

## MINUTES

### OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, May 8, 2015

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Friday, May 8, 2015 at 9:00 a.m. with the following individuals:

Chair	-	G. Brumby
	-	H. Elliott
	-	B. George
	-	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: M. Hacon  
Seconded by: H. Elliott

*"The Minutes of the Meeting of April 2, 2015, be approved as printed and circulated."*

CARRIED.

#### BUSINESS ARISING FROM MINUTES:

None.

#### GENERAL BUSINESS:

L. Taschner briefly spoke to the Committee about the upcoming OACA Conference to be held in Kingston from May 31 to June 3. She indicated that she would forward the County policies regarding expenses at County conferences.

G. Hough discussed starting the June 4th meeting later in the morning rather than at its regular time of 9 a.m. The Committee concurred with starting the meeting later.

B. George requested the Secretary-Treasurer to look into whether the September meeting could be held on the 10th rather than the 3rd as it was so close to the Labour Day Weekend.

#### CORRESPONDENCE:

None.

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APPLICATIONS FOR CONSENT:

B14-68-8 – Execulink Holdings Inc. (Part Lot 18, Plan 1654, City of Woodstock)

Dereck Walden was in attendance to speak to the application. He indicated that two buildings are presently situated on the subject property. Execulink Holdings wishes to sever the lot consisting of the utility building and retain the lot consisting of the office. An easement is also requested for drainage over the retained lot to provide a stormwater outlet for the severed lot.

The purpose of the Application for Consent is to create an existing industrial lot. The lot to be severed will cover an area of 4,612 sq. m (49,644.8 sq. ft.) and contains an existing building that houses a server. The lot to be retained will cover an area of 1.8 ha (4.4 ac) and contains an existing office building. The owner also proposes to create a drainage easement over the lot to be retained in favour of the lot to be severed.

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 and conforms with the City of Woodstock Zoning By-law. He pointed out that the area is designated for business park uses. The Council of the City of Woodstock previously approved a zone change to accommodate the proposed severed lot.

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

T. Rock confirmed the address of the property with the owner.

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

*'Granted'*

CONDITIONS:

1. An easement for the purpose of drainage be established over the lot to be retained (as depicted on Plate 3) in favour of the lot to be severed, to the satisfaction of the Secretary-Treasurer of the Land Division Committee and the City of Woodstock. The owner shall submit a draft Reference Plan and Easement Agreement to the satisfaction of the City of Woodstock Engineering Department. All maintenance responsibilities shall be clearly indicated in the Agreement, to the satisfaction of the City of Woodstock
2. 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.
3. The owner shall confirm that no underground or overhead services serving the retained lot traverse the severed lot and vice versa. Where such services exist, the owner shall re-locate the services or obtain private easements over the severed and/or retained lots, to the satisfaction of the City of Woodstock.
4. The owner shall provide a recent survey confirming lot sizes and building setbacks, to the satisfaction of the City of Woodstock Engineering Department.
5. 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.
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.

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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.

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B15-10-1 – Ronald & Barbara Chesney (Part Lot 6, Conc. 2, Township of Blandford-Blenheim, formerly Township of Blandford)

Ronald Chesney was in attendance to speak to the application. He requested a favourable decision on his application.

The purpose of the application for consent is for an agricultural lot addition. The lot to be severed comprises approximately 19.3 ha (47.6 ac), contains no buildings or structures, is in agricultural production (cash crops), and is to be added to the agricultural parcel to the immediate east. The lot to be enlarged comprises approximately 57.1 ha (141 ac) and contains an existing accessory farm dwelling and shed. The lot to be retained comprises approximately 0.97 ha (2.4 ac) and contains an existing single-detached dwelling, shed and two pigeon coops.

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 County Official Plan policies. He pointed out that a zone change will be required to recognize the proposed use of the retained lot for rural residential purposes.

In response to T. Rock's inquiry, R. Chesney confirmed that the house and shed are situated on the retained lot.

In response to T. Rock's inquiry that retained lot does not comply with the Zoning By-law, G. Hough explained that the decision on the severance proceeds, and is conditional on the owner obtain the appropriate zoning.

R. Jull questioned whether another house could be constructed on the newly enlarged lot. In response, G. Hough explained that the owner would need to apply for a minor variance from the Township of Blandford-Blenheim Committee of Adjustment to allow a second residence on the farm.

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

*'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 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.
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 Blandford-Blenheim.

4. 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.
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.

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On the motion of M. Hacon, the Committee meeting adjourned at 9:35 a.m.

*"Original Signed By"*

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Gordon Brumby, Chair