

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

Thursday, July 2, 2020

The Oxford County Land Division Committee met virtually via livestream on Thursday, July 2, 2020 at 9:30 a.m. with the following individuals:

Chair	-	G. Brumby
	-	R. Jull
	-	J. Lessif
	-	D. Paron
	-	P. Rigby
	-	A. Tenhove
	-	C. van Haastert
Director	-	G. Hough
Secretary-Treasurer	-	L. Taschner

The meeting was called to order at 9:30 a.m.

DECLARATIONS OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

Moved by: A. Tenhove
Seconded by: D. Paron

"The Minutes of the Meeting of March 5, 2020, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence dated June 26, 2020, was received from the Upper Thames River Conservation Authority regarding Application B20-10-2 (2274581 Ontario Inc.)

Correspondence dated June 30, 2020 was received from Guenter K. Nuessler, Progressive Engineering Services Ltd., regarding Applications B20-03-6 & B20-04-6 (1879784 Ontario Inc.).

Correspondence dated June 30, 2020 was received from the Township of East Zorra Township Chief Building Official regarding Application B19-106-2 (2385434 Ontario Inc.)

APPLICATIONS FOR CONSENT;

B19-104-7; A19-19-7 – Peter & Ruth Leliveld (Lot 9, Plan 500, Town of Tillsonburg)

No one was in attendance to speak to the application.

The purpose of the Application for Consent is to create a residential infill lot that will front on the north side of Charles Street, east of Tillson Avenue. It is proposed that the lot to be severed will be approximately 460 m² (4,951 ft²) in size, with approximately 20.12 m (66 ft) of frontage on Charles Street, while the lot to be retained will be approximately 460 m² (4,951 ft²) in size, with approximately 20.12 m (66 ft) of frontage on Nelson Street. The lot to be severed is currently vacant, and the lot to be retained contains an existing single detached dwelling.

An application for minor variance has also be requested from Section 7.2 of the Town of Tillsonburg Zoning By-Law (R2 Zone Provisions) to permit a reduced rear yard depth for the existing single detached dwelling on the retained lands of 5.01 m (16.4 ft), in place of the required 7.5 m (24.6 ft), and a reduced lot depth for the severed and retained lots of 22 m (74.8 ft) in place of the 30 m (98.4 ft) generally required.

G. Hough briefly reviewed the staff Planning Report. He explained that a residential lot is to be created. The owners have also applied for a minor variance from the rear yard depth provision for the retained lot and from the lot depth provision for both the severed and retained lots. He indicated that the application is consistent with the 2020 Provincial Policy Statement and generally complies with the Town's Zoning By-law. Planning staff are in support of the application.

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

'Granted'

B19-104-7

CONDITIONS:

1. If required, the owners shall enter into a severance agreement with the Town of Tillsonburg.
2. The owners provide 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 Town of Tillsonburg.
3. The owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Tillsonburg, regarding the installation of services and drainage facilities.
4. The owners shall submit an updated survey to confirm lot sizes and building setbacks to the satisfaction of the Town of Tillsonburg.
5. The owners shall provide payment for cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed.
6. The owners shall provide a preliminary lot grading plan, to the satisfaction of the Town of Tillsonburg Engineering Services Department.
7. The owners agree to satisfy all the financial requirements of the County of Oxford, regarding the installation of sanitary and water services for each lot.
8. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services 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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

A19-19-7

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Town of Tillsonburg Zoning By-law No. 3295.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of the Town of Tillsonburg Zoning By-law No. 3295.

CARRIED.

B19-88-7 – 1967113 Ontario Inc. (Part Lots 1389 & 1390, Plan 500, Town of Tillsonburg)

Amer Cengic, the owner, together with his agent, Denis Brolese, were in attendance. Also in attendance was Montana Wilson, of MTE Engineering. D. Brolese briefly explained the application and stated that the property was recently zoned for multi-residential purposes. He stated that both he and the owner concur with the findings and suggested conditions of the staff Planning Report.

The purpose of the application is to create a residential infill lot. The lot to be severed will be approximately 416 m² (4,481 ft²) in size, with approximately 12.02 m (39.4 ft) of frontage on Vienna Road, while the lot to be retained will be approximately 1.6 ha (4.1 ac) in size, with approximately 8.4 m (27.5 ft) of frontage on Vienna Road. A portion of the lands to be retained are located within the Long Point Region Conservation Authority's Regulation Limit. A single detached dwelling is currently under construction on the lot to be severed, while it is proposed that the lot to be retained will be developed for 26 townhouse units.

G. Hough briefly reviewed the staff Planning Report. He pointed out that a house is currently being constructed on the severed lot. The application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Town's Zoning By-law provisions. The proposal is not out of character with the existing lots in the area. The severance will not result in any adverse impact of the retained lot being developed. Planning staff are supportive of the application.

Neither the owner nor the agent had any further comments.

Moved by: J. Lessif
Seconded by: P. Rigby

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The owners enter into a Severance Agreement with the Town of Tillsonburg, to the satisfaction of the Town.
3. The Oxford County Public Works Department advise the Secretary-Treasurer of the Oxford County Land Division Committee that all financial requirements of the County of Oxford with respect to the provision of water and sewer services to the subject properties have been complied with, to the satisfaction of the County Public Works Department.
4. The owners shall verify the location of existing water, storm, and sanitary services serving the lot to be severed, to the satisfaction of the Town Chief Building Official.
5. The owners shall make payment for cash-in-lieu of parkland, to the satisfaction of the Town of Tillsonburg.
6. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 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.

B19-102-8 – Gunter Freight Inc. (Part Lot 16, Conc. 2, City of Woodstock (East Oxford))

No one was in attendance to speak to the application.

The purpose of the application for consent is to create a vacant commercial lot. The lot to be severed comprises approximately 1.68 ha (4.16 ac) and is currently being used to store tractor trailers. The lot to be retained comprises 13.88 ha (34.3 ac) and is currently occupied by a truck garage and office, shed and shipping containers. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and generally conforms to the City of Woodstock Zoning By-law provisions. He pointed out that an identical application was approved in 2010; however, the application was not completed, and therefore, it lapsed. The current application is to re-establish the previously approved severance. The parking on both the severed and retained lands will need to be re-configured to create

setbacks from the newly created lot line. He indicated that the wording of Condition No. 2 needs to be revised to state that the required easement for servicing will be over the lot to be retained in favour of the lot to be severed. He noted that Planning staff recommend approval of the application.

In response to a Committee member, G. Hough pointed out that the owner will be required to go through site plan approval process to determine the location of the driveway on the severed lot in consultation with the County of Oxford and the City of Woodstock.

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

'Granted, together with amendment to wording of Condition No. 2'

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. An easement shall be established over the lot to be retained in favour of the lot to be severed for wastewater servicing purposes, to the satisfaction of the City of Woodstock and the Secretary-Treasurer of the Land Division Committee, and a draft copy of the reference plan and Shared Easement Agreement for wastewater servicing shall 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.
3. 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.
4. The Owner shall modify the existing parking areas on the lots to be severed and retained to ensure compliance with the provisions of the City's Zoning By-law, and provide a survey to indicate the modified setbacks relative to the proposed new interior property line, to the satisfaction of the City of Woodstock.
5. 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.
6. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

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

CARRIED.

B19-101-8 – Lakhvir Singh Gill & Kirandeep Gill (Lot 41, Plan 41M-287, City of Woodstock)

No one was present to speak to the application.

The purpose of the application for consent is for a residential lot addition. The lot to be severed will cover an area of approximately 140 m² (1,506.9 ft²), is currently vacant, and will be added to the lot to the immediate south to allow for more outdoor amenity space on the lot to be enlarged. The lot to be enlarged has a total area of 412.7 m² (4,442.4 ft²) and contains a single detached dwelling. The lot to be retained will cover an area of approximately 779.9 m² (8,395 ft²) and contains a single detached dwelling. No further development is being proposed for severed lands. The owners have also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated that the severance is for a residential lot addition. Both the subject property and the enlarged lot were recently created via plan of subdivision. The application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies, and conforms to the City of Woodstock's Zoning By-law provisions.

Moved by: P. Rigby
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. A 0.3 m x 0.3 m (1 ft x 1 ft) parcel of land from the lot to be enlarged (PIN 00133-1543), be deeded to the City of Woodstock, free of any costs, and a copy of the registered deed be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B19-101-8.
3. 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.
4. The Owners shall submit a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock.
5. The Owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
6. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 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.

B20-10-2 – 2274581 Ontario Inc. (Lot 9, Plan 41M-353, Township of East Zorra-Tavistock, Village of Tavistock)

Pat Haramis was present to speak to the application.

The Application for Consent is for a residential lot addition. The lot to be severed is vacant and will comprise an area of approximately 11.8 m² (127 ft²). The lot to be severed will be added to the lot to the immediate east covering an area of approximately 561.2 m² (6041 ft²) and consisting of a single-detached dwelling which is under construction. The lot to be retained would comprise approximately 503.6 m² (5,420.88 ft²), and is currently vacant. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He indicated the severance proposal is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Township of East Zorra-Tavistock's Zoning By-law provisions. No comments or concerns were received resulting from the agency circulation or the public notification to the area residents. Planning staff recommended approval of the application.

P. Haramis concurred with the findings and suggested conditions of the staff Planning Report.

Moved by: D. Paron
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. If required, a 0.3 m (1 ft) x 0.3 m (1 ft) parcel of land from the lot to be enlarged (PIN 00247-0796) be deeded to the Township of East Zorra-Tavistock, free of any encumbrances and costs, and a copy of the registered Transfer be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B20-10-2.
3. If required, the owners enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
4. The owners provide a survey of the lot to be retained, indicating the location and setbacks of all buildings and structures to the Township of East Zorra-Tavistock, to the satisfaction of the Township.
5. 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 East Zorra-Tavistock.

6. 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 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.
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, services, 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 2020 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.

B19-106-2 – 2385434 Ontario Inc. (Lot 15, Plan 307, Township of East Zorra-Tavistock, formerly Village of Tavistock)

Keith Hallman was in attendance to present the application. He indicated that the foundation is in place. L. Taschner read the late correspondence received from the Township of East Zorra-Tavistock Chief Building Official.

The Application for Consent proposes to split an existing semi-detached dwelling into separate lots. The lot to be severed will cover an area of approximately 657 m² (7,072 ft²), while the lot to be retained will cover an area of approximately 567 m² (6,103 ft²). Each lot will contain one-half of the existing semi-detached dwelling. The owner has also applied for a Partial Discharge of Mortgage.

G. Hough briefly reviewed the staff Planning Report. He pointed out that an additional condition requested by the Township Chief Building Official was inadvertently omitted from the recommendation in the staff Planning Report.

The Secretary-Treasurer read the condition aloud:

“The owner shall connect both units to the storm water system via PDC’s as detailed in the Township Municipal Servicing Standards, to the satisfaction of the Township of East Zorra-Tavistock.”

K. Hallman indicated to the Committee that he had no concerns with the additional condition.

Moved by: A. Tenhove
Seconded by: D. Paron

'Granted, with inclusion of Condition'

CONDITIONS:

1. Individual water and sanitary services, with separate water meters, be provided for each lot and 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. The 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.
2. Driveway accesses shall meet the Township of East Zorra-Tavistock Servicing Standards and be approved by Township Public Works.
3. The owner provide a cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
4. If required, drainage re-apportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
5. If required, the owner 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 Owner shall enter into a Servicing Easement with Bell Canada, to the satisfaction of Bell Canada.
7. The Owner shall provide a recent survey to the Township of East Zorra-Tavistock which outlines dimensions, lot and building areas, and building setbacks which will confirm the information supplied in the application
8. The owner shall connect both units to the storm water system via PDC's as detailed in the Township Municipal Servicing Standards, to the satisfaction of the Township of East Zorra-Tavistock.
9. 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.
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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

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

CARRIED.

B20-11-2 – Thomas & Nancy Bender (Part Lot 10, Conc. 15, Township of East Zorra-Tavistock, formerly East Zorra)

Tom & Nancy Bender were in attendance to present the application to the Committee.

The Application for Consent is for a farm consolidation and retention of a dwelling for non-farm rural residential use. The lot to be severed is vacant and will comprise an area of approximately 20 ha (49.42 ac). The lot to be severed will be added to the agricultural lot to the immediate west which comprises an area of approximately 40.5 ha (100.08 ac), and is occupied by an existing broiler barn, a steel grain bin, an accessory single-detached dwelling and is in agricultural production. The lot to be retained will comprise approximately 0.81 ha (2 acres) and will consist of an existing single-detached dwelling and attached garage, storage sheds, and a solar panel. It is also proposed that a garden suite will to be constructed on the lot to be retained, subject to zoning approval by the Township of East Zorra-Tavistock.

G. Hough briefly reviewed the staff Planning Report. He explained the severance is for a farm consolidation, resulting in a two-acre retained lot to be used for rural residential purposes. A garden suite is also proposed to be constructed on the retained lot and the owners have submitted a zone change application to EZT Township for this purpose. The application for consent is consistent with the 2020 Provincial Policy Statement and complies with the Official Plan policies. No concerns were raised during the agency circulation and no comments were received from the public as a result of the public notification to the neighbours.

N. Bender stated that she and her husband concur with the suggested conditions and the recommendation of the staff Planning Report.

No questions were raised by the Committee.

Moved by: P. Rigby
Seconded by: R. Jull

'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 owners enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
4. The owners provide a survey of the lot to be retained, indicating the location and setbacks of all buildings and structures, to the satisfaction of the Township of East Zorra-Tavistock.
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 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.

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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 2020 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.

B20-24-3; A20-04-3 – 1148314 Ontario Limited and Richard & Lorraine Vuysteke (Lots 42 & 44, Plan 395, Township of Norwich, formerly South Norwich)

Nathan Kolomaya, the owners' solicitor, was in attendance to present the application to the Committee. He thanked Planning staff for their assistance throughout this process and indicated that both he and his clients concur with the findings and suggested conditions of the staff Planning Report.

The purpose of the application for consent is to separate an existing agricultural parcel that inadvertently merged with an abutting parcel used for similar purposes. The lot to be severed will cover an area of approximately 16.31 ha (40.3 ac), consists of a greenhouse, a barn, storage buildings and an accessory single detached dwelling, and is in agricultural production. The lot to be retained will cover an area of 17.83 ha (44.1 ac) in area and contains a greenhouse, a shop, a barn, a garage, and an accessory single detached dwelling, and also is in agricultural production. No new development is proposed for the subject lands.

Minor variances are requested from the Township of Norwich Zoning By-law No. 07-2003-Z, as follows:

Section 7.2, Lot Area, to permit a lot area for the lot to be severed of 16.31 ha (40.3 ac) and 17.83 ha (44.1 ac) for the lot to be retained, in place of the 20 ha (49.4 ac) required for lands zoned 'General Agricultural Zone (A2)'; and

Section 7.2, Interior Side Yard Setback, to reduce the interior side yard of the lot to be severed to 2.7 m (8.8 ft) in place of the 7.5 m (24.6 ft) required for an existing agricultural building

G. Hough briefly reviewed the staff Planning Report. He explained the application proposes to re-create two farm lots that inadvertently merged on title in 1996. The application is consistent with the 2020 Provincial Policy Statement and complies with the Official Plan policies. A minor variance has been requested from the lot area provisions for both the severed and retained lots. Both farms are operated as separate units and both have agricultural infrastructure. Planning staff support the application.

B20-24-3

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

'Granted'

CONDITIONS:

1. If required, the owner enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.
2. 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.
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 2020 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.

A20-04-3

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

'Granted'

REASONS:

1. The variances requested are minor variances from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
2. The variances requested are desirable for the appropriate development or use of the land, building or structure.
3. The variances requested are in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variances requested are in keeping with the general intent and purpose of the Township of Norwich Zoning By-law No. 07-2003-Z.

CARRIED.

B20-01-3 – Tjeerd & Tietje Van Der Kooi (Part Lots 20 & 21, Conc. 8, Township of Norwich, formerly South Norwich – 500 Main Street East)

B20-02-3 – Rudy & Karen Schuurman (Part Lots 20 & 21, Conc. 8, Township of Norwich, formerly South Norwich – 508 Main Street East)

Karen Schuurman was present to speak to the applications. She indicated that she represents both applications.

The purpose of Application B20-01-3 is for a residential lot addition. The lot to be severed has approximately 6.1 m (20 ft) of frontage on Main Street East and is currently vacant. The severed lot will cover an area of approximately 1,483.6 m² (15,969.3 ft²) will be severed from 500 Main Street East and added to the lands to the immediate southeast, municipally known as 508 Main Street East. The lot to be enlarged is approximately 4,117 m² (44,315 ft²) in size and contains an existing single detached dwelling and two residential accessory buildings, which will be removed. The lot to be retained will be approximately 56 ha (140 ac) in size and contains two agricultural structures, and an accessory single detached dwelling.

The purpose of the applications for consent is to add lands to an existing lot in Springford and subsequently create a residential building lot which will cover an area of approximately 2,800 m² (30,140 ft²). The lot to be retained will also cover an area of approximately 2,800 m² (30,140 ft²) and is also currently vacant. Single detached dwellings are proposed for both the severed and retained lots.

G. Hough briefly reviewed the staff Planning Report. He explained that application B20-01-3 proposes a lot addition to an existing residential lot. Application B20-02-3 proposes the creation of one new residential building lot and retaining a lot for similar purposes in a designated settlement. He stated that the applications are consistent with the 2020 Provincial Policy Statement and comply with the County Official Plan policies. Planning staff recommend approval of the applications.

K. Schuurman stated she concurred with the suggested conditions and the recommendations for both applications in the staff Planning Report.

B20-01-3

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

'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 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 be reflected on the certificate.
3. The owner provide confirmation of the location of the existing septic system for the lot to be retained, to the satisfaction of the Township of Norwich Building Department.
4. 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.
5. If required, a road widening of 5.0 m (16.4 ft) from the centreline of Main Street East (Oxford Road 19) along the frontage of the lot to be severed, be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department
6. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 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.

B20-02-3

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

'Granted'

CONDITIONS:

1. The certificate for Application B20-01-3 be issued, the transfer registered, and a copy of the registered transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B20-02-3.
2. Confirmation be received that the existing septic system on the lot to be severed and the lot to be retained has been removed, in accordance with the Ontario Building Code, to the satisfaction of the Township of Norwich.
3. 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 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 water connection will occur at such time as a building permit is issued for the lot to be severed and the lot to be retained. In order to clear this condition, a copy of the draft severance Agreement which addresses these requirements, must be provided to the satisfaction of the County of Oxford Public Works Department.
4. If required, a road widening of 5.0 m (16.4 ft) from the centreline of Main Street East (Oxford Road 19) along the frontage of the lots to be severed and retained, be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department.
5. If required, the owner enter into a Severance Agreement with the Township of Norwich, 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 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 2020 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.

B20-03-6 & B20-04-6 – 1879784 Ontario Inc. (Block 87, Plan 41M-252, Town of Ingersoll)

No one was present to speak to the application. Correspondence was received from the owner concurring with the recommendation of the staff Planning Report to defer the application. Correspondence dated June 30, 2020 was received from Guenter K. Nuessler, Progressive Engineering Services Ltd., requesting the Committee proceed with and approve the applications with appropriate conditions.

The purpose of the Applications for Consent are to create two residential infill lots within the Town of Ingersoll that will front on the south side of Winders Trail, immediately west of Walker Road. The proposed lot to be severed by B20-03-6 will cover an area of approximately 357 m² (3,842.7 ft²), while the lot to be severed by B20-04-6 will cover an area of approximately 359 m² (3,864.2 ft²). The proposed lot to be retained is approximately 450 m² (4,843.8 ft²). Both of the lots to be severed and retained are currently vacant. A single detached dwelling is proposed to be constructed on each of the three (3) lots.

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

"Deferred"

B20-03-6

REASON:

1. Application B20-03-6 be deferred until such time that Walker Road is extended from David Street to provide a second public access to the immediate area.

CARRIED.

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

"Deferred"

B20-04-6

REASON:

1. Application B20-04-6 be deferred until such time that Walker Road is extended from David Street to provide a second public access to the immediate area.

CARRIED.

B20-26-6 – Bentum Family Homes Inc. (Lot 10, Block 50, Plan 279, Town of Ingersoll)

Tim Bentum was present to present his application.

The purpose of the application for consent is to separate an existing semi-detached dwelling currently under construction. Both the lots to be severed and retained will cover an area of approximately 407.6 sq. m (4,387.5 sq. ft.). Each lot will consist of one-half of the existing semi-detached dwelling.

G. Hough briefly reviewed the staff Planning Report. He indicated the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and conforms

to the Town of Ingersoll Zoning By-law provisions. No concerns or comments were received as a result of the agency circulation, or the public notification to the neighbours. Planning staff are in support of the application.

T. Bentum concurred with the findings and suggested conditions of the staff Planning Report.

Moved by: D. Paron
Seconded by: A. Tenhove

'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 have been complied with. This condition can be cleared by payment for the required services and completion of appropriate forms prior to the completion of the severance to the satisfaction of the County of Oxford Public Works Department.
2. 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 providing an updated survey to confirm lot sizes to the satisfaction of the Town of Ingersoll and also cash-in-lieu of parkland for the creation of the new lot.
3. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services, and otherwise, have been complied with.
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 2020 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 J. Lessif, the Committee meeting adjourned at 10:50 a.m.

"Gordon Brumby"

CHAIRMAN