

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, August 1, 2019

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, August 1, 2019 at 9:00 a.m. with the following individuals:

Chair	-	G. Brumby
	-	M. Hacon
	-	R. Jull
	-	J. Lessif
	-	P. Rigby
	-	A. Tenhove
	-	C. van Haastert
Senior Planner	-	E. Gilbert
Secretary-Treasurer	-	L. Taschner

The meeting was called to order at 9:00 a.m.

DECLARATIONS OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

Moved by: M. Hacon
Seconded by: R. Jull

"The Minutes of the Meeting of July 4, 2019, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

M. Hacon indicated that the OACA Seminar will be held on Thursday, October 3rd and Friday, October 4th in Cornwall. He indicated that the website is also undergoing an update. Once information about the seminar is sent, the Secretary-Treasurer indicated that she would forward it to the Committee members.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B19-41-4, B19-42-4 & B19-43-4 – Robert C. Yates (Part Lot 3, Broken Front Concession, Township of South-West Oxford, formerly Township of West Oxford)

Robert Yates was in attendance to present his applications. Also in attendance was Andy Phelps, R. R. #1, Woodstock ON N4S 7V6. R. Yates 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 three new rural residential lots. The lots to be severed by B19-41-4 will cover an area of approximately 3,355 m² (36,115 ft²) in area, with approximately 36.6 m (120 ft) of frontage on Beachville Road. The lot to be severed by B19-42-4 will cover an area of approximately 3,202 m² (34,468 ft²) in size, with approximately 35 m (114 ft) of frontage on Beachville Road, and the lot to be severed by B19-43-4 will cover an area of approximately 3,202 m² (34,468 ft²) in size, with approximately 35 m (114 ft) of frontage on Beachville Road. The lot to be retained contains an existing single detached dwelling with an accessory structure (barn – to be removed) and will be approximately 3,577 m² (38,508 ft²) in size, with approximately 39 m (128 ft) of frontage on Beachville Road.

E. Gilbert briefly reviewed the staff Planning Report. He indicated that the applications are consistent with the 2014 Provincial Policy Statement (PPS), complies with the Official Plan policies and conforms to the Township's Zoning By-law provisions. He noted that Planning staff are satisfied with the proposal to create three rural residential lots. There are no Minimum Distance Separation 1 (MDS 1) setback requirements. He pointed out that CN Rail has requested that a clause be inserted in all legal documents warning prospective purchasers and tenants of the Railway's operating right-of-way.

R. Yates stated that he was in agreement with CN's requirement.

B19-41-4

Moved by: M. Hacon
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The certificates for B19-42-4 & B19-43-4 be issued, the Transfers registered, and copy of the registered Transfers be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B19-41-4.
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 South-West Oxford.
3. If required, the owner shall enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township. The Severance Agreement shall include the following:

A clause shall be inserted in all Offers to Purchase, Agreements of Purchase and Sale or Lease and in the title deed or lease of each dwelling within 300 m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise attenuating measures in the design of the individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.

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 subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

B19-42-4

Moved by: R. Jull
Seconded by: C. van Haastert

'Granted'

CONDITIONS:

1. The certificate for B19-43-4 be issued, the Transfer registered, and copy of the registered Transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B19-42-4.
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 South-West Oxford.
3. If required, the owner shall enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township. The Severance Agreement shall include the following:

A clause shall be inserted in all Offers to Purchase, Agreements of Purchase and Sale or Lease and in the title deed or lease of each dwelling within 300 m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise attenuating measures in the design of the individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations

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 subject property is appropriately zoned.

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

B19-43-4

Moved by: C. van Haastert
Seconded by: J. Lessif

'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 South-West Oxford.
2. If required, the owner shall enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township. The Severance Agreement shall include the following:

A clause shall be inserted in all Offers to Purchase, Agreements of Purchase and Sale or Lease and in the title deed or lease of each dwelling within 300 m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise attenuating measures in the design of the individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.

3. 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.
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.

B19-44-4 & B19-45-4; A19-08-4 – Jeanette Phelps (Part Lot 4, Broken Front Concession,
Township of South-West Oxford, formerly
Township of West Oxford)

Robert Yates was in attendance to present his applications. Also in attendance was Andy Phelps, R. R. #1, Woodstock ON N4S 7V6. R. Yates stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the Application for Consent is to create two new rural residential lots. The lot to be severed by B19-44-4 will be approximately 4,329 m² (46,620 ft²) in area, with approximately 35 m (114 ft) of frontage on Beachville Road. Application B19-45-4 will cover an area of approximately 4,329 m² (46,620 ft²) in area, with approximately 35 m (114 ft) of frontage on Beachville Road. The lot to be retained will be approximately 40 ha (100 ac) in size, with approximately 90.8 m (299 ft) of frontage on Beachville Road. The lot to be retained contains an existing single detached dwelling, accessory to a farm an accessory structure (barn), and a drive shed.

The variance requested is to permit a reduced frontage for the lot to be retained of 90.8 m (299 ft) in place of the 100 m (328 ft) as required in Section 8.2, Table 8.2: Zone Provision, Lot Frontage Minimum, of the Township of South-West Oxford Zoning By-law No. 25-98.

E. Gilbert briefly reviewed the staff Planning Report. He indicated that the applications are consistent with the 2014 Provincial Policy Statement (PPS) and complies with the Official Plan policies. A zone change application will be required. A minor variance has been requested from the lot frontage provision for the lot to be retained lot. He noted that Planning staff are satisfied with the proposals to create two rural residential lots. He pointed out that CN Rail has requested that a clause be inserted in all legal documents warning prospective purchasers and tenants of the Railway's operating right-of-way.

M. Hacon questioned the lot within the area of the subject property currently zoned Residential Existing Lot (RE) as to whether or not it is part of the current applications. In response, R. Yates indicated that the RE lot is a separate lot with a registered easement for access over the subject property to the RE lot.

B19-44-4

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
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 South-West Oxford.
3. If required, the owner shall enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township. The Severance Agreement shall include the following:

A clause shall be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of each dwelling within 300 m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise attenuating measures in the design of the individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.

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

B19-45-4

Moved by: M. Hacon
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
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 South-West Oxford.
3. If required, the owner shall enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township. The Severance Agreement shall include the following:

A clause shall be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of each dwelling within 300m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise attenuating measures in the design of the individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.

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.

A19-08-4

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of South-West Oxford Zoning By-law No. 25-98.
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 South-West Oxford Zoning By-law No. 25-98.

CARRIED.

B19-48-5 & B19-49-5 – James Simpson (Part Lot 24, Concession 13, Township of Zorra, formerly Township of East Nissouri)

James Simpson, together with David Ross and Stuart Bowsher of Bowsher & Bowsher, solicitor for Gene Shackelton, were in attendance. Stuart Bowsher presented the application to the Committee. He stated that all the parties concurred with the suggested conditions and the recommendation of the staff Planning Report.

The purpose of the applications for consent is for two residential lot additions. The lot to be severed by B19-48-5 will cover an area of approximately 205 sq. m (2,206.25 sq. ft.) and is to be added to residential lot to the immediate north (291 Mank Street). The lot to be severed by B19-49-5 will also cover an area of approximately 205 sq. m (2,206.25 sq. ft.) and is to be added to the residential lot to the immediate south (289 Mank Street). The lot to be retained is vacant of any buildings and will cover an area of approximately 8.9 ha (22 acres).

E. Gilbert briefly reviewed the staff Planning Report and explained that the applications are for two residential lot additions within the Rural Cluster of Lake Sunova. The severed and enlarged lots are located on a Mank Road, a private road. The applications are consistent with the 2014 Provincial Policy Statement (PPS), and comply with the Official Plan policies. The properties are appropriately zoned. No new lots are proposed. Planning staff have recommended approval of the two lot additions.

S. Bowsher indicated he had nothing further to add.

G. Brumby asked the age of the lots and if they were considered legal non-conforming. In response, S. Bowsher indicated that the lots were created in approximately 1949, and E. Gilbert indicated that all the lots in this area are legal non-conforming.

B19-48-5

Moved by: J. Lessif
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. 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.
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.

B19-49-5

Moved by: P. Rigby
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 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. 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.
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.

B19-50-4; A19-09-4 – Robert Julian (Part Lot 7, Broken Front Concession, Township of South-West Oxford, formerly Township of West Oxford)

Robert Julian was in attendance to present the application. He indicated that the application is for an agricultural lot enlargement, resulting in a rural residential lot.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 34.4 ha (85.1 ac) of land in agricultural production containing a single detached dwelling, a drive shed, bank barn, and a shed. The lot to be severed will be added to the agricultural lot to the immediate east which is approximately 41.6 ha (103 ac) and contains a single detached dwelling and an accessory structure (shed). The lot to be retained will be approximately 0.8 ha (2 ac) in area, and contains a single detached dwelling and garage.

The Application for Minor Variance is requesting relief from Section 8.2.4, Number of Accessory Dwellings and Garden Suites Per Lot, of the Township of South-West Oxford Zoning By-law No. 25-98, to permit two single detached dwellings on the resulting lot to be enlarged.

E. Gilbert briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2014 Provincial Policy Statement (PPS) and complies with the Official Plan policies. A zone change application will be required to re-zone the retained lot to recognize the proposed rural residential use of the lot. A minor variance was submitted with the severance to recognize the second dwelling on the enlarged lot. There are no livestock operations on the enlarged lot. It was determined that the minor variance is not appropriate and a condition has been imposed requiring the owner to tear down the house.

R. Julian stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report, and is in agreement to remove the house.

In response to C. van Haastert, R. Julian indicated that a new well will be drilled on the lot to be retained. No new wells are needed for the severed and enlarged lot.

B19-50-4

Moved by: M. Hacon
Seconded by: J. Lessif

'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 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.

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3. The dwelling on the lot to be severed be removed, to the satisfaction of the Township of South-West Oxford.
 4. If required, the owners enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township.
 5. The owner provide proof of potable water for the lot to be retained, to the satisfaction of the Township of South-West Oxford.
 6. 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.
 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.

A19-09-4

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

"Not Granted"

REASONS:

1. The variance requested is not a minor variance from the provisions of the Township of South-West Oxford Zoning By-law No. 25-98.
2. The variance requested is not desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is not in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is not in keeping with the general intent and purpose of the Township of South-West Oxford Zoning By-law No. 25-98.

CARRIED.

B19-51-6; A19-10-6 – 2566532 Ontario Inc. (All of McCarthy Street, Plan 279, Town of Ingersoll)

Maciej Janus was in attendance to present his application. He indicated that he is requesting a severance at 148 Cherry Street. A previous application was approved by the Committee in 2017; however, the application lapsed. He was granted a building permit for a semi-detached dwelling and he is now looking to sell the units.

The purpose of the Application for Consent is to create a residential infill lot by severing an existing semi-detached dwelling into separately conveyable lots. The proposed lot to be severed will cover an area of approximately 303.5 m² (3,266.8 ft²) and will contain a one-half of a semi-detached dwelling. The proposed lot to be retained will also cover an area of approximately 303.5 m² (3,266.8 ft²) and will contain a one-half of a semi-detached dwelling.

Relief is sought from Section 7.2 – Lot Frontage, to permit a lot frontage for both the lots to be severed and retained of 7.54 m (24.75 ft.) in place of the 9.0 m (29.5 ft.) required by the Town of Ingersoll Zoning By-law No. 04-4160.

E. Gilbert briefly reviewed the staff Planning Report. He noted that the application lapsed in May, 2018 and that the exact configuration is being applied for as what was approved by the Committee in 2017, except that now buildings have been constructed on the lots. The application is consistent with the 2014 Provincial Policy Statement (PPS) and complies with the Official Plan policies. A minor variance has been requested from the lot frontage provision for both the severed and retained lots.

M. Janus pointed out that all of the conditions on his previous application were completed. In response, E. Gilbert indicated that written confirmation will be required for the current application.

C. van Haastert noted that there is a hydro pole on the property. In response, E. Gilbert pointed out that the pole is situated on the road allowance.

B19-51-6

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

'Granted'

CONDITIONS:

1. All financial requirements of the County with respect to the payment of water meters and any other costs associated with water and wastewater services must be complied with to the satisfaction of the County of Oxford Public Works Department.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities.
3. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Ingersoll 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.

A19-10-6

Moved by: A. Tenhove
Seconded by: C. van Haastert

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Town of Ingersoll Zoning By-law No. 04-4160.
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 Town of Ingersoll Zoning By-law No. 04-4160.

CARRIED.

On the motion of A. Tenhove, the Committee meeting adjourned at 10:15 a.m.

"Gordon Brumby"

CHAIRMAN