

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, January 28, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, January 28, 2021 at 9:30 a.m. with the following individuals:

Chair	-	G. Brumby
	-	R. Jull - absent
	-	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.

The Secretary-Treasurer opened the floor for nominations for the position of Chair and Vice Chair of the Committee for the year 2021.

ELECTION OF CHAIR:

Nominations for the position of Chair were invited.

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

*"That Gordon Brumby be nominated for the position of Chair of the County of Oxford Land Division Committee for the year 2021"*

CARRIED.

Gordon Brumby accepted the nomination.

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

*"That the nominations for the position of Chair of the County of Oxford Land Division Committee for the year 2021 be closed."*

CARRIED.

Gordon Brumby was declared Chair of the County of Oxford Land Division Committee for the year 2021.

ELECTION OF VICE-CHAIR:

Nominations for the position of Vice-Chair were invited.

Moved by: G. Brumby  
Seconded by: J. Lessif

*"That Arend Tenhove be nominated for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2021."*

CARRIED.

Arend Tenhove accepted the nomination.

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

*“That the nominations for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2021 be closed.”*

CARRIED.

Arend Tenhove was declared Vice-Chair of the County of Oxford Land Division Committee for the year 2021.

DECLARATIONS OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

*“The Minutes of the Meeting of December 3, 2020, be approved as printed and circulated.”*

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

Report No 2021-26 was presented to the Committee regarding Application B19-87-6 (Sifton Properties Ltd.). R. Versteegen explained that a request has been made for a change of Condition No. 2. The change will include the need for the owner to obtain site plan approval. This change was discussed with the Town's Clerk and is acceptable to the Town.

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

*“That Condition No. 2 in the decision for Application B19-87-6 (Sifton Properties Ltd.) be amended to read as follows:*

*The owner agrees in writing to obtain site plan approval as it affects PART 1, Reference Plan 41R-9999.*

*Further, the change of condition is considered major and, therefore, a Notice of Change of Conditions will be sent to the appropriate parties.”*

CARRIED.

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CORRESPONDENCE:

Correspondence was received from John Kennedy regarding Application B20-57-5 (John Kennedy & Victoria Davis).

Correspondence was received from Bill Semeniuk regarding Application B20-57-5 (John Kennedy & Victoria Davis).

Correspondence was received from the Township of South-West Oxford dated January 26, 2021, regarding Application B20-49-4 (Dayspring Residence Inc.).

Correspondence was received from the Township of South-West Oxford dated January 26, 2021, regarding Application B20-60-4 (Kloepfer Holdings Ltd. & William Kloepfer).

Correspondence was received from the Township of South-West Oxford dated January 26, 2021, regarding Application B20-66-4 (William & Margaret Wilson).

APPLICATIONS FOR CONSENT:

B20-62-8 & B20-64-8 – Barbara Eltom (Part Lots 34 & 35, Block 7, Plan 49, City of Woodstock)

B20-63-8; A20-; & B20-65-8 – Paul & Amanda Eltom (Part Lots 34 & 35, Block 7, Plan 49, City of Woodstock)

Barbara Eltom, together with her lawyer, Derek Truelove, were in attendance. D. Truelove presented the application to the Committee.

The purpose of Application B20-62-8 is for a residential lot addition. The lot to be severed comprises approximately 482.34 m<sup>2</sup> (5,192.03 ft<sup>2</sup>) in area and is currently vacant. The lot to be severed will be added to the residential lot to the immediate south, measuring approximately 3,949 m<sup>2</sup> (42,508 ft<sup>2</sup>) in area and containing a single-detached dwelling. The lot to be retained comprises approximately 2,142.3 m<sup>2</sup> (23,060.28 ft<sup>2</sup>) in area and contains a single-detached dwelling and detached garage. The owner has also applied for a Partial Discharge of Mortgage.

The purpose of Application B20-63-8 is to sever the 'newly' created lot via Application B20-62-8 for the purposes of creating a new residential lot, and retaining a lot for similar use. The lot to be severed will cover an area of approximately 2,380.98 m<sup>2</sup> (25,629.49 ft<sup>2</sup>) and is vacant. The lot to be retained will cover an area of approximately 2,038.35 m<sup>2</sup> (21,941.33 ft<sup>2</sup>) and contains a single-detached dwelling. The owner is requesting reciprocal easements for access purposes over the lots to be severed and retained. The owners have requested a Partial Discharge of Mortgage.

Relief from Section 6.2, Table 6.2 – Zone Provisions in the City of Woodstock Zoning By-law No. 8626-10, to reduce the minimum lot frontage of both the severed and retained lots from 12 m (39.4 ft) to 6 m (19.69 ft).

The purpose of Application B20-64-8 proposes to create an access easement over the lot to be severed by B20-63-8 in favour of the lot to be retained by B20-62-8 (600 Devonshire Avenue). The easement will cover an area of approximately 356.68 sq. m (3,839.4 sq. ft.), with 6.0 m (19.69 ft) frontage and 74 m (243 ft) lot depth).

The purpose of the Application B20-65-8 proposes to create an access easement over the lot to be severed by B20-63-8 in favour of the lot to be retained by B20-62-8 (600 Devonshire Avenue). The easement will cover an area of approximately 356.68 sq. m (3,839.4 sq. ft.), with 6.0 m (19.69 ft) frontage and 74 m (243 ft) lot depth).

R. Versteegen briefly reviewed the staff Planning Report. He explained that there were a total of four applications altogether. Application B20-62-8 proposes a residential lot addition to the property to the immediate south. Application B20-63-8 proposes to create a residential building lot. A minor variance from the lot frontage provisions of the City's Zoning By-law has also been requested in conjunction with the severance to recognize a lot frontage for both the severed and retained lots of 6.0 m in place of the 12 m required. The owners have also a requested reciprocal

access easement in favour of the lot to be retained. Applications B20-64-8 and B20-65-8 propose access easements in favour of 600 Devonshire Avenue (the lot to be retained via Application B20-62-8).

R. Versteegen stated that in Planning staff's opinion the applications were consistent with the 2020 Provincial Policy Statement, comply with the Low Density Residential policies of the Official Plan and generally meet the zoning provisions of the Residential Type 1 (R1) Zone in the City's Zoning By-law. Surrounding land uses are residential and there is a variety of lot sizes and lot configurations, as well as similar backyard infill lots. The existing easement with the City of Woodstock will be abandoned and released and a new easement will be entered into. No objections were received as a result of the agency circulation and the public notification to the neighbours. Woodstock Council also passed a resolution in support of the applications. Planning staff recommends approval of the applications.

B. Eltom stated she concurs with the suggested conditions and the recommendation of the staff Planning Report.

D. Truelove had no further comment to make.

#### B20-62-8

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

'Granted'

#### CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and south, and be consolidated with said landowner'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 Owner(s) shall prepare a draft reference plan confirming the dimensions of the lots to be severed and retained, and easements, to the satisfaction of the City of Woodstock.
3. The Owner(s) shall provide confirmation of the location of existing or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lands 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(s) 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. If required, the existing Shared Access Easement Agreement over PART 2, Reference Plan 41R-7978, be released and abandoned, to the satisfaction of the City of Woodstock and the Secretary-Treasurer of the Land Division Committee.
6. The Owner(s) provide a written Undertaking that the required easements under B20-64-8 and B20-65-8 will be completed, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
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 subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B20-63-8

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

*'Granted'*

CONDITIONS:

1. The Owner(s) shall confirm that no underground or overhead services servicing the retained lot traverse the severed lot. Where such services exist, the Owner shall relocate the services or obtain private easements over the severed and/or retained lots, to the satisfaction of the City of Woodstock. Any proposed easements shall be reviewed by the City of Woodstock.
2. The Owner(s) shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
3. The Owner(s) shall prepare a draft reference plan confirming the dimensions of the lots to be severed and retained, easements and building locations, to the satisfaction of the City of Woodstock.
4. The Owner(s) shall remove all accessory structures located on the severed lot, to the satisfaction of the City of Woodstock, if required by the City.
5. The Owner(s) shall agree, in writing, to provide a residential sprinkler system for the development of these properties, in accordance with OBC 9.10.20.3 and OBC A9.10.20.3(1), as a consideration for special variations to the Fire Department access routes for infill housing units, to the satisfaction of the City of Woodstock.
6. The Owner(s) 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 Severance Agreement shall be registered on first title by the Owner, to the satisfaction of the City of Woodstock.
7. The existing Shared Access Easement Agreement over PART 2, Reference Plan 41R-7978, be released and abandoned, to the satisfaction of the City of Woodstock and the Secretary-Treasurer of the Land Division Committee.
8. A shared Access Easement Agreement be entered into between the Owner(s) of the lot to be severed and lot to be retained, to the satisfaction of the City of Woodstock and the Secretary-Treasurer of the Land Division Committee. All cost-sharing requirements and maintenance responsibility shall be clearly indicated in the Agreement, to the satisfaction of the City of Woodstock.
9. The Owner(s) shall submit a proposed servicing and grading plan, prepared by a Professional Engineer or Ontario Land Surveyor, to confirm drainage run-off and that the proposed house can be serviced by gravity sanitary service, to the satisfaction of the City of Woodstock.

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

REASONS:

1. The application for consent is consistent with the 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.

A20-11-8

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

*'Granted'*

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of the City of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B20-64-8

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

*'Granted'*

CONDITIONS:

1. A draft copy of the reference plan and Shared Access Easement Agreement for the shared access 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 responsibility shall be clearly indicated in the Agreement, to the satisfaction of the City of Woodstock.

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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 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.

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

*'Granted'*

CONDITIONS:

1. A draft copy of the reference plan and Shared Access Easement Agreement for the shared access 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 responsibility shall be clearly indicated in the Agreement, to the satisfaction of the City of Woodstock.
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 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.

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B20-15-8 & B20-16-8 – Tru-Built Construction Inc. (Lot 5, Block G, Plan 182, City of Woodstock)

Mark Burke was in attendance to present the application.

The purpose of the Applications for Consent is to create two residential building lots. The severances will result in three street row dwelling house units to be separately conveyable parcels. The lot to be severed by B20-15-8 will have a total lot area of 186 m<sup>2</sup> (2,000.2 ft<sup>2</sup>) and the lot to be severed by B20-16-8 will have a total lot area of 213 m<sup>2</sup> (2,292.7 ft<sup>2</sup>). The retained lot will have a total area of 213 m<sup>2</sup> (2,000 ft<sup>2</sup>). Currently all the lots are vacant. The owner is required to provide an easement for access purposes to the rear yard of the lot to be severed by B20-15-8 over the lot to be severed by B20-16-8. The owner has also applied for a Partial Discharge of Mortgage. The owner was granted a zone change in June, 2020 for the specific purposes of varying lot provisions to enable the development of the subject lands for the three street row dwelling houses.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the existing building on the property is to be demolished. 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 Woodstock Zoning By-law provisions to accommodate the lots. A site plan has been submitted. There is a variety of residential and commercial properties in the vicinity. No concerns were raised during the agency circulation and public notification to the neighbours. Woodstock Council also passed a resolution in support of the application. Planning staff recommends approval of the applications.

M. Burke stated he concurred with the suggested conditions and the recommendation of the staff Planning Report.

No questions were raised by the Committee.

B20-15-8

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

*'Granted'*

CONDITIONS:

1. The certificate for Application B20-16-8 be issued 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 Application B20-15-8.
2. The Owner shall 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 easements created. Any proposed easements shall be reviewed by the City of Woodstock.
3. The Owner shall provide a recent survey confirming lot sizes and building setbacks once the foundation has been constructed, to the satisfaction of the City of Woodstock Engineering Department.
4. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford Public Works Department, regarding the installation of services and drainage facilities.
5. 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.

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 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.

B20-16-8

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

*'Granted'*

CONDITIONS:

1. A draft copy of the reference plan and Shared Easement Agreement for the proposed 1.5 m (4.9 ft) access easement located along the westerly and northerly boundary of the lot to be severed by B20-16-8 in favour of the lot to be severed by B20-15-8, 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.
2. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford Public Works Department, regarding the installation of services and drainage facilities.
3. The Owner shall 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 easements created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The Owner shall provide a recent survey confirming lot sizes and building setbacks, once the foundation has been constructed, to the satisfaction of the City of Woodstock Engineering Department.
5. 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.
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 2020 Provincial Policy Statement.

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2. The application for consent complies with the policies of the County of Oxford Official Plan.
  3. The 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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B20-49-4 – Dayspring Residence Inc. (Part Lot 8, Conc. 7, Township of South-West Oxford, formerly Township of Dereham)

Stan Fomin of Dayspring Residence Inc., was in attendance to speak to the application.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 10.29 ha (25.4 ac), contains no buildings or structures, and is in agricultural production (cash crop). It is proposed that the lot to be severed will be added to the agricultural lands to the immediate north. The lot to be enlarged currently covers an area of approximately 24.4 ha (60.4 ac), consists of agricultural lands and a commercial nursery and its associated outbuildings. The lot to be retained comprises approximately 1.81 ha (4.4 ac), and contains an existing retirement home.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the application proposes an agricultural lot addition to the immediate north. The enlarged lot contains an existing commercial nursery and associated outbuildings (Courtland Gardens). The retained lot consists of a retirement residence. He noted that in Planning staff's opinion that the application is consistent with the 2020 Provincial Policy Statement and complies with the Official Plan policies. He advised that the retirement home is a permitted use on the lands to be retained. The severed lot consists of woodlot and cash crop lands. Surrounding land uses consist of agriculture and agriculture-business uses, with rural residential lots. Both the severed and retained lots will require a re-zoning to recognize the area to the lot to be retained and remove the special A2 zoning on the parcel to be severed. No concerns were raised resulting from the agency circulation and public notification to the neighbours. The Township of South-West Oxford forwarded a resolution in support of the application.

S. Fomin stated that he concurred with the suggested conditions and the recommendation of the staff Planning Report.

In response to G. Brumby, S. Fomin stated that the current agricultural lands are owned by the Garden Centre.

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

*'Granted'*

CONDITIONS:

1. The lands to be severed and 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 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, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owner's expense, to the satisfaction of the Township of South-West Oxford.
4. If required, the owners enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township.

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5. 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.
  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 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.

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B20-57-5 – John D. Kennedy & Victoria M. Davis (Part Lot 4, Conc. 9, Township of Zorra, formerly Township of East Nissouri)

John Kennedy was present to speak to the application. Also in attendance were Donna Hogg and Bill Semeniuk.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 17 ha (42.2 ac), contains no buildings or structures, and is in agricultural production (cash crop). It is proposed that the lot to be severed will be added to the agricultural property to the immediate south consisting of a two barns, an accessory single-detached dwelling, and an associated accessory structure covering an area of approximately 18.5 ha (45.9 ac). The lot to be retained comprises approximately 3.8 ha (9.6 ac), contains a barn, accessory structure, silo and an existing single detached dwelling, with frontage along 15th Line and is proposed to be used for agricultural purposes.

R. Versteegen briefly reviewed the staff Planning Report. He indicated the severance is for an agricultural lot addition, and retaining a 3.8 ha (9.6 ac) agriculture lot. The severed lot is vacant and currently in cash crop. There is a well and private services on the retained lot. The enlarged lot also has a well and septic system. He stated that the 2020 Provincial Policy Statement generally discourages the creation of new agricultural lots; however, consolidations involving farm parcels are permitted as is the creation of a non-farm rural residential lot through a farm consolidation. The proposal involving a farm consolidation is generally in keeping with the 2020 PPS policy, however, the intent of retaining a lot that is considered to be an undersized agricultural parcel would not be in keeping with the PPS policies.

Similarly, the County's Official Plan policies also allow for lot consolidations and the creation of rural no-farm residential lots made through a farm consolidation. However, the intent of creating an under-sized agricultural parcel (retained lot), being an approximate 9.6 ha parcel is not supported by the Official Plan policies. The intent of the Official Plan policies is to keep the farm parcels as large as possible to ensure these parcels can maintain flexibility of future farming uses, for nutrient management purposes and also accommodate farming that is common on the area (livestock and cash cropping). The Official Plan policies also direct that non-farm rural residential lots are to be as small as possible to accommodate a dwelling, parking, private septic system, private well and private amenity area to a maximum of 0.8 ha (2 ac.) in area. Therefore, the proposed retained lot being approximately 3.8 ha in area fails in either of these regards. The retained lot would require a special zone to recognize the size of the undersized agricultural parcel and also have limits on the amount of livestock that could be kept on the lands.

R. Versteegen stated that correspondence was received from the owner, as well as a letter of concern was received from Bill Semeniuk after the report was sent out. Planning staff is not in support of the application and recommends denial.

J. Kennedy gave a brief history of the property. He indicated that his father farm the property and also worked off the farm as a teacher. J. Kennedy stated that he would like to move back into the area and to live on the retained lot and use it as a hobby farm. He noted that it can be proven that the property can be viable for the use he proposes, which is the growing of hops. He suggested that in his opinion the 2020 PPS promotes and protects all types of agriculture. The severance will provide extra funds for him to pursue specialty crops and to construct a new dwelling.

D. Hogg stated that she owns the farm property to the north. She grew up on the family farm and her family was the previous owner of the 20 ha (50 ac.) property subject to the application. She indicated she would like to see the 20 ha lot continue as is, without further severances.

B. Semeniuk referred to his letter of concern. He indicated that he owns lands to the west of the severed and enlarged lots. He objects to the size proposed for the retained lot. He concurs with the 2020 Provincial Policy Statement. He would be agreeable to the owners retaining a rural residential lot with a 0.8 ha (2 ac.) lot. He indicated a similar application requesting a 4-acre retained lot with a condition that the existing barn be removed and that the 20 ha property was eventually sold as a whole property.

G. Brumby questioned whether planning has had an opportunity to review the Business Plan. He suggested that there were still red flags, and wondered whether the proposal would be considered a viable operation. He indicated that the owner will need to ensure that the farm parcel is large enough to get enough yield without having to work off site.

J. Kennedy spoke on the business he proposes. In response, G. Brumby suggested he may want to speak to County staff and that a deferral would be appropriate at this time.

In response to D. Parron, R. Versteegen indicated that would be difficult for the Township to enforce use proposed considering the lot would be legally created and that a dwelling and barns currently exist on the property.

A. Tenhove suggested that in order to verify a bona fide farm operation, the owner would need to receive comments from the Ministry of Agriculture.

In response to J. Kennedy, D. Hogg stated that she had an issue with weed control on the subject property, and indicated that she does not have a neighbour now from that property.

J. Kennedy indicated he has not moved to the house yet. The house needs to be replaced and he has maintained the weeds. And, for economic reasons, they have sold the farm equipment.

D. Parron stated that he supports the deferral if that is the route the owner wishes to take.

C. van Haastert suggested that new equipment will need to be purchased to dry the hops. In response, J. Kennedy stated that the harvesting machinery he is looking to purchase is approximately \$200,000. There are three main machines required, a harvester, a dryer and a pelletizing machine. The particular harvesting machine he wants allows a 2-year shelf life of the hops in regards to storage.

D. Hogg stated that no one can control what could result and that the 3.8 ha lot could be sold, once the severance has been completed.

J. Kennedy requested a deferral of the application in order to further review his proposal with planning staff in order to justify the size of the proposed retained lot.

Moved by: D. Parron  
Seconded by: C. van Haastert

*"Deferred"*

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REASONS:

1. To provide the owners with additional time to justify the size of the proposed lot to be retained.
2. Written comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to defer the application.

CARRIED.

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B20-58-3; A20-10-3 – Jim & Joanne Oates (Lot 253, Plan 745, Township of Norwich, formerly Village of Norwich)

Brad Deming, the owner's agent, was present to speak to the application.

The purpose of the application for consent is for a residential lot addition in the Village of Norwich. The lot to be severed will cover an area of approximately 466.28 m<sup>2</sup> (5,018.9 ft<sup>2</sup>) and contains an existing garden shed, approximately 7.4 m<sup>2</sup> (80 ft<sup>2</sup>). The lot to be severed will be added to the residential lot to the immediate west (6 Brock Street) containing an existing single detached dwelling and detached garage. No new development is proposed for the subject lands. The lot to be retained will be approximately 588.82 m<sup>2</sup> (6,338 ft<sup>2</sup>) in size, with a frontage of 20.11 m (66 ft) along Washington Street, and a depth of approximately 29.27 m (96 ft), and contains an existing single detached dwelling and a detached garage. The owners have also applied for a Partial Discharge of Mortgage.

Relief from Table 11.2 – 'Residential Type 1 Zone (R1)' Zone Provisions, Township of Norwich Zoning By-law No. 07-2003-Z:

- Relief from Table 11.2 – 'R1' Zone Provisions, to reduce the minimum lot depth from 30 m (98.4 ft) to 29.26 m (96 ft) for the lot to be retained and;
- Relief from Table 11.2 – 'R1' Zone Provisions, to increase the maximum lot coverage from 30% to 34.5% for the lot to be retained.

Relief from Table 11.2 – 'R1' Zone Provisions, to reduce the minimum lot area for a corner lot from 600 m<sup>2</sup> (6,458.6 ft<sup>2</sup>) to 588.8 m<sup>2</sup> (6,336 ft<sup>2</sup>) for the lot to be retained.

R. Versteegen briefly reviewed the staff Planning Report. He explained the application is for a residential lot addition. A minor variance has been requested from the lot depth and lot coverage requirements for the retained lot, as well as the lot area for the retained lot. The application, in Planning staff's opinion, is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies, and generally conforms to the Township's Zoning By-law. He noted that the reason for the severance is to minimize the amount of amenity space for the current owners, which would result in less maintenance and grass cutting, etc. No concerns were received resulting from the agency circulation and the public notification to the neighbours. The Township requires a grading plan and a drainage plan, as per the conditions of severance.

B. Deming indicated that in conversations with the Township CBO, he was informed that the CBO had not been out to see the property regarding drainage. He stated that he and the owners concur with the findings, recommendation and suggested conditions of the staff Planning Report.

The Committee had no comments.

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

*'Granted'*

B20-58-3

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) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. If required, a lot grading and drainage plan be prepared for the lot to be retained, to the satisfaction of the Township of Norwich.
3. If required, the applicant shall enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
4. 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.
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 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.

A20-10-3

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

*'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.

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B20-59-3 – Dairy-Doc Farms Ltd. (Part Lot 1, Concession 4, Township of Norwich, formerly Township of East Oxford)

Paul Barron, the owner's agent, was present to speak to the application.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed comprises approximately 43.7 ha (108 ac), is in agricultural production and currently contains two barns and two silos that will be removed. It is proposed that the lot to be severed will be added to the agricultural lot to the immediate south. The lot to be enlarged is currently 23 ha (57 ac) in size and is also in agricultural production, and contains a barn, a manure storage tank and an accessory single detached dwelling. It is proposed that the lot to be retained will be 6,475 m<sup>2</sup> (1.6 ac) in size and will contain an existing single detached dwelling and two sheds, totalling approximately 190 m<sup>2</sup> (2,045 ft<sup>2</sup>) in size, and will be used for non-farm rural residential purposes.

R. Versteegen briefly reviewed the staff Planning Report. He explained the application is for an agricultural lot addition, retaining a rural residential. All the buildings situate on the severed lot are to be removed. The retained lot contains a house and two sheds. 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 required for the retained lot. No concerns were received resulting from the agency circulation and no comments were received from any of the neighbours during the public notification. Planning staff recommends approval of the application.

P. Barron stated that he and the applicants concur with the findings, recommendation and suggested conditions of the staff Planning Report. He did question the need for road widening along Muir Line. He indicated that Muir Line is the boundary between the County of Oxford and the County of Brant. He stated that he contacted the Public Works Department, however, no one has responded to his inquiry.

In response, R. Versteegen stated that P. Barron's comments were valid, but that he would need to discuss this with the Public Works Department. R. Versteegen pointed out that the condition reads 'If required'.

P. Barron indicated that he would contact Public Works staff again.

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

*'Granted'*

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate southeast, and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and must be reflected on the certificate.
3. If required, a road widening of 5.0 m (16.4 ft) from the centreline of Oxford Road 22 (Muir Line) 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.
4. Receipt of confirmation that all existing agricultural buildings on the lot to be severed have been removed to the satisfaction of the Township of Norwich Building Department.
5. Receipt of confirmation that the existing septic system, serving the dwelling on the lot to be retained, is wholly located within the limits of the lot to be retained, to the satisfaction of the Township of Norwich Building Department.

6. 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.
7. 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.
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.

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B20-60-4 – Kloepfer Holdings Ltd. & William Kloepfer (Part Lot 12, Concession 5, Township of South-West Oxford, formerly Township of West Oxford)

P. Barron was in attendance on behalf of the owners to speak to the application.

The purpose of the Application for Consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 28 ha (69.5 ac), contains no buildings or structures, and is in agricultural production (cash crop). It is proposed that the lot to be severed will be added to the agricultural property to the immediate southeast consisting of a drive shed and silo, covering an area of approximately 40.3 ha (99.6 ac). The lot to be retained comprises approximately 0.6 ha (1.6 ac), contains a barn, two accessory structures, and an existing single detached dwelling, with frontage along Rivers Road and is proposed for non-farm rural residential purposes. It is proposed that the existing barn and one of the existing accessory structures will be removed

R. Versteegen briefly reviewed the staff Planning Report. He explained the application is for an agricultural lot addition to the property to the immediate southeast and that the lot to be retained is proposed to be used as a rural non-farm residential lot. The severed lot is vacant, however, the lot to be retained contains a house, a barn and two accessory buildings. The barn and an accessory building are to be removed. 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 required for the retained lot. No concerns were received resulting from the agency circulation and no comments were received from any of the neighbours during the public notification. Late correspondence was received from the Council of the Township of South-West Oxford, whereby Council passed a resolution in support of the application. Planning staff supports the application.

P. Barron stated that both he and the owners concur with the findings, recommendation and suggested conditions of the staff Planning Report.

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

*'Granted'*

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate 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 barn on the lot to be retained be removed, to the satisfaction of the Township of South-West Oxford.
4. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owner's expense, to the satisfaction of the Township of South-West Oxford.
5. If required, the owners enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township.
6. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

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B20-61-5 – Thames Valley Resources Corp. (Part Lot 20, Concession 1, Township of Zorra, formerly Township of North Dorchester)

Michael Frijia, Vito Frijia, together with their solicitor, Jack Sousa, were in attendance to speak to the application.

The purpose of the Application for Consent is for the creation of a new lot. The lot to be severed will cover an area of approximately 17.2 ha (42.5 ac), is currently vacant, and has an approved draft plan of subdivision for 199 single-detached dwellings. The lot to be retained comprises approximately 19.6 ha (48.4ac), and currently contains an operational aggregate extraction operation. Both the lots to be severed and retained have frontage along Road 66. The owner has also applied for a Partial Discharge of Mortgage.

R. Versteegen briefly reviewed the staff Planning Report. He explained that the application proposes the creation of a lot for future residential development. The lot to be retained will remain as an aggregate industrial lot. A draft approved plan of subdivision was approved by Oxford County Council on March, 2020, and is appropriately zoned (R1-28(H)). In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and complies with the Official Plan policies. The Holding provisions on the zoning are that the gravel pit ceases

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operation, rehabilitation of the gravel pit is completed, the licence is surrendered and the County ensures that sufficient servicing exists for the residential plan of subdivision. No concerns were raised during the agency circulation and no comments were received as during the public notification to the neighbours.

Both M. Frijia and J. Sousa stated that they concur with the findings, recommendation and suggested conditions of the staff Planning Report.

In response to A. Tenhove, M. Frijia indicated that gravel extraction has ceased, the restoration stage of the gravel pit has begun and Thames Valley will be requesting the Ministry remove the license in short order.

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

*'Granted'*

CONDITIONS:

1. If required, the owners enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township.
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.

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B20-66-4 – William & Margaret Wilson (Part Lots 26 & 27, Concession 1, Township of South-West Oxford, formerly Township of West Oxford)

William & Margaret Wilson, together with Catherine Brown were in attendance to speak to the application.

The purpose of the Application for Consent is for the creation of a new agricultural lot. The lot to be severed will cover an area of approximately 30.9 ha (76.5 ac), contains a barn, a single detached dwelling accessory to a farm, and is in agricultural production (cash crop). The lot to be retained comprises approximately 30.9 ha (76.5 ac), contains a barn, two associated accessory structures, two single detached dwellings accessory to a farm, and is in agricultural production (cash crop). Both the lot to be severed and retained have frontage along Robinson Road.

R. Versteegen briefly reviewed the staff Planning Report. He explained that the severance is to create an agricultural lot. Both the severed and retained lots will cover an area of approximately 30.9 ha (76.5 acres). The severed lot contains an existing barn and an accessory single detached dwelling while the lot to be retained contains a barn, two accessory structures and two accessory single detached dwellings. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and complies with the zone provisions of the Township's Zoning By-law. No concerns were raised during the agency circulation and no comments were received resulting from the public notification to the neighbours. Late correspondence was received from the Township of South-West Oxford Council in which they indicated they are in support of the application.

C. Brown indicated that both she and the Wilsons concur with the findings, recommendation and suggested conditions of the staff Planning Report.

In response to G. Brumby, C. Brown indicated that the purpose of the application is for succession planning.

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

*'Granted'*

CONDITIONS:

1. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owner's expense, to the satisfaction of the Township of South-West Oxford.
2. If required, the owners enter into a standard Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township.
3. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

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B20-41-3 – Wesley R. G. Simpson (Lot 324, Plan 745, Township of Norwich, formerly Village of Norwich)

Wesley Simpson, together with his agent, David Roe, were in present to speak to the application.

The purpose of the application for consent is to create one new vacant residential lot in the Village of Norwich. It is proposed that the lot to be severed will be approximately 474.75 m<sup>2</sup> (5,110.33 ft<sup>2</sup>) in size, with a frontage of 22.79 m (74.7 ft) along North Street, West and a depth of 20.72 m (67.9 ft). A single detached dwelling is proposed to be constructed on the lot to be severed in the future. The lot to be retained will be approximately 650.8 m<sup>2</sup> (7,005.38 ft<sup>2</sup>) in size, with a frontage of 20.67 m (67.8 ft) along Stover Street North and an average depth of approximately 31.69 m (103.96 ft). The lot to be retained contains an existing single detached dwelling and a detached garage. No new development is proposed for the lot to be retained.

R. Versteegen briefly reviewed the staff Planning Report. He indicated that the application proposes the creation of an infill lot in the Village of Norwich. He pointed out that the application was before the Committee at its December 5, 2020 meeting at which time the owner's agent requested a deferral to revise the application. He owner has since withdrawn the minor variance and is seeking to recognize the deficient lot depth through a zone change application. The owner has amended the width of the severed lot. The detached garage straddling the lot line between the severed and retained lot will be relocated to be wholly on the retained lot. A special R1 zone will be required. The property is a fully public serviced lot. The accessory building on the severed lot has been removed. The property is situated in a predominately low density residential area. The application in Planning staff's opinion is not consistent with the 2020 Provincial Policy Statement and does not comply with the Official Plan policies. He indicated that the issue in particular is with the lot depth of the proposed severed lot. It was highlighted that the 20.7 m deep lot when factoring in the required 7.5 m front and rear yard leaves a relatively shallow building envelope and limits the size of the dwelling that could be constructed on the property. Planning staff and the Township Building Department want to be ensured that there is amenity area and enough parking area. No comments were received from neighbours resulting from the public notification. Planning staff is not in support of the application, and recommends it be denied.

D. Roe indicated that the only deficiency is the lot depth, and that he has reviewed several building plans, and that a reasonably sized dwelling with an attached garage can be accommodated on the lot. He indicated that he will share the plans with the Township's Building Department and demonstrate that there is adequate space to build a house. He indicated that when North Street was constructed, storm water/sewer were installed at the lot and also noted that a growing number of seniors prefer smaller lots and this will create just that opportunity. He requested the Committee to approve the application.

A. Tenhove pointed out that a similar-sized lot exists one block south on Brock Street West. In response, R. Versteegen indicated that he could not comment on when the lot was created but that the lots are in all likelihood historical in nature.

G. Brumby confirmed that if the Committee approved the application, it would be up to the owner to share his plans with the Township after the fact. In response, D. Roe stated that there were three different building designs of a 2-storey, greater than 2,000 sq. ft with minimal relief from the front yard and rear yard setback. He noted that he would like the opportunity to show Township Council. He indicated that the minimum footprint of the house would be determined on the building envelope.

R. Versteegen pointed out that the minimum gross floor area for the dwelling is 93 sq. m. as noted in the Township's Zoning By-law.

It was stated that if the Committee approves the consent application, and the Township refuses, that the consent application would ultimately lapse as the condition requiring the rezoning of the lot to be severed could not be satisfied.

D. Parron indicated that there were no comments received from area neighbours.

As per the request of the Committee, R. Versteegen read the suggested conditions of the approval, should the application be granted.

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

*'Granted'*

CONDITIONS:

1. The lot to be severed be appropriately rezoned and an amending By-law shall include a site specific provision to address the insufficient lot depth, to the satisfaction of the Township of Norwich.
2. The County of Oxford Department of Public Works Department 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, to the satisfaction of the County of Oxford Public Works Department.
3. If required, a road widening of 3.0 m (9.8 ft) from the centreline of Oxford Road 59 (Stover Street North) along the frontage of the lot to be 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.
4. If required, drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of Norwich.
5. Confirmation be provided of legal and adequate outlet for the purpose of stormwater drainage for the lot to be severed and the lot to be retained, to the satisfaction of the Township of Norwich.
6. The existing residential accessory structure be relocated or removed, to the satisfaction of the Township of Norwich. The fulfilment of this condition shall include a statement indicating that the existing accessory structure on the lot to be retained has been removed or is wholly located on the lot to be retained.
7. If required, the owner enter into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township Chief Administrative Officer.
8. 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.
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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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On the motion of J. Lessif, the Committee meeting adjourned at 12:30 p.m.

*"Gordon Brumby"*

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CHAIRMAN