

## MINUTES

### OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, March 7, 2019

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, on Thursday, March 7, 2019 at 9:00 a.m. with the following individuals:

	-	G. Brumby
	-	M. Hacon
	-	R. Jull
	-	J. Lessif
	-	P. Rigby - absent
	-	A. Tenhove - absent
	-	C. van Haarstert - absent
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: M. Hacon  
Seconded by: J. Lessif

*"The Minutes of the Meeting of January 24, 2019, be approved as printed and circulated."*

CARRIED.

#### BUSINESS ARISING FROM MINUTES:

None.

#### GENERAL BUSINESS:

None.

#### CORRESPONDENCE:

Correspondence was received from Danny & Haley Roth regarding Application B18-28-2 to B18-31-2 (Elizabeth Halliday & Estate of Bruce Halliday).

Correspondence was received from the Clerk of the Township of East Zorra-Tavistock regarding Application B18-28-2 to B18-31-2 (Elizabeth Halliday & the Estate of Bruce Halliday).

Correspondence was received from the Clerk of the Township of East Zorra-Tavistock regarding Application B18-75-2 & B18-76-2 (Jeff & Tracy Feairs).

Correspondence was received from the Clerk of the Township of East Zorra-Tavistock regarding Application B18-83-2 (Ronald & Patricia Findlater).

Correspondence was received from the Clerk of the Township of East Zorra-Tavistock regarding Application B18-85-2 (Stan & Shirley Griffin).

Correspondence was received from the Clerk of the Township of East Zorra-Tavistock regarding Application B18-86-2 (Gregory Agri-Services Ltd.).

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APPLICATIONS FOR CONSENT:

B18-85-2 – Stan & Shirley Griffin (Part Lot 8, Conc. 16, Township of East Zorra-Tavistock, formerly Township of East Zorra)

B18-86-2 – Gregory Agri-Services Ltd. (Part Lot 8, Conc. 16, Township of East Zorra-Tavistock, formerly Township of East Zorra)

Drew Williamson of Gregory Agri-Services Ltd., and Stan Griffin were in attendance. Drew Williamson presented the application to the Committee. He explained that the Griffin application proposes a lot addition, while the Gregory Agri-Services severance proposes the creation of a new lot. Comments received from the Clerk of the Township of East Zorra-Tavistock for both applications were reviewed by the Land Division Committee.

The purpose of the Application B18-85-2 is for a lot addition. The lot to be severed comprises approximately 0.81 ha (2.0 ac) of vacant agricultural land and will be added to the adjacent property immediately to the north. The lot to be enlarged comprises approximately 2.47 (6.1 ac), containing an office/warehouse building, an office trailer, storage buildings, silos and an animal feed supplement plant, a stormwater management pond, and parking areas associated with the existing agri-business operations known as Liquid Feeds International and Ontario Harvestore/Greatario. The resulting lot area of the enlarged parcel would be approximately 3.3 ha (8.1 ac). The lot to be retained comprises approximately 8.9 ha (22 ac) and contains cropland, a woodlot, two single detached dwellings, a barn, and other accessory farm buildings.

The purpose of the Application B18-86-2 is to create a lot for agri-business use. The lot to be severed comprises approximately 1.9 ha (4.7 ac) containing the existing agri-business operation known as Liquid Feeds International, including silos, an animal feed supplement plant, an office trailer with septic system and a stormwater management pond. The lot to be retained comprises approximately 1.38 (3.4 ac) containing an existing office/warehouse with septic system and well and storage buildings. The stormwater management pond is proposed to be used by both the severed and retained lands

R. Versteegen briefly reviewed the staff Planning Report. He explained that the severances will accommodate the growth of the agri-business property. The applications are consistent with the 2014 Provincial Policy Statement and comply with the Official Plan Policies. Both lots require a rezoning. Private services exist on the property owned by the Griffins, while a new well will be drilled on the severed lot to be severed by B18-86-2. Existing private services exist on the retained lot. He indicated that there is a temporary use by-law to allow a trailer on the lands owned by Gregory Agri-Services. No concerns were raised as a result of the agency circulation, and no comments were received during the public notification to the neighbours.

Both S. Griffin and D. Williamson indicated that they concurred with the suggested conditions and the recommendation of the staff Planning Report.

In response to J. Lessif, D. Williamson indicated that they needed the temporary use by-law designation as they still needed the trailer on the property. R. Versteegen stated that it will be up to the Township to address the zoning and whether the temporary use should continue.

In response to G. Brumby, D. Williamson stated that up to this point in time, there has only been one owner of the entire property, and that they are now looking to sell the severed lot to a new owner.

B18-85-2

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

*'Granted'*

CONDITIONS:

1. The lots to be severed, retained and enlarged be appropriately zoned.

2. 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.
3. Drainage re-apportionment 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 East Zorra-Tavistock.
4. The owners shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
5. 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.
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.

B18-86-2

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

*'Granted'*

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. An Agreement with respect to the use and maintenance of the stormwater management pond be entered into between the owners of the lot to be severed and the lot to be retained. A copy of the Agreement shall be reviewed by the Township of East Zorra-Tavistock and the County of Oxford prior to the issuance of the certificate for the transfer. The Agreement shall be registered on title after the registration of the transfer of the severed lot. A written Undertaking shall be provided to the Secretary-Treasurer of the Land Division Committee that such Agreement will be registered.
3. The certificate for the transfer for Application B18-85-2 be issued, the transfer registered, and a copy of the registered transfer be submitted to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B18-86-2.
4. The owner shall obtain site plan approval from the Township of East Zorra-Tavistock for both the severed and retained lots.

5. 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 East Zorra-Tavistock.
6. The owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
7. 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.
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.

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B19-04-8 – David E. & Wendy H. Morris (Part Lots 17 & 18, Conc. 11, Township of South-West Oxford, formerly Township of Dereham)

Ellis & Hazel Morris, together with their son Shawn, were in attendance. E. Morris presented the application to the Committee. He indicated that he wishes to establish a market operation, separate from his farming operation. The retained lands will consist of the cheese processing plant and accessory single detached dwelling and will cover an area of approximately 2.5 acres. The severed lands will consist of a dairy barn, farm buildings and two accessory single detached dwellings. The Official Plan was approved in 2017, and the zoning has already been approved to enable the severance.

The purpose of the application for consent is to create an agricultural lot. The lot to be severed will cover an area of approximately 51 ha (126 ac), containing a dairy barn, a drive shed, and two accessory dwellings. The lot to be retained will be approximately 1 ha (2.7 ac) in area, and contains an accessory single detached dwelling and cheese processing facility (currently under construction). The application is also related to Official Plan Amendment OP17-01-4 that was approved by Oxford County Council on May 10, 2017. The purpose of the amendment is to re-designate the subject lands to a site specific policy area to sever lands to accommodate a cheese processing operation and an accessory single detached dwelling.

R. Versteegen reviewed the staff Planning Report and confirmed that the Official Plan was approved in 2017 and the zoning was approved by Township Council in April, 2018. The farm will be the primary source of production on the severed lot, while all the operations will be consolidated on the retained lot. The application is consistent with the 2014 Provincial Policy Statement and complies with the Official Plan policies established by OPA 208. No concerns were received as a result of the agency circulation and no comments were received as a result of the public notification to the neighbours.

E. Morris stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

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In response to R. Jull, E. Morris stated that he milks 120 sheep and 400 goats. He noted that the size of his production is comparable to the Gunn's Hill Cheese operation. E. Morris stated that currently he had enough suppliers. He explained that the sale of the farm will finance his cheese processing operation. He noted that he has option open for dairy milk, but is happy at the present with the goat and sheep milk.

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

*'Granted'*

CONDITIONS:

1. If required, the owners enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township.
2. 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.
3. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B18-75-2 & B18-76-2 – Jeff & Tracy Feairs (Part Lot 12, Concession 12, Township of East Zorra-Tavistock, formerly Township of East Zorra)

Ryan Wilson, the owners' agent, was in attendance to present the application. He briefly explained the severance proposal to the Committee. He indicated that the severance proposes to develop the property for residential purposes, with the creation of two lots. He stated that the lands are not good for agricultural production. Comments received from the Clerk of the Township of East Zorra-Tavistock were reviewed by the Land Division Committee.

The purpose of the Application for Consent is to create two vacant lots for residential purposes. The lot to be severed by B18-75-2 comprises an area of approximately 3,076 m<sup>2</sup> (33,106 ft<sup>2</sup>/0.76 ac), and the lot to be severed by B18-76-2 comprises an area of approximately 3,035 m<sup>2</sup> (32,670 ft<sup>2</sup>/0.75 ac). Both of the proposed lots have frontage along Highway 59. The lot to be retained would comprise approximately 4.15 ha (10.5 ac) and contains an existing single detached dwelling, driveshed, woodlot and agricultural land. The owners have also applied for Partial Discharge of Mortgage.

R. Versteegen briefly reviewed the staff Planning Report. He indicated the application proposes to create two non-farm rural residential lots, south of Huntingford. The retained lot consists of agricultural lands and an accessory house and covers an area of approximately 10 acres. The retained lot is on private services. The application is not consistent with the 2014 Provincial Policy

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Statement as it does not meet any of the four instances when the creation of a new lot is proposed. The application does not comply with the Official Plan policies as non-farm rural residential lot creation is not prohibited. No concerns were raised by the commenting agencies and no comments were received as a result of the public notification to the neighbours. There are livestock operations in the vicinity, however, no MDS calculations were performed.

R. Wilson passed around photos and suggested that the measurement from the lot line to the Huntingford sign was 90 metres. He suggested that staff and the Committee members attend the property to see that the lands are not prime agricultural lands. The property is surrounded by residential lots. There would be no impact on the highway speed. He stated that he is looking for a favourable decision on the proposal.

J. Lessif questioned why the Point System was not used to evaluate the lots. In response, R. Versteegen indicated that review of the application did not get to Step 2 in the Official Plan review. The properties proposed are not surplus to a farm operation and no consolidation is taking place. R. Versteegen further noted that there are clear policies in Rural Clusters that the measurement cannot be greater than 50 m separated from each other. As a result, the proposal fails to meet this Official Plan policy as well.

In response to R. Jull, R. Versteegen indicated that an MDS Report likely would not have made a difference. No consolidation is taking place as per the requirements of the 2014 Provincial Policy Statement.

R. Jull wondered if the lot being proposed by B18-75-2 could be considered an infill lot. In response, R. Versteegen stated that if the lots were situated in the Rural Cluster; however it is not identified as such.

#### B18-75-2

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

*"Not Granted"*

#### REASONS:

1. The proposal is not consistent with Section 2.3.4 of the 2014 Provincial Policy Statement as it relates to lot creation in Prime Agricultural Areas.
2. The proposal does not conform to Section 3.1.5.4 of the County Official Plan as it relates to lot creation and rural residential uses in the Agricultural Reserve Policy area.
3. The Land Division Committee did not receive any comments from the public respecting this application.

#### B18-76-2

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

*"Not Granted"*

#### REASONS:

1. The proposal is not consistent with Section 2.3.4 of the 2014 Provincial Policy Statement as it relates to lot creation in Prime Agricultural Areas.
2. The proposal does not conform to Section 3.1.5.4 of the County Official Plan as it relates to lot creation and rural residential uses in the Agricultural Reserve Policy area.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B18-77-5 – Bauke & Emily Bottema (Part Lot 31, Concession 8, Township of Zorra, formerly Township of East Nissouri)

Bauke & Emily Bottema were in attendance to speak to their application. E. Bottema stated that they are proposing a farm consolidation to the lands to the north, resulting in a rural residential lot.

The purpose of the application for consent is for an agricultural lot addition. The lot to be severed comprises approximately 38.53 ha (97.68 ac) of vacant agricultural land to be added to the adjacent property to the immediate north. The lot to be enlarged comprises approximately 40 ha (100 ac), including a bank barn, a garage, an accessory single detached dwelling and cropland. The lot to be retained comprises approximately 0.93 ha (2.32 ac) and contains an existing single detached dwelling, garage, driveshed and grain bins (to be removed) and will be used for rural non-farm residential purposes.

R. Versteegen briefly reviewed the staff Planning Report. He pointed out that as per the recommended condition, the grain bins and detached garage situated on the lot to be retained are to be removed. 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 of the retained lot. He stated that +8 points were accumulated in the Point System. He noted that 2.0 acres is the maximum lot area permitted for rural residential lots; however, the application proposes 2.3 acres so as not to disturb the soil and former building foundations. He indicated that Planning staff did not have any concerns with the slight increase in the lot size.

E. Bottema stated that they would like to remove one-half of the existing garage and suggested that the decision of removal of the storage barn be left for the Township to make.

M. Hacon confirmed that the grain bins and small garage were to be removed. In response, E. Bottema stated that they would like to keep the larger garage built in 2008.

J. Lessif suggested the application could be deferred for further discussion with the County. In response, E. Bottema indicated that they have a closing date of October 31<sup>st</sup>, and does not wish to hold the application up any further considering a zone change was required as well.

R. Jull questioned whether a minor variance could be applied for to permit the garage. In response, R. Versteegen indicated that a zone change was the better route to take than a minor variance. R. Jull stated that Condition No. 3 could be removed and let the Township decide on whether or not to remove it.

E. Bottema stated that the grain bins will be removed.

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

*“That Condition No. 3 be deleted from the recommendation in the staff Report No. CP2019-51. Condition No. 3 reads as follows:*

- 3. The existing grain bins and the detached garage on the lot to be retained, as shown on Plate 3 to Report CP2019-51 be removed, to the satisfaction of the Township of Zorra.”*

CARRIED.

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

'Granted'

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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 north 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 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 Zorra.
4. 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.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B18-83-2 – Ronald & Patricia Findlater (Part Lot 28, Concession 1, Township of East Zorra-Tavistock, formerly Township of North Oxford)

Ron Findlater was in attendance to speak to the Committee. He indicated that he wishes to create a residential lot in the Rural Cluster. Comments received from the Clerk of the Township of East Zorra-Tavistock dated March 6, 2019 were reviewed by the Committee.

The purpose of the Application for Consent is to create a vacant lot for residential purposes comprising an area of approximately 3,902 m<sup>2</sup> (42,000 ft<sup>2</sup>/0.96 ac), with frontage along Oxford Road 2. The lot to be retained would comprise approximately 7,060 m<sup>2</sup> (76,000 ft<sup>2</sup>/1.74 ac), and contains an existing single detached dwelling and detached accessory building. A single detached dwelling is proposed to be constructed on the lot to be severed.

R. Versteegen briefly reviewed the staff Planning Report. He explained that the property is designated Rural Cluster in the County Official Plan, and is consistent with that policy. The property is situated within an established settlement area. The application is also consistent with the 2014 Provincial Policy Statement. A zone change will be required. No objections or concerns were received as a result of the agency circulation or the public notification to the neighbours. He pointed out that an additional condition is required to be added to the recommendation, as it was inadvertently left out of the staff report, requiring the owners to provide a surveyor's Real Property Report as requested by the Township of East Zorra-Tavistock. R. Findlater concurred with the inclusion of the condition.

In response to R. Jull, R. Versteegen stated that the Conservation Authority controlled lands on the retained lot amount to approximately 30 m along the creek.



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

*'Granted'*

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. The owners obtain an entry permit on the lot to be severed, to the satisfaction of the Oxford County Public Works Department.
3. The owners provide a surveyor's' Real Property Report, including the location of the Conservation Authority controlled lands, as well as the well and septic system on the retained lot.
4. Drainage assessment re-apportionment 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 East Zorra-Tavistock.
5. The owners enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
6. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B18-84-6; A18-12-6 – Elsie G. Schmid & Nancy A. Crenna (Lots 74 & 75, Plan 186, Town of Ingersoll)

Roger Moyer, 111 Runnymede Crescent, London ON N6G 1Z7, was in attendance to present the application on behalf of Nancy Crenna. Also in attendance were Lyle & Judy Sample, 8 Elm Street, Ingersoll ON N5C 1R9.

R. Moyer briefly explained that the owners wish to create a residential lot. A minor variance has been requested along with the severance to recognize the reduced lot frontage on the lot to be severed.

The purpose of the application for consent is to create a residential in-fill lot. The proposed lot to be created is to be approximately 735.8 m<sup>2</sup> (7,920.1 ft<sup>2</sup>) in area with a frontage of 14.63 m (48 ft.) and contains a portion of an accessory structure (to be removed). The lot to be retained is to be approximately 1,287.6 m<sup>2</sup> (13,860 ft<sup>2</sup>) in area with a frontage of 25.6 m (84 ft.) and contains a single detached dwelling, as well as a portion of an accessory building. Both properties are to be used for single detached residential purposes.

A minor variance is required for the lot to be severed from Section 6.2, Zone Provisions, Lot Frontage, to recognize the proposed lot frontage from the required 15 m (49.2 ft.) to 14.63 m (48 ft.).

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the application is for the creation of an infill lot, together with a minor variance to reduce the lot frontage of the lot to be severed. He noted that the existing dog run is to be removed. There are currently no services on the severed lot, while the lot to be retained is on full municipal services. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms with the R1 Zone provisions of the Town's Zoning By-law with the exception of the lot frontage of the lot to be severed. A recently approved plan of subdivision is located to the south of the subject property. No concerns were raised as a result of the agency circulation. Planning staff concur with the findings and suggested conditions of the staff Planning Report.

Lyle & Judy Semple were in attendance opposing the severance. They had concerns with the surface and storm drainage and suggested that staff did not consider this in their report. L. Semple indicated that the drainage plan has not been registered and when they asked to see a copy of the plan, Town staff would not permit them. He indicated that the drainage on the property affects properties on Elm Street and Royland Crescent, and that any new construct will directly affect 8 & 10 Elm Street. In response, R. Versteegen indicated that the grading plan requested by the Town will demonstrate how run-off will be treated between the severed and retained lots and the neighbouring properties. He pointed out that Engineering plans are typically not registered.

G. Brumby pointed out that the severance cannot proceed without all the conditions being met.

L. Semple indicated that when he spoke with Town Engineering, they indicated that the drainage is the responsibility of the County; however, when he spoke with the County Public Works Department, he was told that it was the responsibility of the Town. He indicated that he has spoken with Town Officials and councillors.

M. Hacon re-iterated that all conditions must be met to the satisfaction of the agencies, prior to the completion of the severance.

R. Jull stated that no one is allowed to drain water onto their neighbour's property.

L. Semple asked what options are available to him at this point? He re-iterated that he has spoken with both the County Public Works Department and the Town Engineering Department. In response, R. Versteegen indicated that storm drainage is the Town's responsibility. He suggested they contact the Town Clerk's Department.

R. Moyer stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

#### B18-84-6

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

*'Granted'*

#### CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed and the lot to be retained have been complied with. This condition can be cleared by payment for the required services prior to the completion of the severance to the satisfaction of the County of Oxford Public Works.
2. That portion of the accessory building situated on the lot to be severed be removed, to the satisfaction of the Town of Ingersoll Building Department.

3. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities. This shall include that a road allowance excavation permit being obtained for the new driveway, that the driveway on the parcel to be severed is hard surfaced to the Town's satisfaction, that a slope stability analysis is prepared by a professional engineer and is implemented to the Town's satisfaction, and that the owner provides a grading plan for the proposed development along with a grading deposit of \$5,000 for the severed and retained lot to the satisfaction of the Town of Ingersoll's Engineering Department.
4. The Owner shall pay a cash-in-lieu of parkland dedication to the Town of Ingersoll as per the Town's Cash-in-lieu of Parkland By-law (\$649.00).
5. 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.
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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

A18-12-6

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

*'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 Town of Ingersoll Zoning By-law No. 04-4160.

CARRIED.

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B18-61-6; A18-08-6 – Albert & Johanna Hoogendoorn (Part Lot 181, Block 48, Plan 279, Town of Ingersoll)

Albert & Yoka Hoogendoorn were in attendance to present their application. A. Hoogendoorn briefly explained the purpose of the application and stated that their intent is to create a new lot for residential purposes.

The purpose of the Application for Consent is for the creation of a residential infill lot in the Town of Ingersoll. The proposed lot to be created is to be approximately 489.1 m<sup>2</sup> (5,265 ft<sup>2</sup>) in area with a frontage of 13.7 m (45 ft.) is currently vacant and is to accommodate a proposed single detached dwelling. The lot to be retained is to be approximately 596.7 m<sup>2</sup> (6,423 ft<sup>2</sup>) in area with a frontage of 16.7 m (54.9 ft.) and contains a single detached dwelling, a detached garage and will continue to be used for residential purposes.

The purpose of the Application for Minor Variance is to seek relief from Section 6.2 – Lot Frontage, of the Town of Ingersoll's Zoning By-law, to vary the frontage for the lot to be severed from the required 15 m (49.2 ft.) to 13.7 m (45 ft.).

R. Versteegen reviewed the staff Planning Report and explained that the application is to create a new infill lot in the Town of Ingersoll. The property is designated Low Density Residential on the Land Use Plan in the County Official Plan. The property is surrounded by residential properties. The existing detached garage which straddles the property line between the severed and retained lots will be removed. The application is consistent with the 2014 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Town's Zoning By-law. No concerns were raised during the agency circulation and no comments were received as a result of the public notification to the neighbours. The owners were requested by Town staff to prepare a survey of the property to identify the location of the storm sewer. Planning staff supports the severance application and the accompanying minor variance.

A. Hoogendoorn stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

B18-61-6

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

*'Granted'*

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed and the lot to be retained have been complied with. This condition can be cleared by payment for the required services prior to the completion of the severance to the satisfaction of the County of Oxford Public Works Department.
2. The detached garage situated on the subject property be removed, to the satisfaction of the Town of Ingersoll Building Department.
3. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities. This shall include that a road allowance excavation permit being obtained for the new driveways on the severed and retained lots, that the driveways on the severed and retained lots are hard surfaced and will provide a minimum of two parking spaces to the Town's satisfaction and that the owner provides a grading plan for the proposed development along with a grading deposit of \$5,000 for the severed and retained lot to the satisfaction of the Town of Ingersoll Engineering Department.
4. The Owners shall pay a cash-in-lieu of parkland dedication to the Town of Ingersoll as per the Town's Cash-in-lieu of Parkland By-law (\$649.00).

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5. 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.
  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.

A18-08-6

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

*'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 Town of Ingersoll Zoning By-law No. 04-4160.

CARRIED.

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B18-87-3 – Marjorie & Linda Weeda (Part Lot 6, Concession 5, Township of Norwich, formerly Township of North Norwich)

B18-88-3 – Stubbe's Property Development Inc. (Part Lot 6, Concession 5, Township of Norwich, formerly Township of North Norwich)

Marjorie & Linda Weeda representing Application B18-87-3, and Mike Goor of Stubbe's Property Development Inc., representing B18-88-3, together with their agent Jennifer Gaudet of GSP Group, were in attendance. J. Gaudet presented the applications to the Committee. She explained that the two severances are for lot additions between the two owners.

The purpose of Application B18-87-3 is for a lot addition. The lot to be severed contains no buildings or structures, will cover an area of approximately 0.85 ha (2.1 ac) and will be added to the lands to the immediate south, municipally known as 54 Main Street East. The lot to be enlarged comprises approximately 13.9 ha (34.3 ac) of land and contains an existing single detached dwelling and several residential accessory structures. It is proposed that the existing buildings on the lot to be enlarged will be removed and an application for subdivision has been received for the lots to be severed and enlarged. The lot to be retained (52 Main Street East) will

be approximately 0.39 ha (0.96 ac) in size and contains an existing single detached dwelling and private septic system. It is proposed that the lot to be retained will be connected to municipal sanitary services as part of the application.

The purpose of Application B18-88-3 is for a residential lot addition. The lot to be severed contains no buildings or structures, will cover an area of approximately 150 m<sup>2</sup> (1,614.6 ft<sup>2</sup>), and will be added to the residential lot to the immediate west (52 Main Street East), which contains an existing single detached dwelling and private septic system. The lot to be severed contains the existing driveway entrance for the lot to be enlarged (52 Main Street East). The lot to be retained will cover an area of approximately 13.9 ha (34.3 ac) of land and contains an existing single detached dwelling and several residential accessory structures. It is proposed that the existing buildings on the lot to be retained will be removed.

R. Versteegen briefly reviewed the staff Report and noted that each application proposes a lot addition. Application B18-87-3 proposes a lot addition to the immediate south to the proposed future subdivision land. Application B18-88-3 proposes a residential lot addition to the immediate west to encompass the existing driveway currently utilized by the dwelling on the enlarged lot. Both applications are consistent with the 2014 Provincial Policy Statement and comply with the Official Plan policies. A future application is proposed for a plan of subdivision at 54 Main Street East. Both applications are supportable.

J. Gaudet stated that Marjorie & Linda Weeda would like to keep their existing septic system. In response, R. Versteegen indicated that they will be required to hook up to municipal services when they become available. J. Gaudet stated that she concurred with the suggested conditions and the recommendation of the staff Planning Report.

Tanya Parciak confirmed that only the severances were being heard at this meeting. She asked whether the contractors can start excavating without the zoning in place. In response, R. Versteegen indicated that no development can take place on the property at this time.

#### B18-87-3

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

*'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 must be reflected on the certificate.
3. The owner provide confirmation of the location of the existing septic system for the lands to be retained, to the satisfaction of the authority having jurisdiction.
4. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of sewer services to the subject property have been complied with. This condition can be cleared by payment for the required services or entering into an agreement with the County Public Works Department which states that sanitary connection will occur at such time as municipal sewer services are available to service the subject lands. In order to clear this condition, a copy of the draft Severance Agreement which addresses the above requirements to the satisfaction of the County of Oxford Public Works Department, must be provided to the Public Works Department.
5. The 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.

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

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B18-88-3

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

*'Granted'*

CONDITIONS:

1. The lots to be severed and 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 must be reflected on the certificate.
3. The owner provide confirmation of the location of the existing septic system for the lands to be retained, to the satisfaction of the authority having jurisdiction.
4. If required, the owner enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
5. 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.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

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B18-28-2 to B18-31-2 – Elizabeth Halliday & Estate of Bruce Halliday (Part Lot 22, Concession 6, Township of East Zorra-Tavistock, formerly Township of South Easthope)

Peter Lass was in attendance representing Apple Home Builders. He stated that the owner wishes to create four residential lots. He reviewed the late correspondence received from Danny & Haley Roth and from the Township Clerk.

The purpose of the Applications for Consent is to create four residential building lots in the Village of Tavistock. The lots to be severed by B18-28-2, B18-29-2 & B18-30-2 will each cover an area of approximately 540 m<sup>2</sup> (5,812.5 ft<sup>2</sup>), and the lot to be severed by B18-31-2 will cover an area of approximately 520 m<sup>2</sup> (5,597.2 ft<sup>2</sup>), and are currently vacant. The lot to be retained will cover an area of approximately 1.02 ha (2.5 ac), and contains an existing single detached dwelling. The proposed lots will have frontage on Jacob Street West, and are intended to be developed for single detached dwellings with municipal water and wastewater services. The owner has also requested a Partial Discharge of Mortgage.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the applications are consistent with the 2014 Provincial Policy Statement, and complies with the Official Plan policies. The lots will require a rezoning and will be on full municipal services. No concerns were received during the agency circulation, and no comments were received from the public during the public notice to the neighbours. He indicated that an EIS has been completed and is acceptable to the Upper Thames River Conservation Authority.

P. Lass stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

B18-28-2

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

*'Granted'*

B18-29-2

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

*'Granted'*

B18-30-2

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

*'Granted'*

B18-31-2

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

*'Granted'*

B18-28-2 to B18-31-2

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.



2. 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 East Zorra-Tavistock.
3. The owner provide a plan for stormwater management on the proposed lots and demonstrate how the new lots will function within the infrastructure planned and/or existing for the surrounding area to the satisfaction of the Township of East Zorra-Tavistock.
4. The owner enter into a Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
5. The owner provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
6. The owner implement the recommendations of the Environmental Impact Study by Abound & Associates Inc. to the satisfaction of County of Oxford Community Planning and the Township of East Zorra-Tavistock, in consultation with the Upper Thames River Conservation Authority.
7. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality which states that no building permit shall be issued until payment is made to the County. In order to clear this condition, a copy of the draft Severance Agreement which addresses the above requirements to the satisfaction of the County of Oxford Public Works Department, must be provided to the Public Works Department.
8. 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.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2014 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

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B18-89-8 – Cornell Welding & Fabricating Ltd. (Part Lot 17, Concession 2, City of Woodstock, formerly Township of East Oxford)

Greg Boddy, the owner's solicitor, was in attendance to present the application. He briefly explained the easement proposed. He indicated that he was not involved in the initial application in 2017.

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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 402.7 m<sup>2</sup> (4,334.7 ft<sup>2</sup>), with an average width of 3 m (9.8 ft), and will be located on the subject property located at 960 Keyes Drive, in favour of the abutting property to the northeast (984 Keyes Drive).

The owner received approval from the County Land Division Committee in April 2017 to create the easement that is proposed by way of this application. As the conditions of the original approval were not fulfilled within the one-year period, the easement was not finalized.

R. Versteegen briefly reviewed the staff Planning Report. He explained that an identical application was approved by the Committee in 2017, however the conditions were not met within the one-year period and the application lapsed. The application is consistent with the 2014 Provincial Policy Statement, complies with the policies of the Official Plan and conforms to the City of Woodstock Zoning By-law. No concerns were raised during the agency circulation and no comments were received from any of the neighbours during the public notification.

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

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

*'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.

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**B19-02-8 – Kyle & Heather Handsaeme** (Part Lot 5, Concession 13, City of Woodstock, formerly Township of East Zorra)

Walter Broos, 836 Normandy Drive, Woodstock ON N4T 0E6, was in attendance to speak to the application.

The application for consent is proposing a lot addition to accommodate a future residential development on the lands to be enlarged. The lot to be severed will cover an area of approximately 443.7 m<sup>2</sup> (4,776.1 ft<sup>2</sup>) and is currently vacant of any buildings or structures. The lot to be severed is proposed to be added to the lands to the immediate west, comprising approximately 0.81 ha (2.01 ac), and consisting of an existing single detached dwelling, a larger accessory structure and a garden shed. The lot to be retained will cover an area of approximately 0.36 ha (0.89 ac), and contains an existing single detached dwelling and a detached garage

R. Versteegen briefly reviewed the staff Planning Report. He explained that the application proposes a residential lot addition of 3.05 m (10 feet). The application is consistent with the 2014 Provincial Policy Statement. The lands are currently designated as Future Urban Growth on the Land Use Plan in the County Official Plan. The application complies with the policies. He indicated that future development applications, subdivision and zone change, will be forthcoming on the parcel to be severed and lot to be enlarged. The lot to be retained will need to be connected to full municipal services. Planning staff supports the application.

W. Broos questioned Condition No. 5 in the recommendation of the staff Planning Report. He indicated that the Handsaemes are not happy with having to connect to the municipal services as this is a financial concern to them. He asked whether the condition could be removed from the recommendation. In response, R. Versteegen indicated that the owners will be required either way to connect. W. Broos indicated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

M. Hacon suggested that the 10 feet will result in a 15 m lot frontage, which makes a better frontage for the subdivision.

In response to R. Jull, W. Broos indicated that the owners were not interested in selling addition lands from their property.

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

*'Granted'*

CONDITIONS:

1. 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.
2. The Owners 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.
3. 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.
4. A road widening to create a 15 m right-of-way from the centreline of the Oxford Road 17, 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.
5. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to the provision of water and sewer services to the lot to be retained have been complied with. This condition can be cleared by payment for the required services or by providing the County with a 'Land Owner Acknowledgment Form'.
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.

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

CARRIED.

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B18-58-8 – Great Western Railway Company (Part Lot 19, Concession 1, City of Woodstock, formerly Township of East Oxford)

No one was present for the hearing. Correspondence was received from the owner's agent, requesting a deferral of the application to amend the application. The property that is to be enlarged has changed and, therefore, the owner will be submitting a revised application to reflect this change. The revised application will request the lands to be enlarged to be 107 Wilson Street.

The purpose of the Application for Consent is for an industrial lot addition. The lot to be severed will cover an area of approximately 0.26 ha (0.64 ac) and is currently vacant of any buildings or structures. The lot to be severed is proposed to be added to the lands to the immediate south, comprising approximately 0.32 ha (0.78 ac) and containing an existing Tree Service Business. The retained lands are part of the larger CN railway corridor.

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

*"Deferred"*

REASON:

1. The application be deferred, for up to 6 months to the September, 2019 meeting, at the request the owner, in order to amend the application to reflect the correct owner of the lot to be enlarged.

CARRIED.

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On the motion of J. Lessif, the Committee meeting adjourned at 12:20 p.m.

*"Gordon Brumby"*

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CHAIRMAN