

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, April 3, 2025

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and met virtually via livestream, on Thursday, April 3, 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 9:36am.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

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

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

1. Correspondence dated April 2, 2025 received from Eric Gaskin, UTRCA
RE: Application B24-85-8 (Z-Modular Woodstock Inc.)
2. Correspondence dated April 2, 2025 received from Sandy Bucholtz
RE: Application B24-77-3; A24-20-3 (Windmill Acres Inc.)

APPLICATIONS FOR CONSENT:

B24-77-3; A24-20-3 – Windmill Acres Inc.
(Lt 14, Pt Lt 13 s/s Main St, Lts 13-15 n/s Wood St, Plan 32, Pt Wood St, Prospect St, Plan 32, Pt Lt 20-21, Conc. 9 (South Norwich), Pt 1, 41R2352, Township of Norwich)

Jake and Doreen Dey were present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The applications have been requested to facilitate the creation of a residential lot in the Village of Springford. It is proposed that the lot to be severed will be approximately 2,597 m² (27,953.88 ft²) in size and have 32.6 m (107 ft) of frontage on Main Street East. The lot to be severed currently contains a pole barn which is proposed to be removed.

It is proposed that the lot to be retained will be approximately 20.33 ha (50.25 ac) in size with 9.1 m (30 ft) of frontage on Main Street East as an agricultural access. The lot to be retained will remain in agricultural production, no development is proposed on the lot to be retained at this time.

The associated minor variance is to recognize a reduced lot area for the lot to be severed. The required lot area where sanitary sewers are not available is 2,800 m² (30,140 ft²) whereas the proposed lot to be severed will be 2,597 m² (27,953.88 ft²). Additional variances are required to permit a reduced minimum lot frontage for the lot to be severed from 35 m (114.8 ft) to 32.6 m (107.1 ft) and for the lot to be retained from 35 m (114.8 ft) to 9 m (29.5 ft).

The subject lands are described as Part Lots 19, 20, Con 9; Part Lot 13, 14, South of Main, Plan 32 (South Norwich), in the Township of Norwich. The subject lands are located on the south side of Main Street East lying between Water Street and Middletown Line and are municipally known as 445 Main Street East in the Village of Springford.

Planning staff are not supportive of the proposal, as it is not consistent with the Provincial Planning Statement (PPS), does not maintain the intent of the County Official Plan for the creation of residential infill lots on private services and Official Plan policies relating to lot creation in the Agricultural Reserve designation. The lot to be severed is undersized and the nitrate assessment study which identified that an advanced tertiary septic system would be required to dilute the nitrates to meet the ministry guidelines. Additionally, the Township staff identified some discrepancies with the sewage design which was for a four-bedroom dwelling where the nitrate assessment only identified a two-bedroom dwelling.

An Official Plan Amendment should be submitted to bring the rear portion of the lot to be severed within the Village designation and there may be opportunity to extend that to meet the minimum lot size requirements.

J. Dey noted that there was an error, and the proposal is for a two-bedroom not a four-bedroom dwelling. He also noted that the intent is to retain the 51 acres in the back for the farm and this is meant to be a small residential dwelling for our aging parents that are looking to downsize.

In response to D. Paron, E. Gilbert noted that typically an Official Plan Amendment (OPA) takes about 4-5 months so it would be achievable within the two years. The lot creation is causing more concerns from a Planning perspective.

In response to A. Tenhove, E. Gilbert noted that a few new lots have been created in Springford and those all met the 2800 m² and are not undersized lots. The lots that are smaller would have been created before the 2800 m² minimum lot size.

In response to G. Brumby, E. Gilbert noted that the septic system isn't an issue for the building department. The building code doesn't deal with the nitrates so the only way to deal with the nitrates is through the lot creation. The tertiary systems can mitigate the nitrates but they're generally very expensive to install and require significant maintenance which requires a maintenance agreement with the Township. When the system needs to be replaced, there is no requirement to continue to install that system which is a concern from a Planning perspective.

L. Martin commented that he feels as though this is infilling and he would rather see it built on than sit empty.

A list of proposed conditions was presented to the Committee for consideration by E. Gilbert.

J. Dey commented that they were willing to proceed with the recommended conditions if approved.

In response to C. Van Haastert, E. Gilbert noted that the legal lot frontage that would be left would be about 30 ft.

E. Gilbert noted that the applicants do have a building opportunity on the whole parcel so they could build a house today without the severance but its just the severance which is problematic.

In response to J. Lessif, E. Gilbert noted that there is enough area on the R1 area that they could build a house here and overall, there is 50 acres for the whole parcel so they would be eligible for a permit from the Township of Norwich. He also noted that it would depend on where the house was located as to the likelihood of meeting the requirements if they build the house now and then ask for a severance later.

J. Dey stated that he was aware of the option however, they decided to do the severance first as their parents would appreciate the ownership of the lot.

In response to D. Paron, E. Gilbert noted that there should be a condition for cash in lieu however the Township covers off this condition in another one listed.

G. Brumby advised the applicant that they have the option to defer the application in order to review and accept the requested conditions being considered for this application if it was approved.

J. Dey advised that they have weighed the options already and prefer to move ahead with the application at this time.

No further comments or concerns were received from the Committee.

B24-77-3

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

'Granted'

CONDITIONS:

1. The applicant obtain a site-specific Official Plan Amendment to ensure the lot to be severed is wholly within the Village of Springford.
2. The lot to be severed be appropriately rezoned.
3. If required, a road widening to 3 m (9.8 ft) from the centre line of Main Street East along the frontage of the lot to be severed and the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department.
4. The applicant is required to obtain an Entrance Permit for the lot to be severed and further, be designed in accordance with the County of Oxford Guidelines For Entrances to the County Road System, to the satisfaction of the County of Oxford Public Works Department.
5. The Owner shall prepare an overall site grading, drainage and servicing plan for both the proposed severed lot, to the satisfaction of the Township of Norwich and that the construction of private drainage connection for the lot to be severed be constructed to the satisfaction of the Township.
6. The Owner shall enter into a severance agreement with the Township of Norwich respecting the use, installation and maintenance of a tertiary septic system to serve the lot to be severed, to the satisfaction of the Township of Norwich and Oxford County Community Planning Office.
7. The Owner shall prepare and submit for review a stormwater management brief, to the

satisfaction of the Township of Norwich.

8. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owner('s) expense, to the satisfaction of the Township of Norwich.
9. The existing pole barn on the lot to be severed be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of Norwich.
10. 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.
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 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.

A24-20-3

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

'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.

B24-84-5 – Roman Vonlukawiecki & Sabina Philipsz
(Pt Lt 3, Conc. 5 (West Zorra), Township of Zorra)

Roman Vonlukawiecki, Sabina Philipsz & Payden Shrubbs, were present to speak to the application.

E. Gilbert presented the Staff report. The purpose of application B24-84-5 is to facilitate the severance of approximately 3.2 ha (8 ac) of agricultural lands to be added to the lands to the immediate west. It is proposed that an area of approximately 0.8 ha (2 ac) containing an existing single-detached dwelling and detached accessory structure be retained. The land to be severed is currently vacant and is under agricultural (cash cropping) production. The lot proposed to be enlarged is approximately 19.4 ha (48 ac) in size and is currently vacant.

The subject lands are described as Lot 3, Conc. 5, are located on the west side of 39th Line, between Road 66 and Road 68, and are municipally known as 395103 39th Line.

No comments of concern were received from the agencies circulated.

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

P. Shrubb understood and accepted all noted conditions.

The Committee had no questions or concerns.

B24-84-5

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

'Granted'

CONDITIONS:

1. The lot to be retained and the lot to be enlarged be appropriately zoned to the satisfaction of the Township of Zorra.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of Zorra.
4. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

B24-85-8 – Z-Modular Woodstock Inc.

(Pt of Lt 10, Plan 1613, d/a Pts 1 & 4, 41R6980, s & e Pts 1-4, 41R7987, City of Woodstock)

Dmitri Khakhoula, the owner was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The application for consent seeks to sever lands with a frontage of 0 m, depth of 3.8 m (12.5 ft), area 121.8 m² (1,311 ft²) and boundary adjust them to a property to the north and west (550 Parkinson Road).

The subject lands front on the west side of Ferguson Drive, lying between Parkinson Road and Juliana Drive and are legally described as Plan 1613, Part Lot 10, in the City of Woodstock, known municipally as 140 Ferguson Drive.

A condition for rezoning is included as the lands to be severed are zoned R4-9 as a part of the lot to be retained and the lot to be enlarged has R3 zoning so it will be a requirement to change that zoning so it's consistent with the lot to be enlarged.

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.

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

In response to A. Tenhove, E. Gilbert noted that there is a common entrance off Ferguson Dr and then there's an access easement that allows a shared drive aisle.

No further comments or concerns were received from the Committee.

B24-85-8

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north and west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The owner shall submit a recent survey of the lot to be enlarged and lot to be retained to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
3. The lot to be severed shall be appropriately zoned.
4. The Owner shall provide proof of easement for Part 1 of 41R-3678 to Oxford County Public Works to the satisfaction of Oxford County Public Works.
5. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
6. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the

City regarding the installation of services and drainage facilities.

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

CARRIED.

B24-91-1 – John Mensink & Evelyne Baker

(N ½ Lt 5, Conc. 6 (Blandford), except Pt 1, 41R3722, Pt 3, 41R3127, Township of Blandford-Blenheim)

No one was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The Severance Application has been requested to facilitate the retention of a non-farm rural residential lot through a farm consolidation. The lot to be severed comprises approximately 34 ha (84 ac) and would remain in agricultural production. The lot to be severed would be conveyed to the agricultural land to the immediate south, which is approximately 12.3 ha (30.6 ac) in size and in agricultural production. The lot to be retained comprises approximately 0.8 ha (2 ac) and would have frontage on Oxford Road 29. A single detached dwelling, shed, solar panel, and a detached garage exist on the subject lands, and each will be kept on the lot to be retained. The existing barn is proposed to be removed.

The subject lands are described as Lot 5, Concession 6 (Blandford). The lands are located on the south side of Oxford Road 29, lying Blandford Road and Oxford Road 22. The subject lands are municipally addressed as 806046 Oxford Road 29.

An Official Plan Amendment was also submitted and approved by Oxford County Council which would facilitate this Consent.

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

In response to C. Van Haastert, E. Gilbert noted that in theory the applicants won't need to use the previous railway crossing as they will now have legal access from Oxford Rd 29.

G. Brumby commented that they could still use that railway crossing technically.

The Committee had no further comments or concerns.

B24-91-1

Moved by: L. Martin

Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The lot to be retained, lot to be severed, and lot to be enlarged be appropriately zoned.
2. The Owners shall enter into an agreement with the County of Oxford to prohibit the construction of a new residential dwelling of any type, including additional residential units, on the agricultural lot to be severed and enlarged, more particularly described as Part of PIN 002670009 and 002670008 being N Lot 5 and S Lot 5, Concession 6, except Part 1, Plan 41R 372 and Part 3, Plan 41R-3127 (i.e. the agricultural lots to be severed and enlarged); Township of Blandford-Blenheim, County of Oxford (the "Remnant Farm Property").
3. 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.
4. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of Blandford-Blenheim.
5. If required, the Owners shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
6. The existing barn, associated livestock pen, and associated concrete pad shall be removed, to the satisfaction of the Township of Blandford-Blenheim.
7. The Owners shall provide an As-Built Survey for the lot to be retained showing the dimensioned location of all buildings, structures, wells, and septic components on the lands, to the satisfaction of the Township of Blandford-Blenheim.
8. The access to the east of the lot to be retained entering Oxford Road 29 shall be removed to the satisfaction of the County of Oxford Public Works Department.
9. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of Blandford-Blenheim, financial, services and otherwise, have been complied with.
10. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

B24-92-2 – Tanya & Andrew Scott

(Pt Lt 9, Conc. 17 (East Zorra), Township of East Zorra-Tavistock)

Robert Yates was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The Application for Consent is to create one (1) new building lot from an existing 'Residential Type 1 Zone (R1)' lot. The lot to be severed by B24-92-2 will be approximately 668.9 m² (7,200 ft²) in area. A single detached dwelling is proposed for the lot to be severed. The lot to be retained would be approximately 1,003.3 m² (10,800 ft²) in area and the existing single detached dwelling is proposed to remain.

The subject lands are described as Part Lot 9, Concession 17 (East Zorra). The lands are located on the south side of Main Street, lying between James Street and Queen Street. The subject lands are currently municipally addressed as 25 Main Street.

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

R. Yates inquired about the road widening condition. E. Gilbert described the process. R. Yates understood and accepted all noted conditions.

The Committee had no further comments or concerns.

B24-92-2

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

'Granted'

CONDITIONS:

1. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
2. If required, the Owners shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
3. The Owners shall provide an As-Built Survey for the lot to be retained and the lot to be severed, including spot grade elevation on both lots, showing the dimensioned location of all buildings and structures on the lands, to the satisfaction of the Township of East Zorra-Tavistock.
4. The existing shed on the lot to be severed shall be removed, to the satisfaction of the Township of East Zorra-Tavistock.
5. The Owners shall provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
6. A 3 m (9.8 ft) road widening along the frontage of the lot to be severed be conveyed to the Township of East Zorra-Tavistock, free of all costs and encumbrances, to the satisfaction of the Township of East Zorra-Tavistock.
7. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all requirements, financial and otherwise, of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with.
8. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the

Land Division Committee that all requirements of the Township of East Zorra-Tavistock, financial, services and otherwise, have been complied with.

9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

B25-01-2 – 588922 Ontario Inc.

(Pt Lt 86, Plan 820 (East Zorra), d/a Parts 1-3, 41R9704, Township of East Zorra-Tavistock)

Mike Goor was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The Application for Consent has been submitted to facilitate the severance and conveyance of land from an industrial property to an abutting industrial property. The lot to be severed comprises approximately 1.2 ha (3 ac) and is currently vacant. The lot to be severed would be conveyed to the industrial property to the immediate west (596222 Highway 59). A warehouse/shop is proposed on the lot to be severed. It is proposed that the lot to be retained will be 5.5 ha (13.8 ac) in size and will continue to contain an existing concrete plant. No further development is currently planned for the lot to be retained.

The subject lands are described as Part Lot 86, Plan 820 (East Zorra), Parts 1 to 3, Registered Plan 41R-9704. The lands are located on the east side of Highway 59, lying between Loveys Street East and Braemar Sideroad. The subject lands are not currently municipally addressed.

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.

M. Goor had no questions or concerns and understood and accepted all noted conditions.

No questions or comments were received from the Committee.

B25-01-2

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

'Granted'

CONDITIONS:

1. The parcel intended to be severed and conveyed to the abutting landowner to the immediate west 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 lot to be severed shall be appropriately zoned.
3. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
4. If required, the Owners shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
5. An agreement between landowners shall be entered regarding the maintenance and use of the existing stormwater management pond and registered on title, to the satisfaction of the Township of East Zorra-Tavistock.
6. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of East Zorra-Tavistock, financial, services and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

B25-02-2; A25-01-2; B25-03-2 – 1000019811 Ontario Inc.

(Lt 17 & 18 w/s Blandford St, Plan 35, except Pt 1, 41R7482, Township of East Zorra-Tavistock)

Ali Zulfiqar was present online to speak to the application.

E. Gilbert reviewed the staff Planning Report. The Applications for Consent are to create two new residential lots from an existing lot that contains a single detached dwelling and an accessory building. The lot to be severed via B25-02-2 would be approximately 566.7 m² (6,099.9 ft²) in size while the lot to be severed via B25-03-2 would be approximately 592.9 m² (6,381.9 ft²) in size. A single detached dwelling is proposed to be constructed on each of the two lots to be severed. The lot to be retained would be approximately 738.7 m² (7,951.3 ft²) in area and it is proposed that the existing single detached dwelling and accessory building would remain.

In addition to the Consent Application, a Variance Application has also been submitted to request relief to permit a reduced minimum lot frontage of 12 m (39.3 ft) on the lot to be severed via B25-02-2.

The subject lands are described as Lots 17 and 18, W/S Blandford Street, Plan 35 in the Township of East Zorra-Tavistock. The subject lands are located on the west side of Blandford Street, lying between Vincent Street and Balsam Street. The subject lands are currently municipally addressed as 152 Blandford Street in Innerkip.

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

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

A. Zulfiqar had no questions or concerns and understood and accepted all noted conditions.

In response to D. Paron, E. Gilbert noted that in this case the entrance permit would be dealt with at the building permit stage so it is not required to be addressed through the Consent.

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

B25-02-2

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

'Granted'

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all requirements, financial and otherwise, of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with.
2. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
3. If required, the Owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra Tavistock.
4. The Owner shall prepare an overall grading plan to the satisfaction of the Township of East Zorra-Tavistock.
5. The Owner shall provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
6. The portion of the existing driveway on the lot to be retained that would extend onto the lot to be severed shall be removed, to the satisfaction of the Township of East Zorra-Tavistock.
7. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of East Zorra Tavistock, financial, services and otherwise, have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

A25-01-2

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

'Granted'

CONDITIONS:

1. That the proposed relief for lot coverage shall only apply to an existing single detached dwelling and accessory building of the approximate size and location as depicted on Plate 3 of Report CP 2025-102.

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of Township of East Zorra-Tavistock Zoning By-law No. 2003-18.

B25-03-2

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

'Granted'

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all requirements, financial and otherwise, of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with.
2. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
3. If required, the Owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra Tavistock.

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4. The Owner shall prepare an overall grading plan to the satisfaction of the Township of East Zorra-Tavistock.
 5. The Owner shall provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
 6. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of East Zorra Tavistock, financial, services and otherwise, have been complied with.
 7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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 L. Martin the Land Division Committee meeting adjourned at 10:46am.

“Original Signed by”

CHAIRPERSON