

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, August 7, 2025

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and virtually via livestream, on Thursday, August 7, 2025, at 9:30 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	A. Tenhove
	-	L. Martin
	-	D. Paron - <i>absent</i>
	-	D. Matheson
	-	C. van Haastert - <i>absent</i>
Senior Planner	-	H. St. Clair
Secretary-Treasurer	-	A. Karn Sims

The meeting was called to order at 9:32am.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

*“The Minutes of the Meeting of July 3, 2025, be approved as amended, printed and circulated.”*

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B25-09-4; B25-10-8; B25-11-8; B25-12-8 – David Innes & Viara Holdings Inc.  
(Pt Lt 3, Plan 501, Pt Lt 1-6 s/s Bower St, Plan 86, Pt Rdal Btn Lt 1 & the Gore West Rd, Pt 1, 41R8011, Township of South-West Oxford and Pt Lt 14 w/s Mill St, Plan 86, City of Woodstock)

Alexander and Max Innes, the owners, were present to speak to the application.

H. St. Clair reviewed the staff Planning Report. Application B25-09-4 seeks to sever a vacant lot with a frontage of 161.4 m (529.5 ft), depth of 61 m (200.1 ft), area of 1.3 ha (3.2 ac) and retain a

lot with a frontage of 715 m (2,345.8 ft), a depth of 741 m (2,431.1 ft), area of 61.2 ha (151.2 ac). The severed lands are to be added to an existing parcel of lands with a frontage of 99.9 m (327.6 ft), a depth of 63.8 m (209.3 ft), area of 0.32 ha (0.79 ac). The intent of B25-09-4 is to consolidate lands within the City of Woodstock for related residential severances (B25-10-8, B25-11-8, B25-12-8).

Application B25-10-8 seeks to sever a vacant lot with a frontage of 22.23 m (72.9 ft), a depth of 61.2 m (200.8 ft), area of 1,361.9 m<sup>2</sup> (14,659.5 ft<sup>2</sup>).

Application B25-11-8 seeks to sever a lot containing an existing single-detached dwelling with a frontage of 24.8 m (81.4 ft), a depth of 61 m (200 ft), area of 1,512.7 m<sup>2</sup> (16,283.3 ft<sup>2</sup>).

Application B25-12-8 seeks to sever a vacant lot with a frontage of 18.3 m (60 ft), a depth of 61 m (200 ft), area of 1,114.7 m<sup>2</sup> (11,998.9 ft<sup>2</sup>).

A parcel with a frontage of 195.9 m (642.7 ft), a depth of 61 m (200 ft), area of 12,260.7 m<sup>2</sup> (131,977.5 ft<sup>2</sup>) is intended to be retained for future residential development. The proposed severed lands are intended to be developed for single detached dwellings.

The subject lands front on the west side of Mill Street and the south side of Karn Road and are legally described as Concession 1, Part Gore, Plan 86, Lots 1-6, Plan 501, Part Lot 3, in the City of Woodstock, known municipally as 565040 Karn Road.

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

The City of Woodstock did support the applications at their recent public meeting on July 10, 2025.

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

M. & A. Innes had no questions or concerns and understood and accepted all conditions.

No comments or concerns were received from the Committee.

#### B25-09-4

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

*'Granted'*

#### CONDITIONS:

1. The parcel intended to be severed and conveyed to the abutting landowner to the immediate north be consolidated with the existing property. Any additional transactions with regard to the severed parcel must comply with Sections 50 (3) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
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 satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
4. 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.
5. The owner shall enter into a severance agreement with the City as set forth in the City of

Woodstock Bylaw No. 5266-76, and amendments thereto. The severance agreement shall include paragraphs related to noise mitigation, as required, and shall be registered on first title by the owner, to the satisfaction of the City.

6. The Owner shall undertake and complete noise mitigation works (including, but not limited to, berms and acoustic walls) as identified in the Noise Impact Study by Aeroustics Engineering Ltd., dated September 28, 2023 to the satisfaction of the City of Woodstock.
7. The accessory structures currently associated with 432 Mill Street shall be removed to the satisfaction of the City of Woodstock.
8. The Owner 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.
9. A road widening shall be applied to the frontage of the lot to be enlarged to match existing widening to the south. The road widening shall be provided free and clear of all costs, liens, easements and other encumbrances to the satisfaction of Oxford County Public Works Department.
10. A new entrance shall be approved in accordance with Oxford County's Entrance Guidelines, to the satisfaction of Oxford County Public Works.
11. 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.
12. The severed and retained lands be appropriately zoned and designated.
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 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.

B25-10-8

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

*'Granted'*

CONDITIONS:

1. The certificate for B25-09-4 be issued, the transfer registered and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B25-10-8.

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 satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
4. The Owner shall submit a recent survey prepared by an Ontario Land Surveyor to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto. The severance agreement shall include paragraphs related to noise mitigation, as required, and shall be registered on first title by the owner, to the satisfaction of the City.
6. The Owner shall undertake and complete noise mitigation works (including, but not limited to, berms and acoustic walls) as identified in the Noise Impact Study by Aeroustics Engineering Ltd., dated September 28, 2023 to the satisfaction of the City of Woodstock.
7. The accessory structures currently associated with 432 Mill Street shall be removed to the satisfaction of the City of Woodstock.
8. The Owner 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.
9. A road widening shall be applied to the frontage along Mill Street to Oxford County of 13 m from the centreline of the road for both the severed and retained properties. The road widening shall be provided free and clear of all costs, liens, easements and other encumbrances to the satisfaction of Oxford County Public Works Department.
10. A new entrance shall be approved in accordance with Oxford County's Entrance Guidelines, to the satisfaction of Oxford County Public Works.
11. 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.
12. The severed and retained lands be appropriately zoned and designated.
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 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.

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

*'Granted'*

CONDITIONS:

1. The certificate for B25-10-8 be issued, the transfer registered and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B25-11-8.
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 satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
4. The Owner shall submit a recent survey prepared by an Ontario Land Surveyor to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto. The severance agreement shall include paragraphs related to noise mitigation, as required, and shall be registered on first title by the owner, to the satisfaction of the City.
6. The Owner shall undertake and complete noise mitigation works (including, but not limited to, berms and acoustic walls) as identified in the Noise Impact Study by Aercoustics Engineering Ltd., dated September 28, 2023 to the satisfaction of the City of Woodstock.
7. The accessory structures currently associated with 432 Mill Street shall be removed to the satisfaction of the City of Woodstock.
8. The Owner 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.
9. A road widening shall be applied to the frontage along Mill Street to Oxford County of 13 m from the centreline of the road for both the severed and retained properties. The road widening shall be provided free and clear of all costs, liens, easements and other encumbrances to the satisfaction of Oxford County Public Works Department.
10. The applicant will reduce the entrances on the property from two to one to the satisfaction of Oxford County Public Works.
11. 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.
12. The severed and retained lands be appropriately zoned and designated.
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 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.

B25-12-8

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

*'Granted'*

CONDITIONS:

1. The certificate for B25-11-8 be issued, the transfer registered and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B25-12-8
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 satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
4. The Owner shall submit a recent survey prepared by an Ontario Land Surveyor to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto. The severance agreement shall include paragraphs related to noise mitigation, as required, and shall be registered on first title by the owner, to the satisfaction of the City.
6. The Owner shall undertake and complete noise mitigation works (including, but not limited to, berms and acoustic walls) as identified in the Noise Impact Study by Aercoustics Engineering Ltd., dated September 28, 2023 to the satisfaction of the City of Woodstock.
7. The accessory structures currently associated with 432 Mill Street shall be removed to the satisfaction of the City of Woodstock.
8. The Owner 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.
9. A road widening shall be applied to the frontage along Mill Street to Oxford County of 13 m from the centreline of the road for both the severed and retained properties. The road widening shall be provided free and clear of all costs, liens, easements and other encumbrances, to the satisfaction of Oxford County Public Works Department.
10. A new entrance shall be approved in accordance with Oxford County's Entrance Guidelines, to the satisfaction of Oxford County Public Works Department.

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11. 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.
  12. The severed and retained lands be appropriately zoned and designated.
  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 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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B25-24-8; B25-25-8 – 634524 Ontario Inc.  
(Lt 4, Pt Lt 5, Blk M, Plan 255, City of Woodstock)

Ray Losee, the owner, was present to speak to the application.

H. St. Clair presented the Staff report. The purpose of these applications is to rezone the subject lands from 'Residential Type 2 Zone (R2)' to the proposed 'Special Residential Type 3 (R3-sp)' to facilitate the development of a three-unit street-fronting townhouse with each unit on a separately conveyable lot. The applicants are requesting special provisions to the R3 Zone to permit a reduced minimum lot frontage of 7.7 m for the end units and to permit a minimum side yard for the end units of 1.2 m.

The subject lands front on the north side of Canterbury Street, lying east of Beal Street and are legally described as Plan 255, Block M, Lot 4 and Part Lot 5, in the City of Woodstock, known municipally as 607 Canterbury Street.

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

The City of Woodstock indicated they were supportive of the applications at their meeting on July 10, 2025.

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

R. Losee noted that the house that was there is already removed. He had no further comments or concerns and understood and accepted all noted conditions.

In response to A. Tenhove, H. St. Clair noted that the City of Woodstock would make sure that their standard easement items are addressed which generally are with respect to maintenance to ensure the middle parcel would have constant access.

The Committee had no further comments or questions.

B25-24-8

Moved by: L. Martin  
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 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 of Woodstock.
3. The Owner shall submit a recent survey prepared by an Ontario Land Surveyor to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
4. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto.
5. The Owner agrees to remove the existing dwelling and all existing accessory structures prior to the issuance of a building permit to the satisfaction of the City of Woodstock.
6. The Owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford Public Works Department, regarding the installation of water and sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. Both properties must be serviced with water and sanitary services independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
7. The Owner agrees to register an easement over the severed lands to provide access to the middle unit (to be severed by B25-25-8).
8. That the subject lands be appropriately zoned.
9. 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.
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.



B25-25-8

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

*'Granted'*

CONDITIONS:

1. The certificate for B25-24-8 be issued, the transfer registered, and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B25-25-8.
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 satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.
4. The Owner shall submit a recent survey prepared by an Ontario Land Surveyor to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The owner shall enter into a severance agreement with the City as set forth in the City of Woodstock Bylaw No. 5266-76, and amendments thereto.
6. The Owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford Public Works Department, regarding the installation of water and sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. Both properties must be serviced with water and sanitary services independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
7. The Owner agrees to remove the existing dwelling and all existing accessory structures prior to the issuance of a building permit to the satisfaction of the City of Woodstock.
8. That the subject lands be appropriately zoned.
9. 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.
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.

CARRIED.

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B25-21-7 – 2246612 Ontario Inc.  
(Pt Lt 5, Conc. 10 (Dereham), Town of Tillsonburg)

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

H. St. Clair reviewed the staff Planning Report. The purpose of this application for consent is to create a new residential infill lot in the Town of Tillsonburg. The applicants propose to sever a presently vacant parcel into 2 separate properties for lands located at 56 North Street East.

It is proposed that both severed and retained lots would have areas of approximately 701.3 m<sup>2</sup> (7,548.7 ft<sup>2</sup>) and frontages of 17.56 m (56.6 ft).

The current vehicular access from North Street East for the lot to be severed will be maintained, and a second access is proposed also onto North Street East.

The lands are presently zoned Low Density Residential -Type 1 (R1) and Active Open Space (OS2).

The property is located on the north side of North Street East, lying between Falcon Drive and Huntley Avenue, and legally known as Part of Lot 5, Concession 10 (Dereham), in the Town of Tillsonburg.

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

The Town of Tillsonburg passed a resolution in support of the application at their meeting on July 14, 2025.

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

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

No further comments or concerns were received from the Committee.

B25-21-7

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

*'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) provide cash-in-lieu of parkland, to the satisfaction of the Town of Tillsonburg.
6. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town 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.

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B25-22-5; B25-23-5; B25-29-5 – Elizabeth & Christof Jasinski

(Lt 1 & 4, Blk N, Pt Lt H, 12 Blk K, Pt Lt I, 12 Blk L, Pt Lt 1, 6-7 Blk M, Pt Lt 2, 5 Blk N, Pt Caroline St, Park St, Plan 87, Pt 6, Pt 1-4, 41R3707, Township of Zorra)

Elli Fallowfield, on behalf of the owner, was present to speak to the application.

Harry Jongerden, a neighbour, was present in the gallery to speak to this application.

H. St. Clair reviewed the staff Planning Report. The purpose of applications B25-22-5 & B25-23-5 is to facilitate the severance of two (2) new residential infill lots within the Village of Harrington. The lots to be severed are proposed to be serviced by a shared access easement (created via associated application: B25-29-5).

It is proposed that 'Lot A' be 3,723 m<sup>2</sup> (0.92 ac) in size, with approximately 51 m (167 ft) of frontage along Road 96, and would have an approximate depth of 81 m (265 ft). Lot A is currently vacant, and it is proposed that a single-detached dwelling would be constructed on the lot in the future.

It is proposed that 'Lot B' be approximately 3,400 m<sup>2</sup> (0.84 ac) in size, with approximately 9.1 m (29.8 ft) of frontage onto Road 96, via the proposed access easement, and an approximate depth of 81 m (265.7 ft). Lot 'B' is currently vacant and it is proposed that a single-detached dwelling would be constructed on the lot in the future.

The lot to be retained contains an existing single-detached dwelling and a detached accessory structure. The lot is serviced by a private well and septic system and has direct frontage onto Road 96. The lot to be retained would be approximately 0.62 ha (1.55 ac) in size once lot 'A' and 'B' are created. No new development is proposed on the retained lands at this time.

The subject lands are described as Lot 1 & 4, Block N, Part Lot H, 12 Block K, Part Lot I, 12 Block L, Part Lot 1, 6-7 Block M, Part Lot 2, 5 Block N, Part Caroline St, Park St, Plan 87, Part 6, closed by 337383 & Parts 1-4, 41R3707, are located between Road 96 and Victoria Street, and are municipally known as 963710 Road 96, Harrington, in the Township of Zorra.

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

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

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

H. Jongerden noted that he is a neighbour to the subject lands. He shared his support of the application however commented on a lingering road allowance issue separating the subject property from his. Previous owners erected a barbwire fence in 1990 on Township property. He noted that he would like that fence removed to avoid confusion about where the property lines are.

In response to H. Jongerden, G. Brumby noted that the Township Council may be able to assist with the mediation on a matter such as this.

In response to G. Brumby, H. St. Clair noted that fence issues are generally a civil matter but in this case the Township of Zorra may be involved to some extent so they may be able to help facilitate correcting the issue as they are owners of the abutting lands. She recommended contacting the Clerks department.

The Committee had no further comments or concerns.

#### B25-22-5

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

*'Granted'*

#### CONDITIONS:

1. That the applicant provide cash in lieu of parkland, to the satisfaction of the Township of Zorra.
2. The lot to be retained be appropriately rezoned.
3. The applicant be required to enter into a Severance Agreement to the satisfaction of the Township of Zorra.
4. An easement for the purpose of driveway access be established over the lot to be retained in favour of the lot to be severed by Consent Application B25-22-3, and that an easement agreement be established and registered on first title, containing appropriate provisions for the maintenance of the shared access laneway, to the satisfaction of the Secretary-Treasurer of the Land Division Committee and the Township of Zorra.
5. That the accessory structures and buildings identified for demolition on Plate 3 of Report No. 2025-230 be demolished to the satisfaction of the Township of Zorra Chief Building Official.
6. 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.
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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

B25-23-5

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

*'Granted'*

CONDITIONS:

1. That the applicant provide cash in lieu of parkland, to the satisfaction of the Township of Zorra.
2. The lot to be retained be appropriately rezoned.
3. The applicant be required to enter into a Severance Agreement to the satisfaction of the Township of Zorra.
4. An easement for the purpose of driveway access be established over the lot to be retained in favour of the lots to be severed by Consent Application B25-23-3, and that an easement agreement be established and registered on first title, containing appropriate provisions for the maintenance of the shared access laneway, to the satisfaction of the Secretary-Treasurer of the Land Division Committee and the Township of Zorra.
5. That the accessory structures and buildings identified for demolition on Plate 3 of Report No. 2025-230 be demolished to the satisfaction of the Township of Zorra Chief Building Official.
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 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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

B25-29-5

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

*'Granted'*

CONDITIONS:

1. An easement for the purpose of driveway access be established over the lot to be retained in favour of the lots to be severed via Consent Applications B25-22-5 and B25-23-5, and that an easement agreement be established and registered on first title, containing appropriate provisions for the maintenance of the shared access laneway, to the satisfaction of the Secretary-Treasurer of the Land Division Committee and the Township of Zorra.
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 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.

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On the motion of A. Tenhove the Land Division Committee meeting adjourned at 10:18am.

*"Original Signed by"*

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CHAIRPERSON