

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, March 2nd, 2017

The Oxford County Land Division Committee met in Room 129, County Administration Building, Woodstock, Ontario, on Thursday, March 2, 2017 at 9:00 a.m. with the following individuals:

- G. Brumby
- H. Elliott
- B. George
- M. Hacon
- R. Jull
- T. Rock
- A. Tenhove
  
- Senior Planner - R. Versteegen
- 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 January 19, 2017, be approved as printed and circulated."*

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

L. Taschner discussed the OACA Conference to be held in Ottawa from June 4 to June 4, 2017.

CORRESPONDENCE:

Correspondence dated March 1, 2017, was received from John & Deb De Bruyn regarding Application B17-01-4 (Mount Elgin Golf Club Inc.).

APPLICATIONS FOR CONSENT:

B16-53-8 – Woodstock General Hospital Trust (Lots 6-8 and 15-17, Block 5, Plan 49, City of Woodstock)

Michael Coakley, representing the owner, was in attendance to present the application. He briefly explained the application and indicated that the severed parcel will be developed for residential purposes.

The purpose of the Application for Consent is to create a residential building lot. The lot to be severed will cover an area of approximately 2.6 ha (6.4 ac.) and is currently vacant. The lot to be retained will be approximately 0.39 ha (0.96 ac.) in area and also is also vacant. The severed lot will be developed for a residential subdivision, while the retained lot will be conveyed to the City of Woodstock for parkland use.

R. Versteegen reviewed the staff Report. He explained that the severed lot will be developed for low density residential uses, and the retained lot will be conveyed to the City of Woodstock for parkland purposes. He indicated that the retained lot contains contamination from the boiler which was in the hospital that was previously on the subject property. The applicant was required to produce a record of site condition. He stated that the application is consistent with the 2014 Provincial Policy Statement, and complies with the policies of the County Official Plan. He noted that the commenting agencies had no comments or objections, and that Woodstock Council passed a resolution in support of the proposal.

M. Coakley stated that he concurred with the findings and suggested conditions of the staff Planning Report.

In response to T. Rock's concerns regarding any dangerous contaminants, it was pointed out that there were no mitigating contaminants and no health hazards.

B. George stated that he felt that there would not be enough depth for the proposed houses with the proposed shaped of the park. In response, M. Coakley stated that the configuration of the park is due to the area of the contamination. R. Versteegen pointed out that it is up to the developer to decide how to best utilize the lands.

In response to B. George, R. Versteegen stated that the lot shapes may be more regular once they have been approved through a subdivision.

In response to B. George, it was stated that the Woodstock Hospital owns the property and not the Province.

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

*"Granted"*

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The owner shall enter into a Severance Agreement with the City of Woodstock as set forth in the City of Woodstock By-law No. 5266-76, and amendments thereto. The Agreement will be registered on title by the owner.
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 relocate the services or obtain private easements over the severed and/or retained lots, to the satisfaction of the City of Woodstock.
4. If necessary, the owner shall provide a recent survey confirming lot sizes, 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.

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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 Land Division Committee did not receive any comments from the public respecting this application.

CARREID.

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B16-59-1 & B16-60-1 – Grace Schlichter (Part Lots 4 & 5, Conc. 13, Township of Blandford-Blenheim, formerly Township of Blenheim)

Grace Schlichter, together with her son, Craig Schlichter, were in attendance. C. Schlichter presented the application to the Committee. C. Schlichter stated that his mother is severing the property for estate planning purposes. He indicated that he concurs with the findings and suggested conditions of the staff Planning Report.

Also in attendance were:

George Schlichter 271 King Street East Ingersoll ON N5C 1H	Cathy Pinnell 209 McGill Road Mount Pleasant ON N0E 1K0
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Correspondence received from Frank Doerner stated that he had no objection and was in support of severing the property.

The purpose of the Applications for Consent is to create two vacant agricultural lots. The lot to be severed by B16-59-1 comprises approximately 30.4 ha (75 ac) and the lot to be severed by B16-60-1 comprises approximately 53.8 ha (133 ac). Both lots are in agricultural production (cash crop) and contain no buildings/structures. The lot to be retained comprises approximately 37.6 ha (93 ac), is in agricultural production (cash crop), and contains an existing accessory farm dwelling. The owner is also requesting a Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Planning Report and indicated that the application proposes to create two vacant agricultural parcels. He indicated that the application is consistent with the 2014 Provincial Policy Statement, complies with the policies of the County Official Plan and conforms to the Township Zoning By-law. No objections or concerns were raised as a result of the agency circulation.

T. Rock confirmed that the severed and retained lots will continue to be used for agricultural purposes.

In response to B. George's question about who farms the property, C. Schlichter stated that the farm is currently rented out.

B16-59-1

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

"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 Blandford-Blenheim.
2. If required, the owner enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
3. 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.
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.
4. Comments received from the public were reviewed, and where appropriate, were considered by the Land Division Committee's decision to approve the application.

B16-60-1

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

*"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 Blandford-Blenheim.
2. If required, the owner enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
3. 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.
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.

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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.
4. Comments received from the public were reviewed, and where appropriate, were considered by the Land Division Committee's decision to approve the application.

CARRIED.

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B16-61-8 – Marie A. Kaufman (Part Lots 6-9, Plan 58, City of Woodstock)

Bob Pozza was in attendance to present the application. He stated that he is representing Marie Kaufman. He explained that an identical application was approved by the Committee in 2014, however, the application lapsed. The purpose of the severance is to add a small parcel of land to the lot to the north resulting in the enlarged lot to have access to the roadway.

R. Versteegen reviewed the staff Planning Report. He noted that the property is currently zoned R1-13. There is a shared well and an individual septic system. Currently there is an access easement between the subject property and the lot to the immediate north. The application is consistent with the 2014 Provincial Policy Statement, complies with the policies of the County Official Plan and conforms to the City's Zoning By-law. Both the retained lot and the lot to be enlarged will need to be connected to full municipal services. No objections or concerns were raised during the agency circulation. He pointed out that the words 'to the satisfaction of County Public Works' should be added to the end of Condition No. 6.

B. Pozza pointed out that he concurred with the amendment to Condition No. 6. He noted that the enlarged lot is to be sold and that the new purchaser may tear down the existing home and build a new one. He indicated that he could not speak for the purchaser of the enlarged lot requiring him to hook up to municipal services. R. Versteegen indicated that the owner of the enlarged lot will need to speak to City officials, and indicated that he foresees no problems.

B. Pozza stated that he does not want to hold the application up for his clients, however, he feels that the physical hook-up will delay the application. In response, R. Versteegen explained that Condition No. 10 is general in nature and that both agencies are aware of the timing constraints. He suggested that no deferral is necessary.

M. Hacon indicated that now that the enlarged lot, through the severance process, will have its own driveway and, therefore, no further easement will be necessary.

The Committee discussed the amendment to Condition No. 6.

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

*"Granted"*

CONDITIONS:

1. 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.
2. A 0.3 m (1 ft.) x 0.3 m (1 ft.) parcel of land from the lot to be enlarged be deeded to the County of Oxford free of any encumbrances and costs, and a copy of the registered deed be presented to the Secretary-Treasurer of the Land Division Committee prior to the stamping of the deed for application B16-61-8.

3. The owner shall agree that any portion of the existing driveway on the retained lot that services the enlarged lot shall be removed completely from the retained lot, to the satisfaction of the City of Woodstock.
4. 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 lot to be retained and enlarged 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.
5. The owner agrees, in writing, that the existing well on the lot to be retained will be properly abandoned in accordance with Ontario Regulation 903 and that all septic fields will be abandoned, to the satisfaction of the County Public Health & Emergency Services Department, and that the necessary paperwork will be forwarded to the City of Woodstock for review.
6. The owner of the lot to be retained provide an easement in favour of the County of Oxford in order to provide sanitary services to the newly enlarged lot, to the satisfaction of the County Public Works Department.
7. The owner confirms that no underground or overhead services serving the retained lands traverse the severed parcel and vice versa. Where such services exist, the owner shall relocate the services or obtain private easements over the enlarged and/or retained lands, to the satisfaction of the City of Woodstock.
8. The owner shall provide an undertaking to the satisfaction of the Secretary-Treasurer of the Land Division Committee that assures the existing easement over the lot to be severed will be deregistered.
9. The owner shall provide a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock.
10. 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.
11. 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.
12. 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.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B16-66-8 – Robert & Lauren Yates (Part Lots 13 & 14, Plan 86, City of Woodstock)

Bob Yates was in attendance to present his application. He explained that the application is to create an easement for a sanitary line from the severed lot to the retained lot via B15-20-8.

The purpose of the Application for Consent is to establish a servicing easement over the lot to be severed in favour of the lot to be retained by Application B15-20-8; A16-03-8 (Robert & Lauren Yates). The area of the easement will measure approximately 46.6 sq. m (501.8 sq. ft.), and is vacant. The lot to be severed is currently vacant with a single-detached dwelling being proposed. The lot to be retained contains an existing single-detached dwelling and attached garage.

R. Versteegen briefly reviewed the staff Planning Report and stated that the application is consistent with the 2014 Provincial Policy Statement, complies with the policies of the County Official Plan and conforms to the Township Zoning By-law. No objections or concerns were raised as a result of the agency circulation. The recommendation supports the application.

B. Yates stated that he concurred with the findings and suggested conditions of the staff Report.

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

*"Granted"*

CONDITIONS:

1. A draft copy of the reference plan and Shared Easement Agreement for servicing be provided to the City of Woodstock and the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the Agreement.
2. 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.
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.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B16-58-8; A16-12-8 – Thames Developments (XI) Inc. (Lot 63, Plan M-285, City of Woodstock)

George Pietracci, the owner's agent, was in attendance to present the application. He explained that during construction of the residence, the contractors inadvertently removed the survey stakes, resulting in the house being constructed closer to the property line.

Also in attendance were:

Anne-Marie Roach 345 Porter Drive Woodstock ON N4T 0H1	Fred Ditchfield 275 Pittock Park Road Woodstock ON N4S 7W2
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The purpose of the Application for Consent is for a residential lot addition. The parcel to be severed will cover an area of approximately 6.5 sq. m (70 sq. ft.), and is vacant. The severed parcel will be added to the residential lot to the immediate east which covers an area of approximately 397.21 sq. m (4,275.7 sq. ft.), and contains an existing single-detached dwelling. The lot to be retained will cover an area of approximately 390.71 sq. m (4,205.7 sq. ft.) and is currently vacant.

A Minor Variance is requested from Section 7.0, Interior Side Yard, to reduce the interior side yard width of the lot to be retained from the required 1.2 m (3.94 ft) to 1.02 m (3.35 ft).

R. Versteegen reviewed the staff Planning Report and explained that 0.6 m will be severed from Lot 63 and added to Lot 64, and that a minor variance is also requested recognizing the deficient interior side yard of the retained lot of Lot 63. No objections or concerns were raised during the agency circulation. R. Versteegen explained the 'once a severance always a severance' rule and noted that a one-foot square parcel will need to be deeded to the City of Woodstock from Lot 64, in order for the lot merger to happen.

Anne-Marie Roach stated that she had no concerns with the application and indicated that she was not aware of how much property will result.

T. Ditchfield indicated that he owns property abutting the subject property. He indicated that he was of the opinion that the subject property will interfere with the proposed sanitary easement to his property. R. Versteegen pointed out that the property Mr. Ditchfield is eluding to is located to the south of his property, and the lots subject property of the severance are located to the north.

In response to B. George, G. Pietracci indicated that Senator Homes is responsible for the costs. B. George further stated that neither home owner should be responsible for any of the costs.

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

*"Granted"*

B16-58-8

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east 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.
2. A 0.3 m (1 ft.) x 0.3 m (1 ft.) parcel of land from the lot to be enlarged (PIN 00134-2953) be deeded to the City of Woodstock, free of any encumbrances and costs, and a copy of the registered deed be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B16-58-8.
3. The owners confirm that no underground or overhead servicing serving the retained lands traverse the severed parcel and vice versa. Where such services exist, the owner shall relocate the services or obtain private easements over the enlarged and/or retained lands to the satisfaction of the City of Woodstock.
4. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
5. The owners shall provide a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock.

6. The owners obtain a building permit which details the construction of the exposed building face adjacent to 345 Porter Drive, and complete all required works as noted on the permit.
7. 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.
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.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

A16-12-8

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
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 City of Woodstock Zoning By-law No. 8626-10.

CARRIED.

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B16-63-4 – Gerald Wayne Belore (Part Lot 12, Conc. 4, Township of South-West Oxford,  
formerly Township of Dereham)

Gerald Belore was in attendance to present his application. He indicated that the application is for an agricultural lot addition.

The purpose of the application for consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 15.18 ha (37.5 ac) and is used for agricultural production. It is proposed that the lot to be severed will be added to the abutting farm parcel to the north-west (which fronts onto Ebenezer Road). The lot to be enlarged is approximately 34.58 ha (85.45 ac) in area, and contains agricultural related buildings and an accessory single-detached dwelling. The lot to be retained will comprise approximately 10.10 ha (24.95 ac), is currently vacant, and is in the Village of Mount Elgin. The owner has also applied for Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Planning Report. He stated that the application is to consolidate two farm parcels. The application is consistent with the 2014 Provincial Policy Statement and complies with the policies of the County Official Plan. The retained lot is located within the Settlement designation in the Official Plan and will continue to be used for industrial purposes. The severed and enlarged lots are located within the Agricultural Reserve Policy area. The severed and retained lots will require re-zoning; the severed lot to be rezoned from A1 to A2 and the retained to be rezoned from A1 to Development. No comments or concerns were raised during the agency circulation.

G. Belore stated that he concurred with the findings and suggested conditions of the Planning Report.

In response to R. Jull, G. Belore stated that of the 37 acres, 20 is workable.

In response to G. Brumby, G. Belore indicated that there is 66-foot road allowance to the retained lot.

Moved by: T. Rock  
Seconded by: A. Tenhove

*"Granted"*

CONDITIONS:

1. The lot to be severed and lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west 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. If required, drainage 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 South-West Oxford.
4. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial 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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B16-64-6 – Antonio Pomponio & Frank Marghella (Part Lot 21, Conc. 1, Town of Ingersoll,  
formerly Township of West Oxford)

Tony Pomponio was in attendance with his agent, Richard Miller. R. Miller presented the application to the Committee. Also in attendance was Brian Hagerman, 13 Maple Lane, Ingersoll ON N5C 3S2.

R. Miller briefly explained the application and stated that the severance is for a residential lot addition.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed will cover an area of approximately 3,803 sq. m (40,936.9 sq. ft.), contains no buildings or structures and is to be added to the residential lot to the immediate south. The lot to be enlarged covers an area of approximately 0.93 ha (2.3 ac) and consists of a single-detached dwelling and detached garage, both to be demolished. The lot to be retained will cover an area of approximately 2,528.7 sq. m (27,219.2 sq. ft.) and contains an existing single-detached dwelling and attached garage. The owners intend to develop the newly enlarged lot to facilitate a multi-unit residential development.

R. Versteegen reviewed the staff Planning Report and stated that the application is for a residential lot addition. The severed lot will be added to the lot to the immediate southeast. A multi-residential development is proposed for the newly enlarged lot. The retained lot contains an existing dwelling. The application is consistent with the 2014 Provincial Policy Statement and complies with the policies of the County Official Plan. There will be a future application for multi-unit residential development. The property will need to connect to municipal services. The Upper Thames River Conservation Authority will require an EIS at the time of the next development application process. No comments or concerns were raised as a result of the agency circulation review.

R. Miller stated that he and his clients concur with the findings and suggested conditions of the staff Planning Report.

R. Versteegen reviewed the conditions as outlined in the recommendation of the staff Planning Report. He indicated that all the conditions will need to be met prior to issuing the certificate.

In response to T. Rock, R. Versteegen stated that two lots will exist, the retained lot and the enlarged lot.

In response to M. Hacon, R. Versteegen indicated that further development applications will follow, and the property will remain as is for the time being.

In response to G. Brumby, it was pointed out the building situated on the lot to be enlarged will be removed and the residence on the retained lot will remain.

B. Hagerman questioned confirmed that sanitary sewers will be installed and wondered whether the proposal for the multi-unit development will ease the burden on the property owners in the vicinity. In response, R. Versteegen noted that the Public Works Department has stated that the applicant will be responsible for his property and suggested to B. Hagerman that he would need to speak to the Public Works Department regarding the installation of the services.

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

*"Granted"*

CONDITIONS:

1. The lots to be severed and enlarged 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 owners properly abandon the existing septic field on the lot to be retained and connect to municipal sanitary services, to the satisfaction of the County of Oxford Public Health and Emergency Services Department and County of Oxford Public Works.
4. The County of Oxford Public Works Department advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to the provision of water and sewer services to the lot to be retained have been complied with. The condition can be cleared by payment for the required services.
5. 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.
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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B17-01-4 – Mount Elgin Golf Club Inc. (Part Lots 8 & 9, Conc. 4, Township of South-West Oxford, formerly Township of Dereham)

Theo Versteegh, together with his agent, Rob Dekeers was in attendance to present. B. Versteegh presented the application and pointed out that golf course is being severed from the farmland.

The purpose of the Application for Consent is to create a lot. The lot to be severed will cover an area of approximately 47.91 ha (118.38 ac), contains a clubhouse and a steel storage building and is used for recreational purposes (golf course). The lot to be retained will cover an area of approximately 48.56 ha (120 a), contains two steel storage buildings and an accessory single-detached dwelling and attached garage, and is in agricultural production. The lot to be severed will continue to be used for recreational (golf course) purposes.

R. Versteegen reviewed the staff Planning Report. He reviewed the late correspondence received from John & Deb De Bruyn. He indicated that the application is consistent with the 2014 Provincial Policy Statement and complies with the policies of the County Official Plan. He stated that the lots merged in 1991 and now the owner wishes to separate the golf course from the agricultural lands. A zone change application has been submitted to re-zone that portion of the severed lot currently zoned A2 to REC. The recreational lands conform to the Minimum Distance Separation 1 (MDS 1) requirements. No comments or concerns were raised as a result of the agency circulation. In response to John & Deb De Bruyn's letter of concern, R. Versteegen stated that the De Bruyns may have issues if they choose to construct a barn on their property in close proximity to the boundary between their property and the retained lot. The De Bruyn farm is located to the immediate east of the retained lot. He noted that should the De Bruyns wish to construction a barn, they may need a minor variance from the MDS II requirements.

R. Dekeers stated that both he and his client concur with the findings and suggested conditions of the staff Planning Report.

In response to G. Brumby, R. Versteegen stated that the zoning is to a legally existing permitted use. R. Versteegen stated that the application meets the MDS I requirements.

M. Hacon pointed out that two of the golf holes are situated on the agricultural parcel.

R. Versteegen stated that golf courses are normally not permitted in agricultural areas, thereby making this golf course legal non-conforming. In response to T. Rock, the golf course complies with the policies of today.

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

*"Granted"*

CONDITIONS:

1. The portion of the lot to be severed currently zoned General Agricultural (A2) be appropriately zoned to Recreational (REC).
2. A road widening to 15 m (50 feet) from the centreline of Oxford Road 18, 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 Oxford County Public Works Department.
3. The owner provide a 9 m x 9 m (30 ft x 30 ft) daylight triangle at the intersection of Oxford Road 18 and Duffy Line, free of all costs and encumbrances, to the satisfaction of the Oxford County Public Works Department.
4. If required, drainage 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 South-West Oxford.
5. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, 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.

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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

On the motion of M. Hacon, the Committee meeting adjourned at 12:00 p.m.

"Gordon Brumby"  
CHAIRMAN