

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, November 5, 2020

The Oxford County Land Division Committee met virtually via livestream on Thursday, November 5, 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
Senior Planner	-	R. Versteegen
Secretary-Treasurer	-	L. Taschner

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

DECLARATIONS OF CONFLICT OF INTEREST:

P. Rigby declared a conflict of interest for Application B20-47-4 (Oxford Sand & Gravel Ltd.).

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of October 1, 2020, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B20-46-7 – Abraham & Deborah Klassen (Lot 37, Plan 144, Town of Tillsonburg)

Abe Klassen was in present to speak to the application.

The purpose of the Application for Consent is to create one residential infill lot and retain one vacant residential lot for single detached dwellings within the Town of Town of Tillsonburg that will front onto Walnut Drive. The proposed lot to be severed will cover an area of approximately 548.7 m² (5,096 ft²), have a frontage of 15.85 m (52 ft), and a depth of 30 m (98 ft). The proposed lot to be retained will cover an area of approximately 703.7 m² (7,575 ft²). It is proposed that

single detached dwellings will be constructed on both the severed and retained lot, once Walnut Drive is constructed. The properties are currently zoned R1A(H).

R. Versteegen reviewed the staff Report. He indicated the owners are proposing to create a residential building lot. Both the severed and retained lots are vacant and currently there are no services or access to the property. The severed and retained lots front onto Walnut Drive which is considered a public street and the street is owned by the Town; however, the street has never been constructed and no municipal services are currently available for the severed or retained lots. The street was conveyed to the Town upon registration of the Plan in 1994; however, the original developer defaulted and no services are available, despite the lots being registered. It is not known when services will be available to service the lots to be severed and retained, or other lots on Walnut Drive and surrounding streets as the developer who owns the majority of the lots in this area is proceeding phase-by-phase. Neither the Town nor the County will not be completing the work. R. Versteegen further stated that in 2018 the Town passed a Local Improvement By-law wherein the Town would pay the developer to install the services upfront, and recover the costs from the individual owners on a pro-rated basis when the streets are constructed and the municipal services are provided to the individual lots. When the developer proceeds to construct Walnut Drive, the owners will be responsible for their share of the costs to construct the road and provide municipal services.

In Planning staff's opinion, the application is generally consistent with the 2020 Provincial Policy Statement, if full services were available to the subject lands. Further, Planning staff are also of the opinion that the application does not comply with the Official Plan as no infrastructure or services are available at this time, and no permanent road is in place. The property is zoned Residential Type 1A Holding Zone. The Holding Zone publicly identifies that municipal services are no available for the lots. No comments were received as a result of the public notification to the neighbours. Town Council is in support of the application.

Planning staff is of the opinion that the application is premature and should be denied. It is not known when Walnut Drive will be extended.

A. Klassen stated that he has paid the application and was not advised that the application fee is not refundable. He purchased the lot in 2008 and is totally aware for the need of the road.

In response to J. Lessif, A. Klassen stated that the road will be developed within two years.

D. Parron questioned the County's position on Council's resolution. In response, R. Versteegen stated that if the application is approved today, the owner would not be eligible for a Building Permit and certain provisions need to be addressed. It is best to deny the application and once the road is developed, the owner can re-apply.

R. Versteegen stated that the owner would have trouble meeting the conditions of approval within the one-year period if the application was conditionally approved.

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

'Not Granted'

REASONS:

1. The application for consent does not comply with the County Official Plan policies respecting infill severances as the lot to be severed does not front on an improved street.
2. The application for consent does not comply with the County Official Plan policies respecting the provision of municipal services.
3. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B20-44-8 & B20-45-8 – Canadian National Railway Company (Part Lot 20, Conc. 1, City of Woodstock, formerly East Oxford)

Terry DaCosta was present to speak to the application.

The purpose of the Application for Consent is to facilitate two commercial lot additions. The lands to be severed by B20-44-8 are approximately 1,631 m² (17,556.5 ft²) in area and are currently vacant. The severed lands will be added to the adjacent property to the immediate south, which is approximately 2,964.5 m² (31,910.6 ft²) in area, and contains an existing commercial building. The lands to be severed by B20-45-8 are approximately 1,548 m² (16,663 ft²) in area, and are also currently vacant. The severed lands will be added to the adjacent property to the immediate south, which is approximately 1,493 m² (16,071 ft²) in area and is vacant. The retained lands are part of the larger CN railway corridor.

The applicant has also applied for an additional lot addition and zone change to facilitate the future development of the lands to be enlarged by B20-45-8 via B17-26-8; ZN 8-17-08.

R. Versteegen reviewed the staff report and explained that the application proposes two commercial lot additions, both to two lots to the immediate south. The retained lands represents the remainder of the CN railway. In Planning staff's opinion both applications are consistent with the 2020 Provincial Policy Statement, comply with the Official Plan policies, and a zone change application has been submitted to rezone the lots to be severed. No concerns were received during the agency circulation and no comments were received as a result of the public notification to the neighbours.

T. DaCosta stated that he concurred with the findings and suggested conditions of the staff Planning Report.

B20-44-8

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

'Granted'

CONDITIONS:

1. The parcel to be severed be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The Owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
5. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.

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

CARRIED.

B20-45-8

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

'Granted'

CONDITIONS:

1. The parcel to be severed be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The Owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
5. The Owner shall agree to register easements over Part 6 of the draft reference plan for sanitary sewer in favour of the County and for stormsewer in favour of the City.
6. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
7. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

B17-26-8 – 1666144 Ontario Limited (Lots 3-6, Reg. Plan 212, City of Woodstock)

Terry DaCosta was present to speak to the application.

The purpose of the application for consent is for a commercial lot addition. The lot to be severed is approximately 534.9 m² (5,757.8 ft²) in area, and is currently vacant. The lot to be severed will be added to the adjacent lands to the immediate east, which are approximately 1,494 m² (16,081.8 ft²) in area, and are vacant. The lot to be retained is approximately 2,964.6 m² (31,911.7 ft²), and contains a commercial building.

R. Versteegen reviewed the staff Planning Report and explained that the application proposes one commercial lot addition to the immediate east. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies, and a zone change application has been submitted to rezone the lot to be severed. No concerns were received during the agency circulation and no comments were received as a result of the public notification to the neighbours.

T. DaCosta stated that he concurred with the findings and suggested conditions of the staff Planning Report.

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

'Granted'

CONDITIONS:

1. The parcel to be severed be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The Owner shall agree, in writing to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
5. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
6. The Owner shall enter into a Severance Agreement with the City of Woodstock as set forth in the City of Woodstock By-law 5266-76, and amendments thereto. The Agreement will be registered on title by the owner.
7. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.

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

REASONS:

1. The application for consent is consistent with the 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.

B20-34-5 – 2487045 Ontario Inc. (Part Lot 21, Conc. 1, Township of Zorra, formerly North
Dorchester)

No one was present to speak to the application.

The purpose of the Application for Consent is to create a new lot comprising approximately 8,067 sq. m (86,832 sq. ft.), with frontage along Banner Road. The lot to be retained would comprise approximately 15,797 sq. m (170,037 sq. ft.) of commercial land that contains a commercial plaza and gas station, with access to both Banner Road and Oxford Road 2 (Dundas Street).

The subject property is zoned currently has partial zoning, both 'Special Highway Commercial Zone (HC-9)' and 'Special Development Zone (D-2)'. The applicant is proposing the severance along the zoning line, therefore the lot to be retained is proposed to fully encompass the existing 'Special Highway Commercial Zone (HC-9)', and the lot to be severed is proposed to be entirely zoned 'Special Development Zone (D-2)'.

R. Versteegen reviewed the staff Planning Report and explained that the application proposes to create a new commercial lot. The lot to be severed is vacant. There is an approved site plan on the lot to be retained. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and complies with the Official Plan policies. A zone change will be necessary at such time as the lands are developed. No concerns were received during the agency circulation and no comments were received as a result of the public notification to the neighbours. Planning staff is in support of the application.

No comments were raised by the Committee.

Moved by: A. Tenhove
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 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.

-
2. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
 3. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

B19-95-8 & B19-96-8 – Viewcon Construction (2015) Limited (Part Block 1, Plan 41M-206, City of Woodstock)

No one was present to speak to the applications.

The purpose of Application B19-95-8 is to create an industrial lot. The lot to be severed comprises approximately 5,883 m² (63,324 ft²), and is also currently occupied by an existing industrial building. The lot to be retained comprises approximately 10,259.3 m² (110,429 ft²) and is currently occupied by two existing industrial buildings. The owner is also proposing to establish an easement for servicing purposes (stormsewer), as follows

A - an easement over the lot to be severed in favour of the lot to be retained, with a width of approximately 8 m (26.2 ft).

The purpose of Application B19-96-8 is to create an industrial lot. The lot to be severed comprises approximately 5,883 m² (63,324 ft²), and is also currently occupied by an existing industrial building. The lot to be retained comprises approximately 10,259.3 m² (110,429 ft²) and is currently occupied by two existing industrial buildings.

The owner is also proposing to establish a number of easements for servicing purposes (stormsewer), as follows

- A. An easement over the lot to be severed by B19-95-8, in favour of the lot to be retained, with a width of approximately 8 m (26.2 ft).
- B. An easement over the lot to be severed by B19-96-8, in favour of the lot to be retained, with a width of approximately 8 m (26.2 ft).
- C. An easement over the lot to be severed by B19-96-8, in favour of the lot to be severed by B19-95-8, with a width of approximately 8 m (26.2 ft).
- D. An easement over the lot to be severed by B19-95-8, in favour of the lot to be retained, with a width of approximately 10 m (32.8 ft).

R. Versteegen reviewed the staff Planning Report and explained that the application proposes the creation of two industrial lots with a number of easements between the severed and retained lots for access and servicing (stormwater). In Planning staff's opinion the applications are consistent with the 2020 Provincial Policy Statement, comply with the Official Plan policies, and a zone change application has been submitted to rezone the lots to be severed. There area is

surrounded by industrial uses. No concerns were received during the agency circulation and no comments were received as a result of the public notification to the neighbours. Planning staff is in support of the applications and recommends approval.

In response to a Committee members question regarding the irregular lot configuration, R. Versteegen pointed out that the owners purchased the lands from the City in this way.

B19-95-8

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

'Granted'

CONDITIONS:

1. The lot to be severed and lot to be retained be appropriately zoned.
2. The certificate for Application B19-96-8 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 B19-95-8.
3. A draft copy of the reference plan and Shared Easement Agreement for the proposed access and stormsewer easements over the lot to be severed in favour of the lot to be retained, 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.
4. 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.
5. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
6. If required, the owner shall submit a recent survey to confirm lot sizes, building, parking area and open storage setbacks to the satisfaction of the City of Woodstock.
7. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

B19-96-8

Moved by: P. Rigby
Seconded by: A. Tenhove

'Granted'

CONDITIONS:

1. The lot to be severed and lot to be retained be appropriately zoned.
2. A draft copy of the reference plan and Shared Easement Agreement for the proposed stormsewer easement over the lot to be severed in favour of the lot to be retained and the lot to be severed by B19-95-8, 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 provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
5. If required, the owner shall submit a recent survey to confirm lot sizes, building, parking area and open storage setbacks to the satisfaction of the City of Woodstock.
6. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

P. Rigby declared a conflict of interest and left the proceedings.

B20-47-4 – Oxford Sand & Gravel Limited (Part Lots 3 & 4, Conc. 4, Township of South-West Oxford, formerly West Oxford)

- I. Heikoop was present to speak to the application.

The purpose of the Application for Consent is to create an agricultural lot. The lot to be severed will cover an area of approximately 9.1 ha (22.55 ac) and is currently consists of a portable sea-can for a truck scale for the gravel pit on the lot to be retained. The lot to be retained will cover an area of approximately 27.81 ha (68.71 ac), is vacant and contains agricultural lands and a gravel.

R. Versteegen reviewed the staff Planning Report and indicated that the application proposes the creation of an agricultural lot. He explained that historically, the property functioned as a separate lot and merged in titled in 2002. The retained lands consist of an existing aggregate industrial operation. For the Committee's benefit, he reviewed the history of the property merger in title. Access to the gravel pit is via the lot to be severed. An easement will be required to access the retained lands. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Township's Zoning By-law provisions. He pointed out that supply from the gravel pit is approximately 10 years and, therefore, the requested easement requires an amendment from requiring a permanent easement of over 21 years, to simply an easement for 21 years less a day. Therefore, no planning act application is required to create the easement at this time.

I. Heikoop stated that he concurred with the findings and suggested conditions of the Planning Report, including the revised easement condition. The easement will be over the severed lot to the truck scale situated on the retained lot. At such time as the production of gravel ceases, the easement will be removed. Therefore, the 21 year less a day easement option is better for their circumstances.

R. Jull questioned whether there was any aggregate on the severed lot. In response, I. Heikoop stated there was, however, the license has not been expanded to those lands.

In response to G. Brumby, I. Heikoop confirmed that a sea canister is the same as a sea container.

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

'Granted, with revised Condition No. 2'

CONDITIONS:

1. If required, the owner enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township.
2. The owner provide an Undertaking, in writing, to establish an easement on the lot to be severed, in favour of the lot to be retained, for access and maintenance of the driveway, truck scale, and sea canister associated with the aggregate operation, to the satisfaction of the Secretary-Treasurer of the Land Division Committee. A draft copy of the Transfer Easement shall be provided to the Secretary-Treasurer of the Land Division Committee prior to the certificate being issued. The Transfer Easement shall be registered on title after the registration of the severance transfer, and a registered copy shall be provided to the Secretary-Treasurer of the Land Division Committee.
3. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, 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.

P. Rigby returned to the proceedings.

B20-53-6 – Martin Loveridge (Part Lots 2 & 2B, Block 13, Plan 279, Town of Ingersoll)

Sarah Gowland was present to speak to the application.

The purpose of the Application for Consent is to create a permanent easement over the subject lands in favour of Bell Canada for maintenance/access purposes. No new development is proposed as a result of the proposed application. The subject property is approximately 755.5 m² (8,132 ft²) in area, and contains an existing commercial building. The proposed easement is to be approximately 155.5 m² (1,673.8 ft²) in area, and approximately 3 m (9.8 ft.) in width.

R. Versteegen reviewed the staff Report and indicated that the application is to create an access easement in favour of Bell Canada. The property is located within the Central Business District on the Land Use Plan in the County Official Plan and zoned Central Commercial (CC). The purpose is to create a permanent easement to replace the temporary 21 year less a day easement currently in place. In Planning staff's opinion 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. No concerns were raised during the agency circulation, and no comments were raised during the public notification to the neighbours. Planning staff is in support of the application.

S. Gowland stated that she concurred with the findings and suggested conditions of the staff Planning Report.

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

'Granted'

CONDITIONS:

1. 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.
2. 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 10:40 a.m.

"Original Signed By"

CHAIRMAN