

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, September 3, 2015

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, September 3, 2015 at 9:00 a.m. with the following individuals in attendance:

Chair	-	G. Brumby
	-	H. Elliott
	-	B. George - absent
	-	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 July 2, 2015, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence dated August 24, 2015 was received from the Upper Thames River Conservation Authority regarding Application B15-24-2 (Walnut Lawn Farms 1994 Ltd. & Darlene Zehr).

Correspondence dated September 2, 2015 was received from the Council of the Township of East Zorra-Tavistock regarding Application B15-24-2 (Walnut Lawn Farms 1994 Ltd. & Darlene Zehr).

APPLICATIONS FOR CONSENT:

B15-22-3; A15-05-3 – Pieter & Cornelia Kuivenhoven (Lot 568A, Plan 955, Township of Norwich, formerly Village of Norwich)

David Roe, the owners' agent, was in attendance to present the application. He briefly explained the application and stated that the owners propose to create a vacant lot for

residential purposes. The existing garage on the property is to be removed. The accompanying minor variance is to recognize the deficient rear yard for the lot to be retained and lot depth of the severed lot.

The purpose of the Application for Consent is to create one new residential lot in the Village of Norwich. The lot to be severed will be comprise approximately 547 m² (5888 ft²), with a frontage of 20 m (65.6 ft) along Florence Street. The lot to be retained will cover an area of approximately 875.3 m² (9421.9 ft²), with a frontage of 27.1 m (88.9 ft) along Main Street. A new single detached dwelling is proposed for the lot to be severed, while the lot to be retained contains an existing single detached dwelling and a shed.

A minor variance is requested to permit a lot depth for the lot to be severed of 27.36 m (89.76 ft) in place of the required depth of 30 m (98.4 ft), and to permit a rear yard setback for the lot to be retained of 2.95 m (9.68 ft) in place of the 7.5 m (24.6 ft) required by the Township of Norwich Zoning By-law No. 07-2003-Z.

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 provisions of the Township of Norwich Zoning By-law.

D. Roe stated that he concurred with the findings and suggested conditions of the staff Planning Report.

T. Rock asked D. Roe if the new lot will conform to the parking requirements. In response, D. Roe stated that there will be parking available for both lots.

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

'Granted'

B15-22-3

CONDITIONS:

1. 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.
2. If required, a road widening to 13 m (42.65 feet) from the centre line of Oxford Road 18 (Main Street West) 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.
3. If required, a 3 m x 3 m (9.8 ft x 9.8 ft) daylight triangle at the intersection of Oxford Road 18 (Main Street West) and Florence Street, on 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.
4. A driveway entrance be provided for the lot to be severed and the lot to be retained, to the satisfaction of the Township of Norwich Public Works Superintendent.
5. If required, the owner shall enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.

6. 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.
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.

A15-05-3

REASONS:

1. The variances requested are minor variances from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
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 Township of Norwich Zoning By-law No. 07-2003-Z.

CARRIED.

B15-24-2 – Walnut Lawn Farms 1994 Ltd. & Darlene Zehr (Part Lots 33 & 34, Concession 15, Township of East Zorra-Tavistock, formerly Township of East Zorra)

Burnell and Darlene Zehr were in attendance to present their application. D. Zehr explained that their application is for an agricultural lot addition, resulting in a rural residential lot. They reviewed the late correspondence received from the Council of the Township of East Zorra-Tavistock, and the Upper Thames River Conservation Authority.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 40.4 ha (99.9 ac), is in agricultural production and consists of a bank barn and two silos to be removed. The lot to be severed will be added to the lot to the immediate south. The lot to be enlarged covers an area of approximately 42 ha (104.5 ac), consists of agricultural buildings, and two accessory single detached dwellings, and is in agricultural production. The lot to be retained will cover an area of approximately 0.79 ha (1.95 ac), contains an existing single detached dwelling and a driveshed, and will be used for rural residential 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 and complies with the policies of the

County Official Plan. A change of use permit will be required for the existing building situated on the lot to be retained. There will be a requirement to re-zone the lot to be retained.

D. Zehr stated that they concur with the findings and suggested conditions of the staff Planning Report.

In response to T. Rock, G. Hough confirmed that a zoning by-law amendment is required to recognize the proposed use of the retained lot for residential purposes.

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

'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 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. The existing agricultural buildings situated on the lot to be severed be removed, to the satisfaction of the Township of East Zorra-Tavistock Chief Building Official.
4. Drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the applicants' expense, to the satisfaction of the Township of East Zorra-Tavistock.
5. A Change of Use Permit be obtained for the existing accessory building situated on the lot to be retained, to the satisfaction of the Township of East Zorra-Tavistock.
6. 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.
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.

CARRIED.

On the motion of A. Tenhove, the Committee meeting adjourned at 9:40 a.m.

"Gordon Brumby"
CHAIR