lot in the previous severance application.

T. Rock questioned the size of the retained lot. G. Hough explained the reasoning for the size of the lot and the reviewed the lot area policies for Rural Residential (RR) lots. He explained that the retained lot is slightly larger due to the location of an existing buried barn foundation.

W. Warford explained that there once was a barn at the north end of the property which was removed and buried. The land is unusable and, therefore, he would like to keep that part of the property with the retained lands. He stated that it was his intent all along to maintain a 2.0 ac parcel. The Planner for the Township was in contact with him to justify the need for the 2 acre parcel. He indicated that he explained this need to the planner.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate 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 shed located to the north of the single detached dwelling on the lot to be retained be removed, to the satisfaction of the Township of Zorra Chief Building Official.
4. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

On the motion of H. Elliott, the Committee meeting adjourned at 10:50 a.m.

"Original Signed By"

Gordon Brumby, Chair