

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, July 4, 2019

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, July 4, 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	-	R. Versteegen
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: J. Lessif
Seconded by: M. Hacon

"The Minutes of the Meeting of June 6, 2019, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence was received from the Township of East Zorra-Tavistock Council dated July 3, 2019, regarding Application B19-40-2 (1187688 Ontario Inc.

APPLICATIONS FOR CONSENT:

B19-29-8; A19-05-8 – 1266639 Ontario Inc. (Part Lot 2, Plan 350, City of Woodstock)

Ray Losee was in attendance to present the application to the Committee. Also in attendance was Brian George, 616 Devonshire Avenue, Woodstock ON N4S 5R2. R. Losee indicated that he wishes to sever the lot at 641 Devonshire Avenue for two single detached dwellings. He indicated that he is in agreement with the staff Planning Report.

The purpose of the Application for Consent is to create a new residential building lot. The lot to be severed comprises approximately 838 m² (9,020 ft²), and a portion of an existing single-detached dwelling which will be removed. The lot to be retained comprises approximately 826 m² (8,891.3 ft²) and a portion of an existing single-detached dwelling. A single-detached dwelling house is proposed to be constructed on both the lots to be severed and retained.

A variance has been requested from Table 6.2 – Zone Provisions, of the City of Woodstock Zoning By-law No. 8626-10, for both the lot to be severed and retained, to reduce the minimum lot frontage from the required 12 m (39.3 ft) to 10 m (32.8 ft).

R. Versteegen review the staff Report. He indicated that the application represents a residential infill lot. A minor variance has also been applied for to recognize the deficient lot frontage for both the severed and retained lots. Single-detached dwellings are proposed to be constructed on each lot. The existing dwelling is to be removed. The application is consistent with the 2014 Provincial Policy Statement, complies with the Low Density Residential policies of the County Official Plan, and generally conforms with the R1 Zone in the Woodstock Zoning By-law, with the exception of the minor variance for the lot frontage. No concerns were received as a result of the agency circulation or the public notification to the neighbours at the time of the writing of the staff Report. City Council supports the application. Planning staff also supports the application. He noted a slight change to Condition No. 6, and noted that the word 'no' should be inserted in the last sentence of the condition to read as follows:

*“.... Proposed and existing grading shall be shown to indicate positive lot drainage with **no** adverse impact to adjacent properties.”*

R. Losee indicated that he has been in conversation with the Arborist and the existing 60-year old hedge may eventually need to be removed as it has fallen over onto the neighbour's property.

B. George stated that he was not opposed to the severance, however, had concerns. He pointed out that the driveway is at street level and that the front of the property is sunken and was concerned with the proposed location of the homes. He suggested that a precedent will be set for smaller lots in an area where the typically larger lots exist. He also suggested that there be a shared driveway for the two lots.

In response, R. Losee indicated that he originally looked at one driveway but wants to conserve the walnut tree and suggested he wishes to proceed with the two driveways.

B. George suggested that the property be re-zoned to R2 to recognize the deficiency in the lot frontage.

In response, R. Versteegen indicated that no issues were raised by the County Public Works Department regarding the two driveways. He suggested that a 2 metre reduction in the lot frontages is minor and meets the four tests for a minor variance. The application does not warrant a zone change.

B19-29-8

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

'Granted, with the inclusion of the word 'no' in the last sentence of Condition No. 6'

CONDITIONS:

1. The owner 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.
2. 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.

3. The owner shall submit a recent survey to confirm lot sizes to the satisfaction of the City of Woodstock.
4. 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.
5. The owner shall remove the existing single detached dwelling and any accessory structures to the satisfaction of the City of Woodstock Building Department.
6. The owner shall prepare a servicing and grading plan for both the severed and retained lots to the satisfaction of the City of Woodstock. The plan shall show the proposed sanitary services for each lot from the sewer main on Devonshire Avenue to the proposed dwellings and provide verification that gravity sanitary service is available to the main floor of the proposed dwellings at minimum. Proposed and existing grading shall be shown to indicate positive lot drainage with no adverse impact to adjacent properties.
7. The owner shall provide an arborist's report with a tree inventory and hording plan to the satisfaction of the City of Woodstock Park's Department.
8. A 3.0 m (9.8 ft) road widening along the frontage of the lots to be severed and retained be dedicated to the County of Oxford, free of all encumbrances, to the satisfaction of the County of Oxford Public Works Department.
9. The owner agrees to satisfy all the financial requirements of the County of Oxford, regarding the installation of sanitary and water services for each lot.
10. 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.
11. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County 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.

A19-05-8

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

'Granted'

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.

B19-05-3; A19-03-3 – Kyle & Jenilee Avey (Part Lot 7, Conc. 7, Township of Norwich, formerly Township of South Norwich)

Kyle & Jenilee Avey were in attendance to present the application. K. Avey stated that he did not concur with the findings in the staff Planning Report.

The purpose of the Application for Consent is to create new residential lot in the Rural Cluster of Milldale. The lot to be severed will be approximately 2,001 sq. m (21,539.3 sq. ft) in size, with approximately 26.26 m (86 ft) of frontage on Highway 59, and contains an existing single detached dwelling and detached garage (which is proposed to be relocated on the property). A private well and septic system are also located on the lot to be severed. The lot to be retained will be approximately 16,656 sq. m (4.11 ac) in size, with approximately 7.89 m (25.8 ft) of frontage on Highway 59 and contains an existing agricultural building. A new single detached dwelling and private well and septic system are proposed for the lot to be retained. An application for easement has also been requested on the lot to be retained, in favour of the lot to be severed. The proposed easement has been requested to permit a shared driveway for the subject lands with a width of 7.89 m (25.8 ft) and a depth of 76.2 m (250 ft).

Minor Variances have been requested from the Rural Residential (RR) Zone, in the Township of Norwich Zoning By-law No. 07-2003-Z, as follows:

Variance Requested	Requested	Required
Section 9.2, Lot Area (severed lot)	2,001 sq. m (21,593.3 sq. ft)	2,800 sq. m (30,140 sq. ft.)
Section 9.2, Lot Frontage (severed lot)	26.2 m (89 ft)	35 m (114.8 ft)
Section 9.2, Lot Frontage (retained lot)	7.89 m (25.8 ft)	35 m (114.8 ft)
Section 9.2, Lot Depth (severed lot)	76.2 m (250 ft)	80 m (262.5 ft)

R. Versteegen reviewed the staff Planning Report and indicated that the application is for a new residential infill lot in Milldale. A minor variance has been requested to reduce the lot area, lot frontage and depth of the lot to be severed and the lot frontage of the lot to be retained. An easement has also been requested for access purposes over the lot to be retained in favour of the lot to be severed. The applicants propose to build a new home on the retained lot.

R. Versteegen indicated that the applicants appeared before the Land Division Committee on April 4, 2019 and requested a deferral of the application in order to revise their proposal. The subject property is located within the Rural Cluster policies of the Official Plan. The property is zoned both Rural Residential (RR) and Limited Agricultural (A1-9) in the Township's Zoning By-law. The severed lot is serviced by a private well and private septic system, while a new well and septic system are proposed for the retained lot. He explained that the Township Chief Building Official is now the approval authority for septic systems and he has determined that both lots can accommodate a septic system on the retained lot. He indicated that policies in the 2014 Provincial Policy Statement (PPS) speak to appropriate sized parcels. A minimum of 30,000 sq. ft. for a rural residential lot on private services is required in Oxford County. The severed lot is deficient in size and could ultimately create a water quality problem in the future. The application does not satisfy the four tests required to approve a minor variance, does not comply with the Official Plan policies and is not consistent with the PPS.

K. Avey stated that it was his opinion that the PPS does not refer to size requirements. He indicated that by moving the rear lot line eastward would not be good. He wishes to create a desirable lot. He suggested that the Committee grant his application with conditions.

In response to K. Avey, R. Versteegen stated that the PPS speaks to intensification, while lot sizes is left to the municipality to set with appropriate densities, while ensuring appropriate servicing is in place to accommodate development.

K. Avey indicated that the lot he wishes to sever is larger than the other lots located to the south, in Milldale. In response, R. Versteegen indicated that the smaller lots were likely created under different development standards.

K. Avey pointed out that the septic system proposed is a conventional type with a tank.

R. Jull questioned whether the owner would consider moving the lot line easterly. In response, K. Avey indicated that he wishes to maintain the lot line with the neighbour to the north. Moving the lot line will result in problems turning around.

A discussion ensued regarding the area for trucks to turn around on the retained lot.

B19-05-3

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

"Not Granted"

REASONS:

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

A19-03-3

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

"Not Granted"

REASONS:

1. The variances requested are not minor variances from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
2. The variances requested are not desirable for the appropriate development or use of the land, building or structure.
3. The variances requested are not in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variances requested are not in keeping with the general intent and purpose of Township of Norwich Zoning By-law No. 07-2003-Z.

CARRIED.

B19-36-3 – Erma Yard Inc. (Part Lot 13, Conc. 6, Township of Norwich, formerly Township of North Norwich)

Eric Van Zantvoort was in attendance to present the application.

The purpose of the application for consent is for an agricultural lot addition. The lot to be severed comprises approximately 21 ha (52 ac), is in agricultural production, and is currently vacant. It is proposed that the lot to be severed will be added to the lot to the immediate southeast. The lot to be enlarged comprises approximately 16.99 ha (42 ac), is also in agricultural production and contains an existing hog operation and accessory single detached dwelling. The lot to be retained comprises approximately 3,062 m² (0.75 ac) and contains an existing single detached dwelling and a garden shed, and will be used for non-farm rural residential purposes.

R. Versteegen reviewed the staff Planning Report and indicated that the owner originally requested a severance, minor variance and a zone change. It was determined that he did not require the minor variance and that the deficiencies can be addressed in the zoning process. A condition has been imposed requiring the owner to withdraw the minor variance portion of the application. The application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. The accompanying zone change will rezone the retained lot to Rural Residential (RR) to recognize the future rural residential use of the lot. The application is for a farm consolidation to the immediate southeast. According to the Point System, the application accumulates +8 points, satisfying the Official Plan policies. No concerns were raised as a result of the agency circulation or the public notification of the application.

Moved by: R. Jull
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. Application A19-07-3 be withdrawn, in writing, to the satisfaction of the Secretary-Treasurer of the Land Division Committee, and that the said variances be included as part of the required rezoning for the lot to be retained.
3. The parcel intended to be severed be conveyed to the abutting landowner to the immediate southeast, 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 must be reflected on the certificate.
4. The owner provide confirmation that the existing septic system, serving the dwelling on the lot to be retained, is wholly located within the limits of the lot to be retained, to the satisfaction of the Township of Norwich Building Department.
5. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S. O., 1990, at the owners' expense, to the satisfaction of the Township of Norwich.
6. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

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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.

B19-37-3 & B19-38-3 – Robert Martin & Sons Limited (Part Lots 26, 27 & 28, Conc. 10, Township of Norwich, formerly Township of South Norwich)

Gerald Lofthouse was in attendance to speak to his application. He briefly explained the purpose of his application and stated that he was in support of the staff Report.

The purpose of the applications for consent is to create two vacant agricultural lots in the Township of Norwich. The lot to be severed by Application B19-37-3 (Severed Lot 1) will be approximately 44.2 ha (109.34 ac) in area, with approximately 826.4 m (2,711.4 ft) of frontage on Ninth Road, while Application B19-38-3 (Severed Lot 2) proposes the creation of a lot approximately 35.74 ha (88.33 ac) in size, with approximately 478.53 m (1,570 ft) of frontage on Cornell Road. The lot to be retained will be approximately 33.43 ha (82.61 ac) in size, with approximately 384.9 m (1,263.07 ft) of frontage on Zenda Line. The lot to be retained contains several agricultural related buildings. The severed and retained lots will continue to be used for agricultural purposes.

R. Versteegen reviewed the staff Planning Report. He noted that the application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies, and conforms to the provisions of the Township's Zoning By-law. No concerns were received as a result of the agency circulation of the application, and no comments or concerns were received during the public notification to the neighbours. Planning staff recommends approval of the applications.

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

In response to R. Jull, G. Lofthouse indicated that there are no houses any of the lots.

G. Lofthouse noted that he may construct a single detached dwelling on the retained lot in the future.

B19-37-3

Moved by: M. Hacon
Seconded by: C. Van Haastert

'Granted'

CONDITIONS:

1. If required, a drainage reapportionment 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 Norwich.
2. If required, the owner enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.
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.

B19-38-3

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

'Granted'

CONDITIONS:

1. If required, a drainage reapportionment 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 Norwich.
2. If required, the owner enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.
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.

B19-39-1 – Llolyn Farms Limited (Part Lot 14, Conc. 3, Township of Blandford-Blenheim, formerly Township of Blenheim)

Charles Gurney was in attendance to present the application. He indicated that the application is for a farm consolidation resulting in a 150 acre parcel. The lot to be retained will be used for rural residential purposes.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed comprises approximately 30.9 ha (76.3 ac), is in agricultural production (cash crop), and contains a storage barn, three sheds, storage tanks, grain bins, and an accessory farm dwelling. The lot to be severed is to be added to the agricultural parcel to the immediate west, which comprises approximately 30.6 ha (75.7 ac), is in agricultural production (cash crop), and is vacant of any buildings/structures. The lot to be retained comprises approximately 0.45 ha (1.1 ac), contains an existing single detached dwelling and will be used for rural residential purposes.

The owner has also applied for an access easement over the lot to be retained, in favor of the lot to be severed. The proposed easement will be 9.8 m (32.1 ft) by 44.4 m (145.7 ft), and will cover the area that is currently occupied by the existing driveway.

R. Versteegen reviewed the staff Planning Report and indicated that the application is for a farm consolidation, resulting in a rural residential lot. The application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies. A previous consent application split the two farms (severed, retained and enlarged lots under this application) into two farm parcels. The application now is to put the farm back into one ownership, with a rural residential lot to be retained. A zone change has been submitted to recognize the proposed use of the retained lot for residential purposes. No comments or concerns were raised as a result of the agency circulation or public notification to the neighbours. Planning staff is in support of the application.

C. Gurney stated that he concurred with the findings and suggested conditions of the staff Report. He pointed out that there have not been any livestock in the barn since 1999.

C. van Haastert requested an explanation of the previous severance.

G. Brumby questioned whether there might be problems with the easement providing access to the home on the severed lot as large machinery would be using the driveway.

Moved by: J. Lessif
Seconded by: A. Tenhove

'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 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, the Owner shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township of Blandford-Blenheim.
4. If required, 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 Township of Blandford-Blenheim, 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 B19-39-1.

5. The Owner shall provide a written Undertaking that the Easement for access purposes over the lot to be retained in favour of the lot to be enlarged will be presented to the Secretary-Treasurer of the Land Division Committee at the same time as the Transfer and Application Consolidation Parcels. If required by the Township, an Easement Agreement for the access shall also be established over the lot to be retained in favour of the newly enlarged lot, to the satisfaction of the Township of Blandford-Blenheim. The Easement shall be registered on title following the Application Consolidation Parcels, and a copy shall be presented to the Secretary-Treasurer upon registration.
6. 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.
7. The Owner shall obtain a change of use permit for the former livestock barn on the lot to be severed, to the satisfaction of the Township of Blandford-Blenheim.
9. 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.
10. 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.

B19-40-2 – 1187688 Ontario Inc. (Part Lot 8, Conc. 11, Township of East Zorra-Tavistock, formerly Township of East Zorra)

Michael Clark, the agent, was in attendance to present the application. Also in attendance was Ethan Wells, Trigon Construction, 35 Ridgeway Circle, Woodstock ON N4V 1C9 was in attendance. M. Clark explained the application, and pointed out that the Official Plan amendment was approved in December, 2018 followed by the zoning approval on July 3, 2019.

The subject property comprises approximately 7.5 ha (18.6 ac) and contains several buildings formerly used for an agricultural research facility, which have been vacant since 2013. The Application for Consent proposes to sever the northerly portion of the subject property to create a lot comprising approximately 3.74 ha (9.2 ac), with frontage on Highway 59, to be redeveloped for a place of worship. The lot to be retained would comprise 3.80 ha (9.39 ac) and is proposed to be redeveloped for a private school. The owner has requested an easement benefitting both the severed lot and the retained lot to permit the shared use of two existing accesses onto Highway 59 and the associated driveway loop. The northerly access is proposed to be used for traffic entering the properties and the southerly access is proposed to be used for traffic exiting the properties. An Official Plan Amendment was approved by Oxford County Council to facilitate the subject severance and redevelopment of the lands for the proposed institutional uses.

R. Versteegen reviewed the staff Report and indicated that the severed lot is proposed as a church and the retained lot will be for a school. The subject property was a former research facility. Reciprocal easements have also been requested for access. Traffic will enter onto the property at the northern end of the property and exit at the southern end. The application is consistent with the 2014 Provincial Policy Statement and complies with the new Official Plan policies. The two lots are to be serviced by well and private services. No comments or concerns were raised as a result of the agency circulation or public notification to the surrounding neighbours. A site plan will be required prior to development of the lots. Planning staff recommends approval of the application.

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

In response to J. Lessif, R. Versteegen explained that the required site plan will take in consideration whether speed limit changes are warranted, and signage of a school zone.

R. Jull questioned if there would be a road widening. M. Clark stated that he did not know. R. Versteegen indicated there would be a widening for a left turning lane. In response to R. Jull, M. Clark indicated that Oxford Baptist Church will be located on the severed lot, while Trinity School will be located on the retained lot.

In response to G. Brumby, R. Versteegen indicated that specific policies will allow the church and school preventing any issues being raised considering the uses are non-agricultural uses. He stated that some of the buildings on the retained lot will be kept but cannot be used for agricultural uses.

G. Brumby questioned how construction is already underway. In response, E. Wells indicated that the owner of the school is the owner of the subject property.

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. Easements for the purpose of mutual access via existing entrances and the associated driveway loop shall be established over both the lot to be severed and the lot to be retained, as shown on Plate 2 to Report No. CP 2019-203, to the satisfaction of the Secretary-Treasurer of the Land Division Committee. The owner shall provide the Transfer of Easement Agreement, together with the Transfer to the Secretary-Treasurer for review. The owner undertakes to register the Easement Agreement upon registration of the Transfer of the severed lot, and to provide a copy of the registered Easement Agreement to the Secretary-Treasurer.
3. The Owner shall submit a survey to confirm lot dimensions and building setbacks for the lot to be severed and the lot to be retained, to the satisfaction of the Township of East Zorra-Tavistock.
4. Drainage assessment re-apportionment be undertaken for the lot to be severed and the lot to be retained, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
5. If required, the owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
6. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.

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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.

B19-47-8 – 176320 Ontario Inc. (Lot 5, Plan 41M-275, City of Woodstock)

Ethan Wells, Trigon Construction, 35 Ridgeway Circle, Woodstock ON N4V 1C9 was present to speak to the application.

The purpose of the application for consent is to create an easement for stormwater management purposes. The proposed easement will cover an area of approximately 515.6 m² (5,555.2 ft²), with an average width of 5.1 m (16.7 ft), and will be located on the subject property located at 675 Finkle Street, in favour of the abutting property to the immediate north at 504 Athlone Avenue.

R. Versteegen reviewed the staff Planning Report and indicated that the owner is proposing a permanent easement for stormwater management purposes over the subject property in favour of the lot to the immediate north. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies, and conforms to the City's Zoning By-law. No comments or concerns were raised as a result of the agency circulation or the public notification to the area neighbours. The site plan application is currently being reviewed by City staff.

E. Wells stated he concurred with the findings and suggested conditions in the staff Planning Report. He indicated that the lands consisting of a medical clinic will benefit from the easement. No immediate plans are proposed for the subject property.

Moved by: C. van Haastert
Seconded by: P. Rigby

'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 and the said Agreement shall be registered on title.
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.

On the motion of M. Hacon, the Committee meeting adjourned at 10:40 a.m.

"Gordon Brumby"

CHAIRMAN