

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, March 1, 2018

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, March 1, 2018 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: A. Tenhove

"The Minutes of the Meeting of January 18, 2018, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence was received from David Maddocks regarding Application B17-52-5; A17-07-5 (Kenneth Haworth & Marta Rozman) requesting a deferral of the application for an additional 30 days in order to permit the owners to meet with Planning staff.

APPLICATIONS FOR CONSENT:

B17-75-5 – Ornum Farms Ltd. (Part Lot 16, Conc. 5, Township of Zorra, formerly Township of West Zorra)

Mike Munro of Ornum Farms Ltd. and John Hicknell of Stonehaven Golf Course, were in attendance. J. Hicknell explained that the existing home was constructed on abutting property owned by Ornum Farms Ltd. The application is for a lot addition to correct the lot boundary.

The purpose of the Application for Consent is for a lot addition. The lot to be severed consists of an existing house which straddles the property line between the lot to be severed and the lot to be enlarged. The lot to be severed comprises approximately 0.13 ha (0.32 ac) and is to be added to the lot to the immediate east, known as 844101 Road 84. The lot to be enlarged encompasses approximately 21.4 ha (53 ac) of recreation land, consisting of a golf course (Stonehaven Golf Course) and sheds. The lot to be retained comprises approximately 62.3 ha (154 ac), contains an existing accessory single detached dwelling, and is in agricultural production. The severance will result in the existing single detached dwelling to be wholly contained on the lot to be enlarged. The owner has also applied for a Partial Discharge of Mortgage.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the severance is for a lot addition from an agricultural parcel to a recreational parcel. The application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. A zone change from A2 to REC will be required. No comments or objections were received as a result of the agency circulation or the public notification to the neighbours. Planning staff is in support of the application and recommends approval.

Both M. Munro & J. Hicknell stated that they concurred with the suggested conditions and the recommendation of the staff Planning Report.

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

'Granted'

CONDITIONS:

1. The lot to be severed 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 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, a 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 Zorra.
4. If required, the owner shall enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township of Zorra.
5. The Clerk of the Township of Zorra 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.

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

CARRIED.

B17-74-8 – Don & Debby Klemp (Part Lot 7, Plan 47, City of Woodstock)

Don Klemp was in attendance to present the application. He explained that the application is for a residential lot addition.

The application for consent proposes a commercial/residential lot addition, for the purpose of widening an existing driveway. The lot to be severed comprises approximately 134.3 m² (1,446.7 ft²) and is currently vacant of any buildings or structures. The lot to be severed is proposed to be added to the lot to the immediate south, comprising approximately 716 m² (7,707 ft²) and containing an existing single detached dwelling, home office, detached garage and shed. The lot to be retained comprises approximately 716 m² (7,707 ft²) and contains an existing hair salon.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the lot addition is requested to expand the driveway of the adjacent property. The application is consistent with the 2014 Provincial Policy Statement and complies with the Central Area on the Land Use Plan for the City of Woodstock in the County Official Plan. A re-zoning will be required from C5 to C3. NO objections or concerns were raised as a result of the agency circulation or the public notification to the neighbours. Planning staff is in support of the application. He pointed out that the merging condition is necessary. L. Taschner read the condition aloud.

G. Brumby questioned the need for Condition No. 4 as recommended by City staff. In response, R. Versteegen pointed out that the City Building Department requires confirmation that both properties will continue to meet Building Code requirements after the severance in regards to fire separation.

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

'Granted'

CONDITIONS:

1. The lot to be severed 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 Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The Owner shall submit a building report prepared by a building code qualified designer confirming compliance with any spatial separation provisions required by the Ontario Building Code for the south wall of the existing hair salon on the lot to be retained, to the satisfaction of the City of Woodstock Building Department.
6. 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.

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

CARRIED.

B17-53-6 & B17-54-6 – Oak Country Homes Limited (Lot 1 & Part Lots 2 & 210, Block 54 & Part Lots 211 & 215, Block 59, Plan 279, Town of Ingersoll)

Jerry Beckett was in attendance to present the application.

The purpose of the Applications for Consent is to create two residential building lots. The lot to be severed by B17-53-6 will cover an area of approximately 745.78 sq. m (8,027.8 sq. ft.) and the lot to be severed by B17-54-6 will cover an area of approximately 996.1 sq. m (10,722.3 sq. ft.). The lot to be retained will cover an area of approximately 2,432.91 sq. m (26,188.5 sq. ft.). The severed and retained lots are currently vacant. Single detached dwellings are proposed to be constructed on both lots to be severed and the lot to be retained will also be developed in the future with single detached dwellings.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the property is designated Low Density Residential on the Land Use Plan for the Town of Ingersoll in the County Official Plan and is zoned Residential Type 1 (R1). Access to the property is off of King Street. The retained lot will be developed at a future date with access via Centre Street. The owner is to dedicate lands to the Town of Ingersoll for this access. Servicing costs have been determined and this information has been provided to the owner. The lots are larger than those in the immediate vicinity. The proposal is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Town of Ingersoll Zoning By-law. No objections or concerns were received as a result of the agency circulation.

In response to B. George's question, J. Beckett indicated that Centre Street will join to Concession Street. The existing walkway to King Street currently owned by the Town will remain.

B17-53-6

Moved by: M. Hacon
Seconded by: G. Brumby

'Granted'

CONDITIONS:

1. All financial requirements of the County with respect to the provision and installation of water and wastewater services must be complied with to the satisfaction of the County of Oxford Public Works Department.

2. The owner shall provide a site servicing plan, indicating how the subject property will be serviced for water and sanitary servicing, prepared and stamped by a professional engineer licensed in the Province of Ontario. The site servicing plan is to be completed to the satisfaction of the County of Oxford Public Works Department and Town of Ingersoll.
3. The owner shall enter into a Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town of Ingersoll. Provisions shall include that the owner shall provide a grading plan for the proposed development and also obtain Road Allowance Excavation Permits from the Town.
4. The Owner shall pay a cash-in-lieu of parkland dedication of \$633.54 to the Town of Ingersoll.
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 subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B17-54-6

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

'Granted'

CONDITIONS:

1. All financial requirements of the County with respect to the provision and installation of water and wastewater services must be complied with to the satisfaction of the County of Oxford Public Works Department.
2. The owner shall provide a site servicing plan, indicating how the subject property will be serviced for water and sanitary servicing, prepared and stamped by a professional engineer licensed in the Province of Ontario. The site servicing plan is to be completed to the satisfaction of the County of Oxford Public Works Department and the Town of Ingersoll.
3. The owner shall enter into a Severance Agreement or Site Plan Agreement with the Town of Ingersoll, to the satisfaction of the Town of Ingersoll. Provisions shall include that the owner agrees contribute towards the construction of the road allowance required to provide access to the retained lands, and further shall provide a grading plan for the proposed development and also obtain Road Allowance Excavation Permits from the Town.

4. The owner shall provide to the Town of Ingersoll a road allowance (extension of Centre Street) free of all costs and encumbrances, to the satisfaction of the Town of Ingersoll.
5. The Owner shall pay a cash-in-lieu of parkland dedication of \$633.54 to the Town of Ingersoll.
6. 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.
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.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B17-64-1 – Bakkerdale Farms Ltd. (Part Lot 22, Conc. 9, Township of Blandford-Blenheim, formerly Township of Blenheim)

Ryan Verhoog, the owner's solicitor, was in attendance to speak to the application. He explained the application is for a farm consolidation to the west and to retain a rural residential lot. The severed lot covers an area of approximately 96 ac, and the retained lot will measure approximately 1.9 ac.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed comprises approximately 38.9 ha (96.2 ac), is in agricultural production (cash crop), vacant of any buildings or structures, and is to be added to the agricultural parcel to the immediate west. The lot to be enlarged comprises approximately 20.2 ha (50 ac), is in agricultural production (cash crop), and contains an existing bank barn, two sheds and accessory farm dwelling. The lot to be retained comprises approximately 0.77 ha (1.9 ac) and contains an existing bank barn (which is proposed to be removed), single detached dwelling and shed.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. A re-zoning is required to recognize the intended use of the retained lot for rural residential purposes. A special zone will be required to recognize the lot depth and the existing driveshed on the property. He pointed out that the existing bank barn on the lot to be retained will need to be removed.

R. Verhoog indicated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The existing bank barn located on the southwest corner of the lot to be retained be removed, to the satisfaction of the Township of Blandford-Blenheim.
3. 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.
4. If required, the owners shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township of Blandford-Blenheim.
5. 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.
6. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial 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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B17-76-8 – William & Maria Petrik (Part Lot 13, w/s Mill Street, Plan 86, City of Woodstock)

William & Maria Petrik were in attendance to speak to their application. W. Petrik stated that the application is for a residential lot addition.

The purpose of the Application for Consent is for a residential lot addition. The lot to be severed comprises approximately 647.7 m² (6,972 ft²) and is currently vacant of any buildings or structures. The lot to be severed will be added to the vacant residential lot to the immediate south, covering an area of 681 m² (7,330.5 ft²). The lot to be retained comprises approximately 886.5 m² (9,542.5 ft²) and contains a single detached dwelling and pool. The lot addition will accommodate a larger building lot for a single detached dwelling.

R. Versteegen briefly reviewed the staff Planning Report. He stated that the application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. The application meets the Zoning By-law provisions. The lot to be enlarged was created by severance in 2016. A number of easements were also created at that time. One of those easements was for access to the enlarged lot. No objections or concerns were raised as a result of the agency circulation or the public notification. Planning staff supports the severance.

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

In response to G. Brumby, it was confirmed that all the easements will continue even after the completion of this severance.

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

'Granted'

CONDITIONS:

1. 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.
2. A 0.3 m (1 ft) x 0.3 m (1 ft) parcel of land from the lands to be enlarged, identified as PIN 00086-0290, be deeded to the County of Oxford, free of any 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 B17-76-8.
3. The owners provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The owners shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. 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.
6. 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.
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.

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

CARRIED.

B18-02-3 – William & Annelies McKie (Lots 460 & 461, Judge's Plan 745, Township of Norwich, formerly Village of Norwich)

William & Annelies McKie were in attendance. W. McKie presented the application to the Committee.

The purpose of the Application for Consent is to create one new residential lot in the Village of Norwich. It is proposed that the lot to be severed will comprise approximately 583 m² (6,279 ft²), while the lot to be retained will be approximately 675 m² (7,266 ft²) in area. The lot to be retained contains an existing single detached dwelling, while the lot to be severed is vacant of any buildings, but does contain a swimming pool that will be removed.

R. Versteegen briefly reviewed the staff Planning Report. He explained that the proposal is to create a new residential lot. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and meets the R1 Zone provisions of the Township of Norwich Zoning By-law. He noted that the existing pool on the severed lot will need to be removed. The lot is consistent with the existing lots in the immediate area. No objections or concerns were received as a result of the agency and the public notification process.

W. McKie stated that they concurred with the suggested conditions and the recommendation of the staff Planning Report. He indicated that he would like to keep the swimming pool until such time as a house is constructed. He stated that the pool meets all boundary requirements.

R. Jull questioned why the pool was an issue? In response, R. Versteegen stated that the pool will need to be removed prior to the completion of the severance. If the house is never constructed on the severed lot, the pool becomes the only use on the property. He indicated that the owner needs to speak to the Chief Building Official if he has any more questions.

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

'Granted'

CONDITIONS:

1. The pool on the lot to be severed be removed, to the satisfaction of the Township of Norwich.
2. If required, the owners enter into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township Chief Administrative Officer.
3. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.

2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B18-03-5 – Glen Chambers (Part Lot 26, Conc. 8, Township of Zorra, formerly Township of West Zorra)

Glen & Dianne Chambers were in attendance for their application. G. Chambers explained the application and indicated they wish to retain approximately 2 acres.

The purpose of the Application for Consent is for a lot addition. The lot to be severed will cover an area of approximately 19.2 ha (48 ac), consists of agricultural lands (crop land) with remnants of a former barn that is no longer capable of housing livestock or being used for other agricultural uses. The lot to be severed will be added to the agricultural lot to the immediate east, currently comprising 40.46 ha (100 ac) and consisting of an existing poultry operation, and an accessory residential dwelling. The lot to be retained will be cover an area of approximately 0.8 ha (2 ac) in area, and contains a single detached dwelling, private services, and an accessory building.

R. Versteegen briefly reviewed the staff Planning Report. He stated that the application is consistent with the 2014 Provincial Policy Statement, and complies with the Official Plan policies. A zone change will be necessary to recognize the proposed rural residential use for the retained lot. No objections or concerns were raised as a result of the agency circulation or the public notification. Planning staff is in support of the severance.

G. Chambers stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

In response to R. Jull, G. Chambers stated that the new owner is not interested in accessing the structures on the severed lot.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate 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. 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 Zorra.
4. If required, the owner enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township of Zorra.
5. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.

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6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B17-60-3 & B17-61-3 – 1377595 Ontario Inc. (Part Lots 8 & 9, Conc. 4, Township of Norwich, formerly Township of North Norwich)

Stephen Cornwell, the owner's agent, was in attendance to present the application.

The purpose of the Applications for Consent is to create two residential lots. The lot to be severed by B17-60-3 comprises approximately 0.7 ha (1.7 ac), while the lot to be severed by B17-61-3 comprises approximately 0.59 ha (1.5 ac). Both lots are currently vacant of any buildings or structures. The lot to be retained comprises approximately 1.1 ha (2.7 ac) and currently contains an existing single detached dwelling, detached garage and shed.

R. Versteegen indicated that the application was considered by the Committee at its December 7, 2017 meeting at which time it was deferred at the request of the owner to provide additional time to meet with Planning staff. He reviewed the staff Planning Report and stated that in Planning staff's opinion the proposed severances are not consistent with Sections 1.1.3 and 1.1.3.6 of the 2014 Provincial Policy Statement. In particular, it was noted that the proposed lots do not promote efficient development patterns, ensure the effective use of infrastructure and public service facilities and are also not occurring adjacent to the existing built-up area. The subject property is also designated Future Urban Growth (FUG) in the County Official Plan and in Planning staff's opinion the applications do not conform to the policy direction in the Official Plan. It was noted that Section 4.2.2.6.1 states that prior to new development occurring within a FUG area, three (3) conditions are to be met: 1) the preparation of a secondary planning along with, 2) a servicing strategy is to be prepared to ensure the orderly development of these lands prior to development taking place in the area, and, 3) less than a 10-year supply of vacant, unconstrained land is available within the community. It was noted that the previous planning report detailed that there is a large oversupply of the lands designated and/or zoned for low density residential development within the Village of Norwich. Further, the policies also state that new non-agricultural uses, other than those permitted in Section 4.2.2.1 are prohibited. While the owner has referenced the interim policies to justify the proposed severances, it is Planning staff's opinion that creating new residential lots is not an example of an interim land use in a FUG area, nor is the proposal a minor expansion of an existing use. Additionally, the future development scenarios presented by the owner do not represent a suitable form of secondary planning. Based on this, it was stated that in Planning staff's opinion the proposed severances are premature. The Committee was also instructed that the owner has been advised by Planning staff on a number of occasions that the proposed severances were considered to be premature and that Planning staff have been consistent with this approach.

S. Cornwell indicated that he met with the planner for the Township of Norwich in January, 2018, and was critical that the planner would not consider the interim policies contained in Section 4.2.2.6 of the Official Plan that he maintains support his client's proposal; however, he did confirm that the existing report before the Committee did discuss this Section. He stated that the property is zoned A1 and has not been farmed for the past 25 years. He suggested the property should, in fact, be zoned Rural Residential. He also suggested that there was a misunderstanding on the

heritage value of the existing residence on the lot. He noted that it should be a factor in the land use, as the home was constructed in the 1800's. The lots will not interfere with any future development and no harm will result from the approval of the lots. He further stated that he has provided sketches to Planning that outline the possible future development of the lands that demonstrate how the lands can be developed and that do not impact on development surrounding the property in the future. He stated he would be happy to provide additional drawings and scenarios which would result in a better situation.

B. George asked S. Cornwell if he received a reply from the planner after he made the contact. In response, S. Cornwell stated he did.

G. Brumby stated he had difficulty understanding why the creation of the two lots was not positive. In response, R. Versteegen indicated that the real issue surrounded the fact that the severances may not be best used for residential purposes. The secondary planning and servicing strategy exercises would best determine the higher and best use of the lands within the Village settlement limits.

G. Brumby questioned S. Cornwell why he wanted the lots created at this time? In response, S. Cornwell pointed out that the owner, L. Boyce, wanted to reduce his property and would benefit from the sale of the lots.

G. Brumby asked whether the A1 Zone was allowed in this area. In response, R. Versteegen indicated that the lot is currently larger than a typical rural non-farm residential lot and that the A1 Zone allows hobby farms, which permits the keeping of a limited number of livestock, while the RR Zone does not allow the keeping of livestock. It was also noted to the Committee that the A1 zoning on the property properly implements Official Plan policy where it states in the interim policies that non-intensive agricultural uses are permitted in the FUG area.

T. Rock suggested the applications are premature at this time and the 2014 Provincial Policy Statement and Official Plan policies are in place for a reason. He stated that he disagreed with the creation of the lots.

M. Hacon suggested that further severances could also come forward at a later date. R. Versteegen indicated that at that point in time, it would be necessary to review the orientation of any development around the proposed lots, should they be approved by the Committee and that it is difficult to speculate how the area could be efficiently developed.

R. Jull stated that he recalls another similar application, a number of years ago, where the lands are not feasible to be farmed due to trees and swamp, except that this property has access.

In response to M. Hacon's question whether the creation of the lots could impact on the design of the infrastructure for the village, R. Versteegen stated that he could not speculate on that.

S. Cornwell suggested that the applications be approved, conditional upon adequate private services. If the services cannot adequately be provided, then the severances would fail.

G. Brumby stated that it is important to look ahead into the future and agreed that the applications are premature and should not proceed.

B17-60-3 & B17-61-3

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

"Not Granted"

REASONS:

1. The proposal is not consistent with Section 1.1.3 of the Provincial Policy Statement, as it relates to efficient development patterns in settlement areas

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2. The proposal does not conform to Section 4.2.2.6 of the County Official Plan with respect to the development of Future Urban Growth areas.

CARRIED.

B17-52-5; A17-07-5 – Kenneth Haworth & Marta Rozman (Part Lot 28, Conc. 2, Township of Zorra, formerly Township of West Zorra)

Kenneth Haworth and Dave Maddocks were in attendance.

The purpose of the application for consent is for an agricultural lot addition. The owners propose to sever 18.6 ha (45.8 ac) of agricultural land and woodlot containing a single detached dwelling and an accessory shed. The lot to be severed will be added to the adjacent agricultural lot to the immediate south, covering an area of approximately 42 ha (104.4 ac), and consisting of a barn, two sheds and an accessory single-detached dwelling. The lot to be retained will cover an area of approximately 22.7 ha (56.2 ac), contains a single detached dwelling and accessory sheds, and will continue to be used for agricultural purposes.

A variance has been requested from Section 7.2.4, Number of Accessory Dwelling and Garden Suites Per Lot, of the Township of Zorra Zoning By-law No. 35-99, to permit two dwelling units on the lot to be enlarged.

R. Versteegen pointed out that a request has been received from the owners to further defer their application for an additional month in order to enable them to meet with Planning staff.

D. Maddocks explained that Mayor Margaret Lupton had visited with him on the property. He read a letter written by Mayor Lupton addressed to Gord Hough, Director of Community Planning.

D. Maddocks and K. Haworth requested a deferral of the application for an additional month.

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

"Deferred"

REASON:

1. The application be deferred for one month, to the April 5, 2018 meeting of the Land Division Committee to permit the owners/applicants to meet with planning staff to review their application.

CARRIED.

On the motion of A. Tenhove, the Committee meeting adjourned at 11:25 a.m.

"Brian George"

CHAIRMAN