

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, November 5, 2015

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

Chair	-	G. Brumby
	-	H. Elliott - absent
	-	B. George
	-	M. Hacon
	-	R. Jull
	-	T. Rock - absent
	-	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: B. George
Seconded by: R. Jull

"The Minutes of the Meeting of October 1, 2015, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

It was requested by the Committee that in cases where Planning staff recommends denial of an application, that the Committee be provided a list of recommended conditions, should the application be approved. In response, G. Hough indicated that this is normally the case and was just overlooked. Regarding File B15-33-1.

CORRESPONDENCE:

Correspondence dated October 27, 2015 was received from the Upper Thames River Conservation Authority regarding Applications B15-34-2 & B15-35-2 (Steven Losee Construction Inc.).

Correspondence dated November 4, 2015 was received from the Council of the Township of East Zorra-Tavistock regarding Applications B15-34-2 & B15-35-2 (Steven Losee Construction Inc.).

Correspondence dated November 4, 2015 was received from the Council of the Township of East Zorra-Tavistock regarding Applications B15-36-2; A15-06-2 (Craig McCready).

APPLICATIONS FOR CONSENT:

B15-36-2; A15-06-2 – Craig McCready (Part Lot 10, Concession 17, Township of East Zorra-Tavistock, formerly East Zorra – Innerkip)

Craig McCready was in attendance to present his application to the Committee. He reviewed the late correspondence received from the Council of the Township of East Zorra-Tavistock.

The purpose of the application is to create a new residential lot within the Village of Innerkip. The lot to be severed is proposed to be approximately 452.9 m² (4,875 ft²) in area, with a frontage of 15 m (50 ft) along Briar Drive. The lot to be severed contains a shed that is to be removed. A new single detached dwelling is proposed to be constructed on the lot to be severed. The lot to be retained is proposed to be approximately 942 m² (10,140 ft²) in area, with a frontage of 29.7 m (97.5 ft) along Coleman Street, and contains an existing single detached dwelling with an attached carport and detached garage.

Permission is sought from Section 12.2, Lot Depth, to permit a lot depth for the lot to be severed of 29.7 m (97.5 ft) in place of the 30 m (98.4 ft) and to permit a year yard for the lot to be retained of 6.7 m (22 feet) in place of the 7.5 m (24.6 ft) required by the Township of East-Zorra Tavistock Zoning By-law No. 2003-18.

G. Hough briefly reviewed the staff Planning Report. He indicated that the property is designated Low Density Residential in the Official Plan, and is zoned R1. The retained lot will exceed the R1 requirements; however, a minor variance has been requested with the severance to recognize the lot depth of the severed lot as 6.7 m (22 feet) in place of the 7.5 m (24.6 feet) required by the By-law.

In response to C. McCready's question regarding cash-in-lieu, G. Hough explained that it is a collection required by the Township.

G. Brumby asked the owner how many trees would be removed? In response, C. McCready indicated that he was not sure but feels that when the foundation is dug, trees will need to be removed.

G. Brumby requested clarification in the wording of the WWTP connection. In response, G. Hough pointed out that it should state Innerkip, not Woodstock.

Moved by: B. George
Seconded by: M. Hacon

'Granted'

B15-36-2

CONDITIONS:

1. The owner shall provide a recent surveyor's real property report of both the severed and retained lots, illustrating the setbacks of the dwelling on the retained lot to the existing and proposed lot lines, the topography of the lands and any other information deemed to be relevant by the Township, to the satisfaction of the Township of East Zorra-Tavistock.
2. 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.

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.
4. The owner shall submit a payment for cash-in-lieu for parkland purposes to the Township of East Zorra-Tavistock, to the satisfaction of the Township.
5. The owner shall remove the existing shed, to the satisfaction of the Township of East Zorra-Tavistock Chief Building Official.
6. The owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
7. 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.
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.
3. The subject property is appropriately zoned.

A15-06-2

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is 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 Township of East Zorra-Tavistock Zoning By-law No. 2003-18.

CARRIED.

B15-37-7 & B15-38-7 – Patrick Mooney (Part Lot 7, Concession 10, Town of Tillsonburg,
formerly Township of Dereham)

Peter Leliveld, the agent, was in attendance to present the application on behalf of the owner. He briefly explained the proposal to the Committee, and stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Applications for Consent is to create two vacant residential building lots. The lots to be severed by B15-37-7 and B15-38-7 both comprise approximately 898 m² (9,666 ft²) and have frontage along James Ave. Single detached dwellings are proposed to be constructed on each of the proposed lots. The lot to be retained comprises approximately 5,350 m² (57,586.9 ft²) and contains an existing single detached dwelling.

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 to the Town of Tillsonburg Zoning By-law. He pointed out Planning staff's recommendation to square off the rear lots of the severed and retained lots. He indicated that the retained lot is not currently connected to water and sewer, and that this will be a requirement of the Public Works Department.

In answer to R. Jull, P. Leliveld indicated that there is a stormwater management pond and a park located behind the property.

G. Hough confirmed that the rear lot line will not be angled as had been originally proposed.

B15-37-7

Moved by: A. Tenhove
Seconded by: R. Jull

'Granted'

CONDITIONS:

1. The owner enter into a Severance Agreement with the Town of Tillsonburg, to the satisfaction of the Town.
2. The owner shall provide a preliminary lot grading plan for the lots to be severed, to the satisfaction of the Town of Tillsonburg Engineering Department.
3. The owner shall provide confirmation that services to the lots to be severed have been paid to the developer, to the satisfaction of the Town of Tillsonburg Engineering Department.
4. The existing private septic system on the lot to be retained shall be decommissioned and the existing dwelling shall be connected to municipal sanitary sewers, to the satisfaction of the County Public Works Department.
5. 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.
6. 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.

7. 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.

B15-38-7

Moved by: A. Tenhove
Seconded by: R. Jull

'Granted'

CONDITIONS:

1. The owner enter into a Severance Agreement with the Town of Tillsonburg, to the satisfaction of the Town.
2. The owner shall provide a preliminary lot grading plan for the lots to be severed, to the satisfaction of the Town of Tillsonburg Engineering Department.
3. The owner shall provide confirmation that services to the lots to be severed have been paid to the developer, to the satisfaction of the Town of Tillsonburg Engineering Department.
4. The owner shall provide a survey, prepared by an Ontario Land Surveyor, to confirm the setback between the existing accessory building located on the lot to be retained, identified as 'Accessory Building 1' on Plate 3 of Report No. CASPO 2015-222, and the rear lot line of the lot to be severed, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
5. The existing private septic system on the lot to be retained shall be decommissioned and the existing dwelling shall be connected to municipal sanitary sewers, to the satisfaction of the County Public Works Department.
6. 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.
7. 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.

B15-39-6 & B15-40-6 – Joe Webb Home Improvements Ltd. (Part Lot 1, Plan 107, Town of Ingersoll)

Joe Webb, together with his agent, Paul Benedict, was in attendance. J. Webb presented the application to the Committee. He indicated that the existing house situated on the property will be removed, and a new home will be constructed on each of the two severed lots and the lot to be retained.

The purpose of the amended Applications for Consent is to create two residential building lots. The lot to be severed by B15-39-6 will cover an area of approximately 582.05 sq. m (6,265.34 sq. ft.), and the lot to be severed by B15-40-6 will cover an area of approximately 610.9 sq. (6,757.8 sq. ft.). The lot to be retained will cover an area of approximately 867.7 sq. m (9,340.2 sq. ft.). The existing single-detached dwelling and garage will be removed and a single-detached dwelling will be constructed the lot to be severed and the lot to be retained.

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 to the Town Zoning By-law. He pointed out that the J. Webb concurs with the new lot configuration for the lot to be severed by B15-39-6 and the retained lot. The lot to be severed by B15-40-6 will not be affected.

J. Webb stated that he concurs with the suggested conditions and the recommendation of the staff Planning Report.

The amended configuration was confirmed by G. Hough to the Committee.

B15-39-6

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

'Granted'

CONDITIONS:

1. 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.
2. The owner provide a Tree Preservation Plan to the Town of Ingersoll, to the satisfaction of the Town of Ingersoll.
3. The existing single detached dwelling and detached garage on the subject lands be removed, to the satisfaction of the Town of Ingersoll.

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.

B15-40-6

Moved by: M. Hacon
Seconded by: B. George

'Granted'

1. 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.
2. The owner provide a Tree Preservation Plan to the Town of Ingersoll, to the satisfaction of the Town of Ingersoll.
3. The existing single detached dwelling and detached garage on the subject lands be removed, to the satisfaction of the Town of Ingersoll.
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.

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3. The subject property is appropriately zoned.

CARRIED.

B15-33-1 – Brian & Carol Sararus (Part Lots 2 & 3, Concession 14, Township of Blandford-Blenheim, formerly Township of Blenheim)

Brian & Carol Sararus, together with their agent, Andrew Head of Dryden, Smith & Head Planning, were in attendance to present. A. Head presented the application to the Committee.

The purpose of the Application for Consent is to create an aggregate industrial lot. The lot to be severed comprises approximately 42.7 ha (105.4 ac) and contains an existing licensed gravel pit, scale and scale house. The lot to be retained comprises approximately 14.9 ha (36.7 ac) and is currently occupied by an existing tree farm/landscaping business, an accessory single-detached dwelling, one shop/barn and one shed/barn. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough reviewed the staff Planning Report. He stated that the severed lands are currently zoned and licenced for aggregate. The retained lot is zoned General Agricultural (A2) and is a used for a tree farming operation/landscaping business. He pointed out that the application is reviewed as a farm severance. The 2014 Provincial Policy Statement allows severances for agricultural purposes, as does the County Official Plan. The size of the farm parcel must be of a sufficient size for the type of agricultural production common to the area. Where there is less than 75 acres proposed, a farm viability plan is required. Although the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) indicated that the existing tree farm on the lot to be retained could be considered a viable operation by virtue of the use existing for a long period of time, the lot must also be of a size appropriate for the type of agricultural uses common in the area, and sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operation. In addition, Planning staff note that while the existing tree farm may be considered a viable farm operation, the existing landscaping business is a commercial use that should not be included in the assessment of the farm's viability. OMAFRA staff has also noted that while the lot to be severed will meet the minimum lot area requirement, it is likely that the resulting productivity on the rehabilitated lands, in combination with the new reduced parcel size, could render the property less viable for traditional field crop production. Therefore, it is planning staff opinion that the application is not acceptable and should be denied.

A. Head stated that there will be no physical changes made to the property. The lands are comprised of a 34 ha (84 acre) gravel pit, a 15 ha (37 acre) tree farm, and a 7.5 ha (18.5 acre) mixed hardwood forest. The owners simply wish to separate the tree operation/landscaping business from the aggregate lands. The applicants reside on the farm and intend to remain there once the lands are severed. This plan will allow each family to have their estates in order. The lands will continue to be held by the Sararus families. He stated that it was his opinion that the application meets all the requirements. He noted that Planning staff in their report considered only lands within the County of Oxford and ignored all the lands located across the road in the Townships of Wilmot and North Dumfries. He passed around a sketch showing the surrounding properties, noting the surrounding lot sizes in Wilmot and North Dumfries. He stated that the intent of the PPS is to provide direction to all of Ontario's lands not just the County of Oxford. It was his opinion, therefore, that all of the surrounding properties should be considered. When using the staff's 1,000 m calculation from the subject lands, he pointed out on the hand-out map that there are at least 10 rural properties that are of similar size and area as the proposed lot. He further noted that the uses proposed will not conflict with the area properties. He also noted that the proposal is not to establish a new farm but to recognize an existing one.

In response to M. Hacon, A. Head stated that the existing bushlot located in the southeast corner of the Sararus property covers an area of approximately 14 acres. This comprises as part of the severed lot.

In response to M. Hacon's question as to the expectation of the lease for the gravel pit, G. Hough indicated that the length of the lease is based on how much of the gravel is removed per year. A. Head stated that the gravel pit operation has been licensed for 15 and the existing uses have been located on the lands for over 30 years.

B. George noted that the total acreage of the Sararus property is approximately 140 acres, and to meet the Official Plan and 2014 Provincial Policy Statement policies, he owner could split the property in half. In response, A. Head indicated that a re-zoning would be necessary and the farm plan has been deemed to be viable by OMAFRA.

In response to B. George, G. Hough agreed that OMAFRA determined that the lot to be retained is viable as a tree farming and harvesting operation. G. Hough pointed out that the size, viability and flexibility of the retained lot is an issue with planning staff.

M. Hacon asked if the gravel operation is contracted. In response, A. Head stated that only the sand and gravel are contracted.

A. Tenhove asked whether the 43-acre parcel to the west was also an active gravel pit? A. Head responded in the affirmative.

In response to the question raised by Committee, G. Hough pointed out that when reviewing lot sizes in the surrounding area, planning staff does not review properties outside of the County limits, as Oxford has no control over the policies or decision-making that occurs in adjoining jurisdictions.

A. Tenhove questioned A. Head why the owners would not just divide the property in half? In response, A. Head stated that it will take away from the extraction, and that there are existing licencing requirement.

M. Hacon questioned whether the bushlot located on the severed lot was protected. In response, A. Head stated that the bushlot is protected under the Woodlands Conservation By-law.

Moved by: A. Tenhove
Seconded by: R. Jull

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. If required, the owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
3. If required, 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 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.

B15-34-2 & B15-35-2 – Steven Losee Construction Inc. (Part Lot 9, Concession 17, Township of East Zorra-Tavistock, formerly Township of East Zorra)

Steven Losee, the owner, together with Leonard Reeves, his agent, was in attendance. L. Reeves presented the applications to the Committee. He stated that both he and Steven concur with the suggested conditions and the recommendation of the staff Planning Report. They reviewed the late correspondence received from the Township Council. In response to Council's request to acquire lands from the rear portions of the severed and retained lots, it was pointed out that this could occur after the severances are completed.

The purpose of the Application for Consent is to create two residential building lots. The lot to be severed by B15-34-2 will cover an area of approximately 890.7 sq. m (9,588 sq. ft.) and the lot to be severed by B15-35-2 will cover an area of approximately 1,416.7 sq. m (15,250 sq. ft.). The lot to be retained will cover an area of approximately 1,377 sq. m (14,823 sq. ft.) and contains an existing single-detached dwelling. It is proposed that single-detached dwellings will be constructed on each of the severed lots. The easterly 1.83 m (6 ft) extension of the existing house on the retained lot will be removed.

G. Hough briefly reviewed the staff Planning Report. He stated that the application to sever two residential lots is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Township of East Zorra-Tavistock Zoning By-law. He pointed out that the proposal represents efficient use of municipal services within the residentially designated lands.

In response to B. George, S. Losee stated that the northerly side of the house will be removed.

The Committee discussed Condition No. 8.

B15-34-2

Moved by: M. Hacon
Seconded by: B. George

'Granted'

CONDITIONS:

1. The owner shall provide an as-built survey of the retained lot, to the satisfaction of the Township of East Zorra-Tavistock.
2. If required, a 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.
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.

4. The owner properly decommission any abandoned private services (water well, cistern and/or septic system) located on the lot to be severed and/or 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 Health and Emergency Services.
5. A road widening to 3 m (9.8 ft), 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.
6. The owner shall submit an overall lot grading plan for the lots to be severed and retained to Township of East Zorra-Tavistock, to the satisfaction of the Township.
7. The owner shall submit a payment for cash-in-lieu for parkland purposes to the Township of East Zorra-Tavistock, to the satisfaction of the Township.
8. The owner shall remove the existing garage and north-easterly extension to the dwelling, to the satisfaction of the Township of East Zorra-Tavistock Chief Building Official.
9. The owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
10. 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.
11. 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.

B15-35-2

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

'Granted'

CONDITIONS:

1. The owner shall provide an as-built survey of the retained lot, to the satisfaction of the Township of East Zorra-Tavistock.
2. If required, a 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.

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.
4. The owner properly decommission any abandoned private services (water well, cistern and/or septic system) located on the lot to be severed and/or 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 Health and Emergency Services.
5. A road widening to 3 m (9.8 ft), 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.
6. The owner shall submit an overall lot grading plan for the lots to be severed and retained to Township of East Zorra-Tavistock, to the satisfaction of the Township.
7. The owner shall submit a payment for cash-in-lieu for parkland purposes to the Township of East Zorra-Tavistock, to the satisfaction of the Township.
8. The owner shall remove the existing garage and north-easterly extension to the dwelling, to the satisfaction of the Township of East Zorra-Tavistock Chief Building Official.
9. The owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
10. 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.
11. 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.

On the motion of R. Jull, the Committee meeting adjourned at 10:40 a.m.

"Gordon Brumby"
CHAIR