

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, March 6, 2025

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and met virtually via livestream, on Thursday, March 6, 2025, at 9:30 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	A. Tenhove
	-	L. Martin
	-	J. Lessif
	-	D. Paron
	-	D. Matheson
	-	C. van Haastert
Manger of Development Planning	-	E. Gilbert
Secretary-Treasurer	-	A. Karn Sims

The meeting was called to order at 9:40am.

DECLARATION OF CONFLICT OF INTEREST:

Coen Van Haastert declared conflict of interest for Application B24-39-6 (Gardens of Ingersoll).

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of February 6, 2025, be approved as amended, printed and circulated.”

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

1. Correspondence dated February 21, 2025 received from Brad Ivanochko
RE: Application B24-65-7; B24-66-7; A24-17-7 (2566546 Ontario Inc.)
2. Correspondence dated March 1, 2025 received from Jay Thornton
RE: Application B24-88-6; B24-89-6; B24-90-6 (Astro Homes Ltd.)
3. Correspondence dated March 4, 2025 received from Janette Langford
RE: Application B24-88-6; B24-89-6; B24-90-6 (Astro Homes Ltd.)
4. Correspondence dated March 5, 2025 received from Angela Delodder
RE: Application B24-93-8 (2079993 Ontario Inc.)

5. Correspondence dated March 6, 2025 received from Marc Pariser
RE: Application B24-39-6 (Gardens of Ingersoll Inc.)

APPLICATIONS FOR CONSENT:

V25-01-3; V25-02-3 – Jeffrey & Michelle Herreman

(Firstly: Pt Lt 3-4, Conc. 6 (North Norwich) as in 431511 & 413579; S/T 506631; except Pts 3, 4 & 5, 41R9956, Secondly: Pt Lt 3, Conc. 6 (North Norwich) PT 1, 41R9956 and Pt Lt 3, Conc. 6 (North Norwich), Pts 2, 4 & 5, 41R9956, Township of Norwich)

Jo-Ann Hanson was present online to speak to the application.

E. Gilbert reviewed the staff Planning Report. The applicant is proposing to obtain a 'validation of title' for the subject lands under Section 57 of the Planning Act. The solicitor of the applicant believes that the lands were conveyed in contravention of the Planning Act by reusing a consent certificate to fix an administrative error. The lands were subject to previous consent applications B19-68-3 & B19-69-3. At the time, the solicitor registered the deeds to effect the transfers in reverse order, they were able to fix this error at the time, however the residential property is now being sold and the contravention was identified.

The subject lands are described as Part Lots 3 & 4, Concession 6 (North Norwich), in the Township of Norwich. The subject lands are located at the southwest corner of Airport Road and Hanmer Line, north of Maple Dell Road, and are municipally known as 285940 Airport Road and 793035 Hanmer Line in the Township of Norwich.

In light of the foregoing, Planning Staff are satisfied that the requests meet the relevant criteria in the Planning Act for consideration of a validation of title and could be given favourable consideration by Committee.

J. Hanson was present online however was without audio and no comments were received.

No further comments or concerns were received from the Committee.

V25-01-3

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

'Granted'

CONDITIONS:

1. 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.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application 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.

V25-02-3

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

'Granted'

CONDITIONS:

1. 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.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application 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.

B24-65-7; A24-17-7; B24-66-7 – 2566546 Ontario Inc.
(Pt Lt 6, Conc. 10 (Dereham), Pt 2 & 3, 41R6048, Town of Tillsonburg)

Nathan Kok, the owner, was present to speak to the application.

E. Gilbert presented the Staff report. The purpose of these applications for consent is to create two (2) new residential infill lots in the Town of Tillsonburg and retain a lot for continued residential purposes.

It is proposed that a lot immediately northwest of the intersection of North Street East and Woodcock Drive area of approximately 551 m² (5,930.2 ft²) be severed from the subject property for future residential development. The applicant also proposes minor variances to permit a lot area of 550 m² whereas 608 m² are required; and to permit a lot frontage of 16.5 m whereas 19 m are required for this proposed lot.

A second proposed lot is situated immediately north of both the retained parcel and above noted parcel. This proposed lot has a frontage of 16.22 m (53.2 ft) and an area of 570 m² (6,135 ft²) which would conform with the provisions of the Zoning By-law. Presently, there is an existing accessory structure on this proposed lot.

The property is located on the northwest corner of the intersection of North Street East, and Woodcock Drive, and is legally known as Part of Lot 6, Concession 10, Parts 2 & 3, Plan 41R-6048 in the Town of Tillsonburg. The subject lands are currently occupied with a single detached dwelling and several accessory structures. The existing access from North Street East is proposed to be maintained by the retained parcel.

No comments of concern were received from the agencies circulated. One letter of concern was received and addressed from Brad Ivanochko.

Planning staff are satisfied that the application can be supported from a Planning perspective subject to the conditions outlined in the staff report.

N. Kok, thanked staff and had no concerns and understood and accepted all noted conditions.

A. Tenhove noted a typo in the variance file number in the title of the report and E. Gilbert confirmed the correct file number of A24-17-7.

In response to J. Lessif, E. Gilbert agreed that the concerns included in the letter from B. Ivanochko fall under the jurisdiction of the municipality.

The Committee had no further questions or concerns.

B24-65-7

Moved by: C. Van Haastert
Seconded by: L. Martin

'Granted'

CONDITIONS:

1. The Owner(s) agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water/sanitary servicing is available on Woodcock Dr. and the applicant will be required to connect to the services for the new lot.
2. The Owner(s) shall provide a widening on frontage of the property to the County (3m) which will match existing to the west on both the retained and severed property along North St E. The road widening will be provided free and clear of all liens, easements, and other encumbrances.
3. The Owner(s) shall provide a 5 m x 5 m sight triangle located at North St E and Woodcock Dr. on the Southeast corner of the lot to be severed B24-65-7 to the County free and clear of all liens, easements, and other encumbrances.
4. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed as per the Tillsonburg Rates and Fees By law as amended.
5. The Owner(s) shall enter into any necessary easements between the lot(s) to be severed and the lot to be retained for the municipal storm, sanitary and watermain services to the satisfaction of the Town of Tillsonburg and the County of Oxford. Services cannot traverse the adjoining lots.
6. The Owner(s) shall provide a Tillsonburg Connection Application to the Town of Tillsonburg Engineering Services Department for storm drain connections.
7. The Owner(s) shall submit a Lot Grading and Site Servicing Plan for the Lot(s) to be

severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.

8. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sized and building setbacks to the satisfaction of the Town.
9. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise of the Town of Tillsonburg, regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg Engineering Services Department. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owners consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from their consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
10. The location of the driveway for B24 65-7 must be a sufficient distance from the intersection of North Street and Woodcock Drive to conform to both the Tillsonburg Zoning By-Law and the Transportation Association of Canada (TAC) manual.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

A24-17-7

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

'Granted'

REASONS:

1. The variances requested are minor variances from the provisions of the Town of Tillsonburg Zoning By-law No. 3295;
2. The variances requested are desirable for the appropriate development or use of the land;
3. The variances requested are in keeping with the general intent and purpose of the Town of Tillsonburg Zoning By law No. 3295; and
4. The variances requested are keeping with the general intent and purpose of the County Official Plan.

B24-66-7

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

'Granted'

CONDITIONS:

1. The Owner(s) agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. All properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water/sanitary servicing is available on Woodcock Dr. and the applicant will be required to connect to the services for the new lot.
2. The Owner(s) shall provide a widening on frontage of the property to the County (3m) which will match existing to the west on both the retained and severed property along North St E. The road widening will be provided free and clear of all liens, easements, and other encumbrances.
3. The Owner(s) submit a building permit for a dwelling unit, or alternatively that the property be temporarily rezoned to recognize the existing accessory structure to the satisfaction of the Town of Tillsonburg.
4. The Owner(s) shall remove all other accessory structures to the satisfaction of the Town of Tillsonburg.
5. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed as per the Tillsonburg Rates and Fees By-law as amended.
6. The Owner(s) shall enter into any necessary easements between the lot(s) to be severed and the lot to be retained for the municipal storm, sanitary and watermain services to the satisfaction of the Town of Tillsonburg and the County of Oxford. Services cannot traverse the adjoining lots.
7. The Owner(s) shall provide a Tillsonburg Connection Application to the Town of Tillsonburg Engineering Services Department for storm drain connections.
8. The Owner(s) shall submit a Lot Grading and Site Servicing Plan for the Lot(s) to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.
9. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sized and building setbacks to the satisfaction of the Town.
10. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise of the Town of Tillsonburg, regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg Engineering Services Department. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owners consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from their consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
11. The location of the driveway for B24-66-7 must be a sufficient distance from the intersection of North Street and Woodcock Drive to conform to both the Tillsonburg Zoning By-Law and the Transportation Association of Canada (TAC) manual.
12. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B24-83-3; A24-21-3 – 1788140 Ontario Inc.
(Pt Lt 13-14, Conc. 11 (South Norwich), Township of Norwich)

Branden Vandepoele, the owner, was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The application has been requested to facilitate a lot addition on a rural residential parcel. It is proposed that the lot to be severed will be approximately 0.17 ha (0.43 ac) in size. The lot to be severed is currently vacant and used for cash cropping purposes and is proposed to be added to the lot to the immediate west. The lot to be enlarged is currently 0.17 ha (0.43 ac) in size and has frontage onto Middletown Line. The lot to be enlarged contains an existing single-detached dwelling and attached garage. Additional lot area has been requested to facilitate an addition to the existing dwelling.

It is proposed that the lot to be retained will be approximately 35.4 ha (87.5 ac) in size, contains an existing dwelling, and multiple agricultural storage buildings. No new development is proposed on the lot to be retained at this time.

An associated minor variance has been requested from Table 7.2, Interior Side Yard provisions to reduce the required setback from 7.5 m (24.6 ft) to 5.7 m (18.7 ft) to recognize an existing agricultural storage building being setback from the new property line created as a result of the severance.

The subject land is described as Part of Lot 13 & 14, Concession 11 (South Norwich), Township of Norwich. The subject lands are located at the southeast corner of New Road and Middletown Line and municipally known as 712236 Middletown Line.

No objections were received from the agencies circulated or members of the public.

Planning Staff have reviewed the application and recommend approval subject to the recommended conditions.

B. Vandepoele had no comments or concerns and understood and accepted all noted conditions.

No further comments or concerns were received from the Committee.

B24-83-3

Moved by: L. Martin
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 existing accessory buildings (sea-can) on the lot to be enlarged be removed, subject to Building Permits for Demolition or a Building Permit be issued and compensating construction be completed, 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. (from recommendation of report)
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning 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.

A24-21-3

Moved by: L. Martin
Seconded by: J. Lessif

'Granted'

REASONS:

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

CARRIED.

B24-39-6 – Gardens of Ingersoll Inc.

(Pt Lt 20-21, Conc. 1 (West Oxford) as in 322074 SE of Pine St, Plan 186, Town of Ingersoll)

Bill Mardimae, the owner, was present to speak to the application.

Marc Pariser, a neighbour, was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The application for consent proposes the creation of one new, vacant, institutional parcel in the Town of Ingersoll and the retention of a lot containing an existing institutional use, known as Ingersoll Gardens. Specifically, it is proposed that the lot to be severed will be approximately 6,230 m² (1.5 ac) in size, with approximately 110 m (360.1 ft) of frontage on Clark Road East. The applicant has indicated that a future planning application to facilitate residential development will be forthcoming for the lot to be severed but no new development is proposed for the lot to be severed at this time.

It is proposed that the lot to be retained will be approximately 3.3 ha (8.3 ac) in size, with approximately 390 m (1,279.5 ft) of frontage on Thames Street South. The lot to be retained contains an existing retirement residence.

The subject lands are legally described as Part Lots 20-21, Concession 1 West Oxford. The subject lands are located on the east side of Thames Street South, lying north of Clark Road East and are municipally known as 423 Thames Street South in the Town of Ingersoll.

One letter of concern was received from Marc Pariser on March 6th. E. Gilbert read the letter aloud to the Land Division Committee and paper copies were presented to Bill Mardimae and the Committee members for consideration.

Overall Planning Staff are supportive of the application and recommend approval subject to the noted conditions.

E. Gilbert gave some comments on some of the points noted in the concern letter from M. Pariser. With respect to the two entrances, the entrance onto Clark Rd was assessed by a Transportation Safety Engineer and they deemed that the entrance met all the requirements and guidelines, and the study was accepted by the Town of Ingersoll. Typically, there is two entrances to a site like this and Planning Staff do not have concerns with the easements. Regarding the new building, this application is only to create the lot for the building and future Planning applications would be required to the Town and County for the building itself. The new building will be subject to sit plan approval process where matters such as grading, draining, landscaping, and berms will be addressed. There is no preservation of views under the Planning Act. Emergency services access will be determined through the site plan approval process. The Traffic Impact Study did not recommend traffic signals at this location however they are expected further to the east on Clark Rd. Regarding removal of aggregates, commercial extraction wouldn't be permitted without a license from the Ministry of Natural Resources.

G. Brumby advised M. Pariser that this particular application is for the severance only and the review and approval of the actual future building and plan will be done by the Town of Ingersoll and County of Oxford Council within their guidelines and the Land Division Committee is not involved in those matters.

In response to the concern letter received from M. Pariser, B. Mardimae noted that most of the issues are site plan issues and would be dealt with by future Planning applications. Currently they are just asking for consent for the severance of the property. The easements are generally done for fire and emergency access purposes and have shared driveways as required. He noted that they have no intention of mining aggregates from this site. Any potential issues will be dealt with during the site plan process.

M. Pariser stated that Planning report CP25-72 County LDC makes a number of recommendations with regards to properties adjoining streets or roadways, but this easement effectively puts the property at 425 Thames Street South under siege as we now have vehicular traffic, noise and light on all four sides of the property. There is no provision in this document to protect residential properties or landowners.

G. Brumby encouraged M. Pariser to provide input onto the further project planning.

B. Mardimae stated that the property to be severed fronts onto Clark Rd. The driveway there goes

from the front of the building and loops over to Thames St S. There is usually a fence with a lock on it on the property line shown where the fire department can access and use it if needed.

E. Gilbert noted that there are minimum setbacks for driveway aisles and parking areas to abutting property lines and no relief of those setbacks has been requested at this time so the zoning provisions would have to be met or relief granted through the consideration of the required future planning applications.

A. Tenhove requested that the Planning department establish a cut off time for comments from the public to be received to allow for adequate time for consideration and review.

In response to D. Paron, E. Gilbert noted that yes if there was no Consent application the applicant could construct another retirement residence in this location, and they would just have to go through site plan approval process and the driveway could exist as proposed.

B. Mardimae advised that the reason they are doing this application is because they have an existing building that has existing financing on it, and if they do another building it would be financed through another entity and such and they want a title on the property, so the severance allows them to be discrete properties.

In response to G. Brumby, B. Mardimae confirmed that there would be two buildings.

The Committee had no further comments or concerns.

B24-39-6

Moved by: A. Tenhove
Seconded by: L. Martin

'Granted'

CONDITIONS:

1. The lot to be severed shall be located wholly above the 281.1 m (922.2 ft) elevation level, to the satisfaction of the County of Oxford.
2. If required, the owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water and sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. The owner will be required to connect to the services following Oxford County design guidelines which will be inspected by Oxford County and it shall also include the payment of any outstanding fees. To this end, both properties shall be serviced with water and sanitary services independently and any/all services crossing the proposed property line shall be disconnected, to the satisfaction of the Oxford County Public Works Department.
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, to the satisfaction of the Town of Ingersoll. Any proposed easements shall be reviewed by the Town of Ingersoll.
4. The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.
5. The Owner shall provided cash-in-lieu of parkland dedication, to the satisfaction of the Town of Ingersoll.
6. Any new driveway entrance for the lot to be severed along Clark Road East shall be subject to approval from the Town of Ingersoll and shall be consistent with the recommendations of the 423 Thames Street Transportation Study (Burnside and Associates, September 2024).

7. A draft copy of the reference plan and shared easement agreement be provided to the Town of Ingersoll and the Secretary-Treasurer of the Land Division Committee prior to the issuance of the Certificate for Application B24-39-6. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement and shall be registered on title.
8. If required, the applicant shall enter into a severance agreement with the Town of Ingersoll, to the satisfaction of the Town of Ingersoll.
9. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial and otherwise, have been complied with.
10. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B24-88-6; B24-89-6; B24-90-6 – Astro Homes Ltd.
(Lt 47-49, Plan 301, Town of Ingersoll)

Anusan Kumar, the owner, was present online to speak to the application.

E. Gilbert reviewed the staff Planning Report. The applications for consent propose the creation of three new residential parcels in the Town of Ingersoll, and the retention of a lot, also for residential use. It is proposed that 'Severed Lot 1' from Consent Application B24-88-6 and the 'Lot to be Retained' will be 302.3 m² (3,250 ft²) in size, with 9.2 m (30.1 ft) of frontage on Evelyn Avenue and a depth of 32.9 m (107.9 ft), while 'Severed Lot 2' and 'Severed Lot 3' from Consent Applications B24-89-6 and B24-90-6 respectively, will be 299.4 m² (3,222.8 ft²) in size, with 9.1 m (29.8 ft) of frontage on Evelyn Avenue and a depth of 32.9 m (107.9 ft). The subject lands currently contain an existing single detached dwelling, to be removed, and it is proposed that a new semi-detached dwelling will be constructed on each of the proposed lots.

The subject lands are legally described as Lots 47-49, Block 110, Plan 301 in the Town of Ingersoll. The subject lands are located on the west side of Evelyn Avenue, lying between King Solomon Street and Clarence Avenue and are municipally known as 253 Evelyn Avenue.

Two items of late correspondence were received in relation to this application. Most of the concerns relate to the density, traffic, parking and availability of lands for snow storage purposes. Planning Staff note that the dwellings are permitted today and the applicant could submit building permits and construct the four units now. This Committee is just deciding now whether each of the units can be separately owned or whether they will remain as rental units. The proposals do comply with the zone provisions and the applicant is able to provide all the required parking on site, they have

not asked for any reduced setbacks and the proposal is within the allowable lot coverage

Overall Planning Staff are supportive of the application and recommend approval subject to the noted conditions.

A. Kumar had no questions or comments and understood and accepted all noted conditions.

In response to G. Brumby, E. Gilbert noted that most of questions received from the concern letters relate to the dwellings themselves. G. Brumby added that the Land Division Committee is limited to their scope of its decisions and some questions and concerns received would be better directed at the municipal level.

In response to J. Lessif, E. Gilbert noted that he was unable to answer question 5 which related to the length of time that the project would take.

In response to D. Paron, E. Gilbert noted that the applicant hasn't requested anything specific with this application and could build as of right to the zoning provisions without any approvals from this Committee. Site Plan can't be used on anything less than 10 units right now.

A. Kumar understand and accepted all conditions. He noted that the project is expected to begin in the coming month and would anticipate being completed around October or November.

The Committee had no further comments or concerns.

B24-88-6

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

'Granted'

CONDITIONS:

1. The owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. This condition requires that the property must be serviced (water and sanitary) independently and any/all services crossing the property line shall be disconnected, to the satisfaction of the County of Oxford Public Works Department.
2. The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.
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 an easement created, to the satisfaction of the Town of Ingersoll.
4. The Owner shall submit a recent survey to confirm lot sizes and, if applicable, building/structure setbacks, to the satisfaction of the Town of Ingersoll.
5. Any existing buildings/structures on the severed and retained lands be removed, subject to Building Permits for Demolition, to the satisfaction of the Town of Ingersoll.
6. The Owner shall provided cash-in-lieu of parkland dedication, to the satisfaction of the Town of Ingersoll.
7. The Certificate for Application B24-88-6 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 Certificates for Applications B24-89-6 and

B24-90-6.

8. If required, the owner shall enter into a severance agreement with the Town of Ingersoll and the Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial and otherwise, have been complied with.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

B24-89-6

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

'Granted'

CONDITIONS:

1. The owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. This condition requires that the property must be serviced (water and sanitary) independently and any/all services crossing the property line shall be disconnected, to the satisfaction of the County of Oxford Public Works Department.
2. The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.
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 an easement created, to the satisfaction of the Town of Ingersoll.
4. The Owner shall submit a recent survey to confirm lot sizes and, if applicable, building/structure setbacks, to the satisfaction of the Town of Ingersoll.
5. Any existing buildings/structures on the severed and retained lands be removed, subject to Building Permits for Demolition, to the satisfaction of the Town of Ingersoll.
6. The Owner shall provided cash-in-lieu of parkland dedication, to the satisfaction of the Town of Ingersoll.
7. The Certificate for Application B24-89-6 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 B24-90-6.

8. If required, the owner shall enter into a severance agreement with the Town of Ingersoll and the Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial and otherwise, have been complied with.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

B24-90-6

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

'Granted'

CONDITIONS:

1. The owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. This condition requires that the property must be serviced (water and sanitary) independently and any/all services crossing the property line shall be disconnected, to the satisfaction of the County of Oxford Public Works Department.
2. The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.
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 an easement created, to the satisfaction of the Town of Ingersoll.
4. The Owner shall submit a recent survey to confirm lot sizes and, if applicable, building/structure setbacks, to the satisfaction of the Town of Ingersoll.
5. Any existing buildings/structures on the severed and retained lands be removed, subject to Building Permits for Demolition, to the satisfaction of the Town of Ingersoll.
6. The Owner shall provided cash-in-lieu of parkland dedication, to the satisfaction of the Town of Ingersoll.

7. If required, the owner shall enter into a severance agreement with the Town of Ingersoll and the Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial and otherwise, have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B24-86-6; B24-87-6 – Ingrox Ltd.

(Firstly: surface rights only, Pt Lts 3-15, Blk S, Plan 95, Pt 1, 41R1040; Secondly: Pt Lts 3-15, Blk S, Plan 95, Pt 1, 41R3725, Town of Ingersoll)

Evan McHugh was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. It is proposed that approximately 934 m² (10,053 ft²) of vacant land (currently containing a food truck), having 23.3 m (76.6 ft) of frontage on Thames Street North and a depth of 42.8 m (140.4 ft), will be severed and added to the lands to the immediate south, being municipally known as 76 Thames Street North.

It is proposed that the lot to be retained will be 13,150 m² (3.25 ac) in size, with approximately 43 m (141 ft) of frontage on Mutual Street and a depth of 235 m (722 ft). The lot to be retained contains an existing self-storage business, while the lot to be enlarged will be 880 m² (9,472.5 ft²) in size, with 21.9 m (71 ft) of frontage on Thames Street North and a depth of 40.5 m (132.8 ft). The lot to be enlarged contains an existing commercial use and the applicant has indicated that a new eating establishment is proposed for the lots to be severed and enlarged.

An easement is also proposed for the purpose of driveway access over the retained lands, in favour of the lots to be severed and enlarged. It is proposed that the easement will have 14.7 m (48.2 ft) of frontage of Carnegie Street and a depth of 12.5 m (41 ft).

The subject lands are located at the southwest corner of Thames Street North and Carnegie Street and are municipally known as 98 Thames Street in Ingersoll.

No objections were received from the circulated agencies or the public for these applications.

Overall Planning staff are supportive of the proposal and recommend approval subject to the noted conditions.

E. McHugh had no questions or concerns and understood and accepted all noted conditions.

No questions or comments were received from the Committee.

B24-86-6

Moved by: L. Martin
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. A draft copy of the reference plan and shared easement agreement be provided to the Town of Ingersoll and the Secretary Treasurer of the Land Division Committee, prior to the issuance of the Certificate for Application B24-87-6. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement and shall be registered on title.
2. The Clerk of the Town of Ingersoll Advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Ingersoll have been met, to the satisfaction of the Town.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning 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.

B24-87-6

Moved by: D. Paron
Seconded by: D. Matheson

'Granted'

CONDITIONS:

1. The owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. This condition requires that the property must be serviced (water and sanitary) independently and any/all services crossing the property line shall be disconnected, to the satisfaction of the County of Oxford Public Works Department.
2. The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.
3. If required, a 6 m x 6 m (19.6 ft x 19.6 ft) parcel of land from the lot to be severed, located at the southeast corner of the intersection of Thames Street North and Carnegie Street, be

dedicated to the Town of Ingersoll, free of any encumbrances and costs, for the purpose of a daylight triangle, to the satisfaction of the Town of Ingersoll.

4. If required, a 6 m x 6 m (19.6 ft x 19.6 ft) parcel of land from the lot to be retained, located at the southwest corner of the intersection of Mutual Street and Carnegie Street, be dedicated to the Town of Ingersoll, free of any encumbrances and costs, for the purpose of a daylight triangle, to the satisfaction of the Town of Ingersoll.
5. If required, a road widening 1.7 m (5.6 ft) in width along the northerly property boundary of the lots to be severed and retained along Carnegie Street, be dedicated to the Town of Ingersoll, free of any encumbrances and costs, to the satisfaction of the Town of Ingersoll.
6. If required, the Owner shall provide an easement over the Henderson Creek Storm Culvert on the lot to be retained, in favour of the Town of Ingersoll, to the satisfaction of the Town of Ingersoll.
7. The existing driveway access to the lot to be severed, located on Carnegie Street shall be closed, to the satisfaction of the Town of Ingersoll and a permit for a new driveway access, in keeping with the location proposed via Easement Application B24-86-6 shall be issued and constructed, to the satisfaction of the Town of Ingersoll.
8. Application B24-86-6 for an easement, for the purpose of access be established over the lot to be retained in favour of the lot to be severed, and that an easement agreement be established and registered on title, containing appropriate provisions for the maintenance of the shared access, to the satisfaction of the Secretary-Treasurer of the Land Division Committee and the Town of Ingersoll.
9. The Owner shall provide confirmation of the location of any 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, to the satisfaction of the Town of Ingersoll. Any proposed easements shall be reviewed by the Town of Ingersoll.
10. The Owner shall submit a recent survey to confirm lot sizes, building sizes and setbacks as well as the location of services connections, to the satisfaction of the Town of Ingersoll.
11. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south, and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and must be reflected on the certificate.
12. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial and otherwise, have been complied with.
13. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning 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.

B24-93-8 – 2079993 Ontario Inc.
(Pt Lt 41, Conc. 1 (Blandford), City of Woodstock)

Andrea Sinclair was present online to speak to the application.

E. Gilbert reviewed the staff Planning Report. The application for consent seeks to sever lands from an existing 2.334 ha parcel to create a new vacant lot. The lands to be severed have 274.7 m (901.2 ft) of frontage on Devonshire Avenue and frontage on Cardinal Drive and Dunkirk Avenue, and an area of 2.33 ha (5.77 ac). The retained lands will have a frontage of 7.9 m (25.9 ft) on Dunkirk Avenue, a depth of 32 m (105 ft), and an area of 370 m² (3,982.6 ft²). The lands to be retained are also vacant.

The subject lands front on the east side of Cardinal Drive on the south-east corner of Cardinal Drive and Devonshire Avenue and are legally described as Concession 1, Part Lot 14, formerly in Blandford and Plan 41M316, Lot 41, in the City of Woodstock, known municipally as 1370 Devonshire Avenue.

One piece of late correspondence was received from Angela Delodder, a neighbouring resident. The public notice provisions were missed when the public notice was mailed out to the public due to an oversight by City of Woodstock staff who provided the County of Oxford with the list of names. Planning Staff are of the opinion, however, that sufficient notice was still given for a number of reasons including public notices signs present on the property. Additionally, the proposal represents a technical severance. The residential lots of Dunkirk Ave were constructed and sold through an exemption to Part Lot Control process. This residential lot was sold after the by-law expired and it wasn't noticed until the sale of the larger subdivision property which portions of it remain incomplete. This commercial lot was always intended to be separate from the residential lot. For these reasons, Planning Staff are still satisfied that the application can proceed, and staff are supportive of the proposal. The concerns that were received relate to the future development of the commercial lot. That lot has been zoned commercial and available for development for some time. When the development takes place it will be subject to site plan approval where those concerns would be looked at and addressed by City and County staff.

A. Sinclair commented that this is a technical consent to correct an issue. When the larger lot does develop there will be a public planning or site plan process. She understood and accepted all noted conditions.

In response to C. Van Haastert, E. Gilbert noted that the public notice signs were posted at least 10 days prior to the February 20th, 2025 Woodstock City Council meeting. A. Karn Sims confirmed that an email was received from the owner on February 5th confirming the signs were posted at that time.

No further comments or concerns were received from the Committee members.

B24-93-8

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

'Granted'

CONDITIONS:

1. 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 an easement created. Any

proposed easements shall be reviewed by the City of Woodstock.

2. The Owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
3. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
4. 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.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B24-82-8 – 1967113 Ontario Inc.

(Pt Lt 16 & Lt 17 n/s Simcoe St, Plan 26, City of Woodstock)

Julia Andic was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The application for consent seeks to sever an existing semi-detached dwelling with a frontage of 8.1 m (26.8 ft), depth of 40.3 m (132.4 ft), area of 323.6 m² (3,483.7 ft²) and retain a dwelling unit with a frontage of 8.2 m (27ft), depth of 40.3 m (132.4 ft), and area of 323.4 m² (3,481 ft²).

The subject lands have previously received relief for lot frontage through application MV17-24.

The subject lands front on the north side of Simcoe Street, lying between Mill Street and Douglas Street and are legally described as Plan 26, Part Lots 16 and 17, in the City of Woodstock, known municipally as 303 and 305 Simcoe Street.

No comments of concern were received from the agencies circulated or members of the public.

Planning staff are satisfied that the application can be supported from a Planning perspective subject to the conditions outlined in the staff report.

J. Andic thanked the staff and had no concerns. She understood and accepted all noted conditions.

The Committee had no comments or concerns.

B24-82-8

Moved by: D. Matheson
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. 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.
2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City.
3. The owner shall satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County.
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 prepared by an OLS to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
6. The Owner shall provide an easement encompassing the existing trunk sanitary sewer in favour of the County of Oxford on the lands to be retained, at no cost and to the satisfaction of Oxford County Public Works Department.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning 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.

B24-73-7 – John Bueckert
(Lt 1708, Plan 500, Town of Tillsonburg)

John Bueckert, the owner, was present to speak to the application.

E. Gilbert presented the Staff report. The purpose of this application for consent is to create one (1) new vacant residential infill lot in the Town of Tillsonburg, and to retain one (1) lot for residential purposes.

The applicant is proposing to sever an area of approximately 404.4 m² (4352.4 ft²) from the subject property and retain an area of approximately 404.35 m² (4352.4 ft²) for continued residential purposes. Both the retained and severed parcels have frontages of 10.05 m (33 ft) and depths of 40.2 m (132 ft).

The subject property currently contains an existing single-detached dwelling. Access to the both the severed and retained parcels is proposed to be via Ball Street.

The property is located on the east side of Ball Street, south of Duncan Street, and north of Lincoln Street, and is legally known as Lot 1708, Plan 500, known municipally as 40 Ball Street in the Town of Tillsonburg.

No comments of concern were received from the agencies circulated or the public.

Planning staff are satisfied that the application can be supported from a Planning perspective subject to the conditions outlined in the staff report.

J. Bueckert had no comments or concerns and understood and accepted all noted conditions.

The Committee had no questions or concerns.

B24-73-7

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

'Granted'

CONDITIONS:

1. The Owner(s) shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County including payment of all outstanding fees regarding the same. To this regard, the lot to be retained and the lot to be severed must be independently serviced (water/sanitary), and any/all services crossing the proposed property line must be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full time inspection by the Owner(s) consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
3. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for both the proposed severed and retained lots to the satisfaction of the Town of Tillsonburg Engineering Services Department.
4. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sizes and building setbacks, to the satisfaction of the Town of Tillsonburg.
5. The Owner(s) shall apply for a Minor Variance to recognize the deficient minimum lot frontage for both the lot to be retained and the lot to be severed.

6. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg 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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning 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.

B24-75-7; B24-78-7 – Systemair Commercial AHU Ltd.
(Lt 1708, Plan 500, Town of Tillsonburg)

David Roe, the agent, was present online to speak to the application.

E. Gilbert presented the Staff report. The purpose of this application for consent is to facilitate a minor boundary adjustment in the Town of Tillsonburg, and to establish an easement for access purposes for the proposed boundary adjustment.

The applicant is proposing to sever an area of approximately 0.5 hectares (1.3 acres) from the subject property (10 Rouse Street) and retain an area of approximately 7.2 hectares (16.7 acres) for continued employment purposes at 3 Rouse Street.

The applicant also proposed to establish an easement with a width of approximately 20 m (66 ft) with an average depth of approximately 135 m (445 ft) across 10 Rouse Street, for the benefit of 3 Rouse Street.

The subject property currently contains an existing industrial operation. Access to the both the severed and retained parcels is proposed to be via Rouse Street.

The receiving lands also have an existing industrial operation and are approximately 2.3 hectares (5.7 acres) in size.

The property is located on the south side of Rouse Street, south of Highway #3, between Vienna Road and Bell Mill Side Road, and is legally known as Part of Lots 1617 and 1638, Judges Plan 500, Parts 1 & 2, 41R-1231, and municipally known as 10 Rouse Street, Town of Tillsonburg.

No comments of concern were received from the agencies circulated or the public.

Planning staff are satisfied that the application can be supported from a Planning perspective subject to the conditions outlined in the staff report.

D. Roe had no comments or concerns and understood and accepted all noted conditions.

In response to G. Brumby, D. Roe advised that Mike Perovich owns the lot to be enlarged. He noted that what's prompted the severance is to provide additional access to the rail side that they

will be using as a part of their recycling and waste transfer business.

In response to G. Brumby, E. Gilbert noted that the movement of the employees and visitors for the site is to the north of the existing driveway access but all of the large deliveries come in to the back of the plant. The easement is in favour of Systemair.

The Committee had no further questions or concerns.

B24-75-7

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

'Granted'

CONDITIONS:

1. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owners consultant for the entire duration of any works being completed in the Town's right-of way. The Owner shall agree to submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed to the Town of Tillsonburg Development Guidelines and Design Criteria.
2. The Owner(s) shall enter into any necessary easements between the lot(s) to be severed and the lot to be retained for the municipal storm, sanitary and watermain services to the satisfaction of the Town of Tillsonburg and the County of Oxford. Services cannot traverse the adjoining lots.
3. The Owner(s) are to provide confirmation of the easement noted on the attached Plate 3 (Instrument #228600) that the watermain that runs along the boundaries of Parcels B, A & D is captured in said easement to the satisfaction of the County of Oxford Public Works Department.
4. The Owner(s) shall submit a Lot Grading and Site Servicing Plan for both the proposed severed and retained lots to the satisfaction of the Town of Tillsonburg engineering services Department
5. Application B24-78-7 for an easement, for the purpose of access be established over the lot to be retained in favour of the lot to be severed, and that an easement agreement be established and registered on first title, containing appropriate provisions for the maintenance of the shared access, to the satisfaction of the Secretary-Treasurer of the Land Division Committee and the Town of Tillsonburg.
6. The Owners shall submit a Surveyor's Real Property Report for both lots to confirm lot sizes and building setbacks to the satisfaction of the Town.
7. That the severed parcel be rezoned to be consistent with the lot to be enlarged, if necessary.
8. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and must be reflected on the certificate.
9. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial and otherwise, have been complied with.

10. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning 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.

B24-78-7

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

'Granted'

CONDITIONS:

1. A draft copy of the reference plan and shared easement agreement be provided to the Town of Tillsonburg and the Secretary Treasurer of the Land Division Committee, prior to the issuance of the Certificate for Application B24-78-7. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement and shall be registered on title.
2. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, 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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, 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 two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning 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 Land Division Committee meeting adjourned at 11:42am.

“Original Signed by”

CHAIRPERSON