

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, October 2, 2025

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and virtually via livestream, on Thursday, October 2, 2025, at 9:30 a.m. with the following individuals:

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

The meeting was called to order at 9:34am.

DECLARATION OF CONFLICT OF INTEREST:

Coen Van Haastert declared a conflict for application B25-31-5.

APPROVAL OF MINUTES:

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

"The Minutes of the Meeting of September 4, 2025, be approved as amended, printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

1. Correspondence received September 23, 2025 received from Jason Simpson, CBO, Township of Norwich
RE: Application B25-38-3; B25-39-3; A25-07-3; A25-08-3 (Couwenberg Rentals Inc.)
2. Correspondence received September 25, 2025 received from Abbey Smith
RE: Application B25-37-4 (Allis-Ann Farm Ltd.)
3. Correspondence received September 30, 2025 received from Steve Pastel
RE: Application B25-38-3; B25-39-3; A25-07-3; A25-08-3 (Couwenberg Rentals Inc.)
4. Correspondence received October 1, 2025 received from Suzy Kungl
RE: Application B25-38-3; B25-39-3; A25-07-3; A25-08-3 (Couwenberg Rentals Inc.)
5. Correspondence received October 1, 2025 received from Rob & Jennifer de Vries
RE: Application B25-37-4 (Allis-Ann Farm Ltd.)

APPLICATIONS FOR CONSENT:

B25-31-5 – Randy Barber
(PIN 00181-0032, 434932 43rd Line, Township of Zorra)

Brian Willsie of Thedford Independent Consulting was present online to speak to the application of behalf of Randy Barber.

E. Gilbert reviewed the staff Planning Report. The intent of the application is to facilitate the severance of one (1) new 'Agri-Business Zone (AB)' lot for the purpose of permitting a coverall building manufacturer, while retaining a lot for similar purposes. The lot to be severed is currently vacant and is proposed to be 1.42 ha (3.5 ac) in area, with approximately 179 m (587.2 ft) of frontage along 43rd Line. It is proposed that the retained lot be approximately 3.67 ha (9.11 ac) in size. The retained lot contains an existing shop, a livestock barn and a single detached dwelling.

The subject lands are described as Concession 1, Part Lot 21, Plan 96, Lots 1, 2, 11 to 13, Part Lots 3 to 10, 14, 15, 41R-1238, Part 2, are located between Road 68 and Beachville Road, and are municipally known as 434932 43rd Line, in the Township of Zorra.

No comments of concern 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.

B. Willsie understood and accepted all conditions.

In response to and inquiry from D. Paron, B. Willsie confirmed that the Ultimate Structures business located across the road at 434935 43rd Line will be purchasing the lot to be severed and relocating the business to the severed parcel.

No further comments or concerns were received from the Committee.

B25-31-5

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

'Granted'

CONDITIONS:

1. If required, a 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 Zorra.
2. The lands to be severed be appropriately zoned to the satisfaction of the Township of Zorra.
3. A road widening of 15 m (49.2 ft) from the centreline of 43rd Line, along the frontage of the lots to be severed and retained shall be conveyed to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department.
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.

B25-40-5 – 2307718 Ontario Inc.
(Lot 6, Conc. 10, 742871 Road 74, Township of Zorra)

Derek Truelove, the agent, was present to speak to the application.

E. Gilbert presented the Staff report. The purpose of application B25-40-5 is to facilitate the severance of approximately 41.7 ha (103.13 ac) of agricultural lands to be added to the lands to the immediate east. It is proposed that an area of approximately 0.38 ha (0.96 ac) containing an existing single detached dwelling be retained. The lands to be severed currently contain an agricultural building and are in agricultural production (cash cropping). The lot proposed to be enlarged is approximately 41.46 ha (102.46 ac) in size and currently contains a single detached dwelling, storage shed, a barn, 2 coverall storage buildings, 2 drivesheds and a number of silos.

The subject lands are described as Lot 6, Conc. 10, are located on the north side of Road 74, between 15th Line and 19th Line, and are municipally known as 742871 Road 74.

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

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

D. Truelove had no questions or concerns and understood and accepted all conditions, including the amendment to condition 4 to reflect the potential to have the barn on the severed lot converted to prohibit livestock, and had no other questions.

D. Truelove responded to D. Paron regarding her inquiry about the potential to have the livestock barn converted to prohibit animal housing on the severed lands. He also confirmed that all appropriate utilities would be identified upon the completion of the survey, as there is an existing propane tank within proximity of the barn that will be part of the retained lands.

The Committee had no further comments or questions.

B25-40-5

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned to the satisfaction of the Township of Zorra.
2. The parcel intended to be severed shall be conveyed to the abutting landowner to the immediate east and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. 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 owner shall provide confirmation that the existing livestock building and manure storage facility on the severed lot have been demolished, or a change of use permit has been issued prohibiting the housing of livestock within the existing agricultural building, to the satisfaction of the Township of Zorra.
5. 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.
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. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B25-41-6; A25-09-6 – B & E Holdings Ltd.

(Lot 1, South Side Victoria, Block 74, Plan 279, 209 Victoria Street, Town of Ingersoll)

Steven Kakalettris of Zelinka Priamo, was present to speak to the application on behalf of the applicant.

E. Gilbert reviewed the staff Planning Report. The intent of the application is to create one new vacant residential parcel for the future development of a single detached dwelling and the retention of a residential parcel containing an existing single detached dwelling.

It is proposed that the lot to be severed will be approximately 1,091.9 m² (11,753.5 ft²) in size, with approximately 9.51 m (31.1 ft) of frontage on Victoria Street. One new single detached dwelling is proposed for the lot to be severed. A minor variance from the 'Residential Type 2 Zone (R2)' zone provisions of the Town of Ingersoll Zoning By-law has been requested for the lot to be severed, as follows:

- Relief from Table 7.2 to reduce the minimum required lot frontage for a single detached dwelling from 11.5 m (37.7 ft) to 9.5 m (31.1 ft).

It is proposed that the lot to be retained will be approximately 879.8 m² (9,470.4 ft²) in size, with approximately 19.3 m (63.3 ft) of frontage on Victoria Street. The lot to be retained contains one existing single detached dwelling and a minor variance from the 'Residential Type 2 Zone (R2)' zone provisions of the Town of Ingersoll Zoning By-law will be required for the retained lands, as follows:

- Relief from Table 7.2 to reduce the minimum required interior side yard width from 1.2 m (3.9 ft) to 1 m (3.2 ft).

The subject lands are located on the south side of Victoria Street, lying between McKeand Street and Wonham Street North and are municipally known as 209 Victoria Street, Ingersoll.

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.

S. Kakalettris indicated that he understood and accepted the noted conditions and had no further comments or questions.

A. Tenhove inquired about required additional parking due to the additional residential unit. E. Gilbert confirmed one additional space is required, however, due to the attached garage and large 9 m driveway, there should be enough space to accommodate additional parking.

D. Paron asked about the maintenance of the required fence. E. Gilbert stated that the severance agreement requires the fence to be kept in good repair. The agreement is registered on title, and it will be up to the Town of Ingersoll to ensure its enforcement.

No further comments or concerns were received from the Committee.

B25-41-6

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

'Granted'

CONDITIONS:

1. 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. This condition requires that both properties 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 drainage plan, prepared by a Professional Engineer or Ontario Land Surveyor, to satisfaction of the Town of Ingersoll. The said grading plan shall demonstrate that all surface water is fully contained, does not negatively impact any adjoining property, is directed away from any existing or proposed structures and is directed to an adequate stormwater outlet.
3. The Owner shall submit a servicing plan and 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. A financial security deposit will be required, in accordance with the Town of Ingersoll Development Agreement Security Policy, to the satisfaction of the Town of Ingersoll.
6. Any existing buildings/structures on the severed lands be removed, subject to Building Permits for Demolition, to the satisfaction of the Town of Ingersoll.
7. The Owner shall provide a cash-in-lieu of parkland dedication, to the satisfaction of the Town of Ingersoll.
8. If required, a road widening to 0.85 m (2.78 ft) from the centreline of Victoria Street along the frontage of the lot to be severed and the lot to be retained be dedicated to the Town of Ingersoll, free of all costs and encumbrances, to the satisfaction of the Town of Ingersoll.
9. The Owner shall demonstrate that a safety berm has been established abutting the railway right-of-way. The said safety berm shall be adjoining and parallel to the rail line right-of-way with returns at the ends, 2 metres above grade at the property line, with side slopes not steeper than 2.5 to 1, to the satisfaction of the Town of Ingersoll.

10. The Owner shall be required to install and maintain a chain link fence, a minimum 1.83 m (6 ft) in height along the mutual property line shared with the railway right-of-way, to the satisfaction of the Town of Ingersoll.
11. 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. The said severance agreement shall contain a provision that future residential development on the subject lands be located in conformance with the site sketch provided in Plate 3 of Report No CP2025-284 and maintain a minimum 42 m (137.7 ft) rear yard depth. Further, the said severance agreement shall include provisions for warning clauses to be provided in all development agreement, offers to purchase and agreements of purchase and sale or lease of each dwelling unit, as follows:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 meters from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”
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. The Land Division Committee did not receive any comments from the public respecting this application.

A25-09-6

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

‘Granted’

REASONS:

1. The variance requested is a minor variance from the provisions of the Town of Ingersoll Zoning By-law No. 04-4160.
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.

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4. The variance requested is in keeping with the general intent and purpose of the Town of Ingersoll Zoning By-law No. 04-4160.

CARRIED.

B25-36-6 – BW Conn Homes Ltd.

(Pt Lt 21, Conc. 2 (West Oxford), 60 Clark Road East, Town of Ingersoll)

Brian Conn, the owner, was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The intent of the application is to facilitate a residential lot addition in the Town of Ingersoll. It is proposed that approximately 441.2 m² (4,750.8 ft²) of vacant residential land will be severed from the rear yard of 60 Clark Road East (lot to be retained) and added to the residential parcel to the immediate west located at 58 Clark Road East (lot to be enlarged). The proposed lot addition will create an “L” shaped parcel for the lot to be enlarged, which contains an existing single detached dwelling and no new development is proposed for the enlarged or severed lot.

Once severed, the lot to be retained will be 1,423.2 m² (15,316.7 ft²) in size, with approximately 29 m (95.1 ft) of frontage on Clark Road East and a depth of approximately 49.2 m (161.1 ft). The lot to be retained previously contained a single detached dwelling, which has recently been removed and a semi-detached dwelling is proposed for the retained lands via a separate application for zone change (File No. ZN 6-25-03).

The subject lands are located on the south side of Clark Road East, lying west of Cash Crescent and are municipally known as 60 Clark Road East in Ingersoll.

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. Conn had a question regarding the driveway comments from the Town of Ingersoll engineer. He is hoping to reuse existing driveways. E. Gilbert confirmed that the comments are not a condition of approval, but Mr. Conn may have to have further discussion with the Town regarding the reuse of the driveways and whether that will be permitted, given their current locations.

Mr. Conn had no questions or concerns and understood and accepted all noted conditions.

B25-36-6

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

‘Granted’

CONDITIONS:

1. The Owner shall submit a grading and drainage plan, prepared by a Professional Engineer or Ontario Land Surveyor, to satisfaction of the Town of Ingersoll. The said grading plan shall demonstrate that all surface water is fully contained, does not negatively impact any adjoining property, is directed away from any existing or proposed structures and is directed to an adequate stormwater outlet.
2. The parcel intended to be severed shall be conveyed to the abutting land owner to the immediate west and consolidated with said owner’s existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. The Owners shall submit a servicing plan and 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. 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.
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. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B25-37-4 – Allis-Ann Farm Ltd.

(Pt Lts 17 & 18, Conc. 1 (West Oxford), 563974 Karn Road, Town of Ingersoll & Township of South-West Oxford)

Ryan Verhoog, the solicitor, was present to speak to the application on behalf of the owners.

E. Gilbert presented the Staff report. The intent of the application is to sever 3.1 ha (7.66 ac) of vacant land, located in the Town of Ingersoll, and retain an agricultural parcel 55.2 ha (136.4 ac) in size, located within the Township of South-West Oxford. The purpose of the application is to facilitate future residential development on the lot to be severed, within the Town of Ingersoll.

It is proposed that the lot to be severed (located within the Town of Ingersoll) will have approximately 100 m (328.1 ft) of frontage at the end of Walker Road and an approximate depth of 306.41 m (1,005.28 ft), while the lot to be retained (located within the Township of South-West Oxford) will have approximately 414.94 m (1,361.35 ft) of frontage along Karn Road and an approximate depth of 1,114.27 m (3,655.74 ft).

Both the lot to be severed and the lot to be retained are currently used for agricultural purposes. The lot to be severed is currently vacant and the lot to be retained contains two (2) barns and a single detached dwelling, which will be maintained.

The subject lands are legally described as Part Lots 17 and 18, Concession 1 (West Oxford). The lands are located on the south side of Karn Road, lying between David Street and Church Line and are municipally known as 563974 Karn Road.

No comments of concern were received from the agencies circulated.

Comments were received from members of the public and noted as late correspondence. These comments outlined concerns regarding the loss of farmland, traffic and the potential impact to property values.

E. Gilbert noted that the lands to be severed were brought into the Town of Ingersoll through a boundary adjustment in 2021 and were redesignated for residential purposes through the South West Ingersoll Secondary plan. The retained lands within the Township of South-West Oxford will remain a viable farm parcel.

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

R. Verhoog noted that they would like to have Condition #1, the requirement for a lot grading and drainage plan, removed as they feel it isn't necessary until the lands are sold to a developer and are preparing for the next stage of development. T. Routenburg, the consultant project manager for the project, noted they are currently preparing the development and drainage plans, and noted that the condition would be more appropriate at the time of draft plan of subdivision. The current owner intends to remain the owner of both parcels for the foreseeable future. Specific drainage requirements would be addressed through a draft plan of subdivision.

Each committee member provided their viewpoint on whether they felt the condition should be kept or could be removed.

R. Verhoog had no further comments or concerns and understood and accepted all other noted conditions.

The Committee had no further comments or questions.

B25-37-4

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

'Granted'

CONDITIONS:

1. 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.
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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B25-38-3; B25-39-3; A25-07-3; A25-08-3 – Couwenberg Rentals Inc. (Lots 104-106, Plan 745, 6 Centre Street, Township of Norwich)

Brad Demming, the applicant, was present to speak to the application.

E. Gilbert presented the Staff report. The intent of the report is to facilitate the creation of two (2) residential building lots and retain a lot containing an existing single detached dwelling in the Village of Norwich. The proposed lots to be severed will be approximately 446.6 m² (4,807 ft²) in area, with 12.8 m (42 ft) of frontage along Centre Street. A single detached dwelling is proposed

on each of the lots to be severed. The lot to be retained will be approximately 730.9 m² (7,867 ft²) in area with 20.9 m (68.6 ft) of frontage along Centre Street.

The lots to be severed require the following variances:

Zoning Provisions	Required	Proposed
Lot Area (B25-38-3 & B25-39-3)	450 m ² (4,844 ft ²)	446.6 m ² (4,807 ft ²)
Lot Frontage (B25-38-3 & B25-39-3)	15 m (49.2 ft)	12.8 m (42 ft)

The subject lands are described as Lots 104-106, Plan 745, located on the east side of Centre Street lying between Elgin Street and Main Street W and are municipally known as 6 Centre Street, Village of Norwich.

No comments of concern were received from the agencies circulated.

Comments were received from members of the public and noted as late correspondence. These comments outlined concerns regarding the impact of additional driveways, traffic, density and parking.

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

B. Demming had no questions or concerns and understood and accepted all noted conditions.

L. Martin and G. Brumby had questions regarding the large grade difference on the lands. B. Deming noted the new homes will be at the same grade as the existing and has spoken with the drainage superintendent regarding their plan for a retaining wall that will direct the flow to the northeast end of the property. The drainage superintendent indicated they were happy with the proposed plan.

D. Paron stated that in one of the resident letters, there was concern for the possible loss of a large tree on the property, located almost directly across from the retirement home driveway. B. Deming responded that he doesn't believe the tree will be an issue, and that there is no intention to remove the tree. The owner would like the tree to remain as it is.

The Committee had no further comments or questions.

B25-38-3

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

'Granted'

CONDITIONS:

1. The Owner agrees to satisfy all requirements, financial and otherwise, of the County Public Works Department, regarding the installation of water and sanitary services, to the satisfaction of the County of Oxford.
2. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act. R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Norwich.
3. If required, the Owner shall enter into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
4. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, 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 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.

B25-39-3

Moved by: A. Tenhove reason 2
Seconded by: L. Martin

'Granted'

CONDITIONS:

1. The Owner agrees to satisfy all requirements, financial and otherwise, of the County Public Works Department, regarding the installation of water and sanitary services, to the satisfaction of the County of Oxford.
2. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Norwich.
3. If required, the Owner shall enter into a Severance Agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
4. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, 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 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.

A25-07-3

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of the Township of Norwich Zoning By-law No. 07-2003-Z.

A25-08-3

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of the Township of Norwich Zoning By-law No. 07-2003-Z.

CARRIED.

On the motion of A. Tenhove the Land Division Committee meeting adjourned at 10:42am.

"Original Signed by"

VICE-CHAIRPERSON
Dianne Paron