

## MINUTES

### OXFORD COUNTY LAND DIVISION COMMITTEE

#### HYBRID HEARING

Thursday, May 1, 2025

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and met virtually via livestream, on Thursday, May 1, 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
Senior Planner	-	H. St. Clair
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: D. Paron

*"The Minutes of the Meeting of April 3, 2025, be approved as amended, printed and circulated."*

CARRIED.

#### BUSINESS ARISING FROM THE MINUTES:

None.

#### GENERAL BUSINESS:

None.

#### CORRESPONDENCE:

None.

#### APPLICATIONS FOR CONSENT:

##### B24-31-1 – Stott Farm Ltd.

(NW ¼ Lt 9, Conc. 6 (Blenheim), except Pt 1, 41R6197, N ½ Lt 10, Conc. 6 (Blenheim), except Pt 6, 41R2799, Township of Blandford-Blenheim)

Gwen & Ed Stott, the owners, were present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The severance application (B24-31-1) has been

submitted to facilitate the separation of a surplus farm dwelling from the rest of the agricultural lands. The lot to be severed comprises approximately 59.8 ha (147.9 ac), is in agricultural production, and currently contains four barns, silos, and a single detached dwelling accessory to the farm.

It is proposed that the lot to be retained will be 0.3 ha (0.9 ac) in size and will contain an existing single detached dwelling. Should severance application B24-31-1 be approved by the Land Division Committee, the applicant will be required to submit a Zone Change Application to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' to recognize the new use of the lands for non-farm rural residential purposes with a reduced lot depth. The lot to be severed would be rezoned from "General Agricultural Zone (A2)" to 'Special General Agricultural Zone (A2-sp).' The special provision would prohibit new residential units on the lands.

The subject lands are described as NW ¼ Lt 9, Conc. 6 (Blenheim), except Pt 1, 41R6197, N ½ Lt 10, Conc. 6 (Blenheim), except Pt 6, 41R2799, Township of Blandford-Blenheim. The lands are located on the southeast corner of the Oxford Road 29 and Motherall Road intersection. The subject lands are currently municipally addressed as 915810 Motherall Road and 807240 Clark Road.

This application would create non-compliance with the MDS I setback requirements for the existing manure lagoon on the retained lands, so to address this the owner has agreed to upgrade the manure storage pit on site and to establish an uncovered manure pit located elsewhere on the severed lot to achieve the compliance.

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.

G. & E. Stott had no questions or concerns and understood and accepted all conditions.

In response to D. Paron, H. St. Clair noted that condition #8 is still required based on the Official Plan Policies.

In response to C. Van Haastert, H. St. Clair and E. Stott noted that the upgrades required should be able to be completed within the two year Consent timeline requirement.

No additional comments or concerns were received from the Committee.

#### B24-31-1

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

*'Granted'*

#### CONDITIONS:

1. The lot to be retained and the lot to be severed be appropriately zoned, to the satisfaction of the Township of Blandford-Blenheim.
2. If required, the Owner enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
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 Blandford-Blenheim.
4. The Owner 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.

5. The Owner shall carry out the necessary work required to bring the on-site manure storage into compliance with any required Minimum Distance Separation II (MDS II) setbacks, to the satisfaction of the Township of Blandford-Blenheim.
6. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
7. A sight triangle measuring 15 m (49.2 ft) x 15 m (49.2 ft) at the intersection of Motheral Road and Oxford Road 29 shall be conveyed to the County of Oxford from the lot to be severed, free and clear of all costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department.
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 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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B24-59-8 – Jeffrey, Paula & Duncan Sinclair  
(Lt 14, Pt Lt 15, Blk L, Plan 55, Pt 1, 41R7009, City of Woodstock)

Ross Bonn was present to speak to the application.

H. St. Clair presented the Staff report. The application for consent seeks to add lands to a property immediately to the east, as a boundary adjustment, to remedy the encroachment from an existing house onto a neighbouring property. The lands to be severed have no frontage, a depth of 40.2 m (131.9 ft), and an area of 123 m<sup>2</sup> (1,324 ft<sup>2</sup>). The retained lands will have a frontage of 2.18 m (71.5 ft), a depth of 34.2 m (112.2 ft), and an area of 1,368.9 m<sup>2</sup> (14,735.1 ft<sup>2</sup>). The lands to be enlarged will have frontage of 20.6 m (67.6 ft), a depth of 40.2 m (131.9 ft), and an area of 812.7 m<sup>2</sup> (8,748.1 ft<sup>2</sup>). The lands to be severed are vacant, and both the proposed severed and retained lands contain single detached dwellings.

The subject lands front on the south side of Main Street, lying between Ingersoll Road and Mill Street and are legally described as Plan 55, Lot 14 and Part Lot 15, in the City of Woodstock, known municipally as 182 Main Street.

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

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

R. Bonn advised that the garage structure will be removed. He understood and accepted all noted conditions.

The Committee had no questions or concerns.

B24-59-8

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

*'Granted'*

CONDITIONS:

1. The parcel intended to be severed 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.
2. The owner shall provide the minimum required side yard setback in relation to the new property line and the existing accessory structures located on the retained lands and/or the structures shall be removed, relocated or altered to the satisfaction of the City of Woodstock Building Department.
3. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
4. The Clerk of the City of Woodstock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B25-06-8 – Hunt Property Corp.  
(Lt 142C, Plan 293, City of Woodstock)

Derek Truelove was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application for consent seeks to sever a vacant lot with a frontage of 14.2 m (46.4 ft), depth of 25.2 m (82.6 ft), area of 352 m<sup>2</sup> (3,788.9 ft<sup>2</sup>) and retain a dwelling unit with a frontage of 12.96 m (42.5ft), depth of 25.1 m (82.3 ft), and area of

335 m<sup>2</sup> (3,605 ft<sup>2</sup>). The intent of the application is to add onto the existing single detached dwelling to create a semi-detached dwelling on two separately conveyable lots.

The subject lands have previously received relief to permit the semi-detached dwelling through MV19-24.

The subject lands front on the west side of Stoney Road, north of Henry Street, and are legally described as Plan 293, Lot 142C, in the City of Woodstock, known municipally as 124 Stoney Road.

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

In response to J. Lessif, H. St. Clair noted that staff have not reviewed a proposed development plan for the lot to be severed, however, the building department wouldn't issue a permit if the applicant wasn't able to demonstrate that there is sufficient parking on the site.

D. Truelove noted that the existing parking is to the north and can accommodate about 4 or 5 spots there. There will also be significant parking to the south and there may be an attached garage.

No further comments or concerns were received from the Committee.

#### B25-06-8

Moved by: A Tenhove  
Seconded by: J. Lessif

*'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 OLS to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
4. 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. Both 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.
5. The Owner agrees to provide a tree compensation plan and compensation for trees to the satisfaction of the City of Woodstock.
6. 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.
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.

B25-04-4; A25-02-4 – Charles & Grace Wolfe

(Pt Lt 4, Conc. 3 (West Oxford), Pt 1, 41R722 & Pt 2 & 3, 41R2519, Township of South-West Oxford)

Charles & Grace Wolfe and Jillian Bartlett were present in person & Ian Bartlett was present online to speak to the application.

H. St. Clair reviewed the staff Planning Report. The overall purpose of this application is to retain one existing residential lot for continued residential purposes (474430 Dodge Line) and enlarge an existing residential lot (474428 Dodge Line). No new construction is proposed as part of this application.

It is proposed that an area of approximately 357.5 m<sup>2</sup> (3,848 ft<sup>2</sup>) be severed from the subject property and added to the rear of the adjacent lot to create a larger and more regularly shaped parcel (474428 Dodge Line). The lot to be severed is currently vacant. The lot to be retained contains a detached dwelling and accessory structure (garage) which will be maintained, and the lot to be enlarged contains an existing dwelling and accessory structure (shed) which will be maintained.

The lot to be retained is proposed to maintain the existing lot frontage of 27.5 m (90.2 ft), the existing approximate lot depth of 67.37 m (221 ft), and have an approximate lot area of 1,839.6 m<sup>2</sup> (19,801.3 ft<sup>2</sup>).

The lot to be enlarged is proposed to maintain the existing lot frontage of 27.5 m (90.2 ft), have an increased lot depth of 67.37 m (221 ft), and have an increased lot area of approximately 1,844.5 m<sup>2</sup> (19,854 ft<sup>2</sup>).

A minor variance is being proposed for the lot to be retained to allow for a reduced minimum lot area of 1,839.6 m<sup>2</sup> (19,801.3 ft<sup>2</sup>) where a minimum lot area of 2,800 m<sup>2</sup> (30,140 ft<sup>2</sup>) is required on a lot where sanitary services are not available.

The subject property is described as Part Lot 4, Concession 3 (West Oxford), Part 1, 41R-722 and Parts 2 and 3, 41R 2519 and located on the east side of Dodge Line lying between Sweaburg Road and Curry Road and is municipally known as 474430 Dodge Line.

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.

J. Bartlett had no question or concerns and understood and accepted all noted conditions.

The Committee had no further comments or concerns.

B25-04-4

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

*'Granted'*

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting lands to the immediate south 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 Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of South-West Oxford, financial, services and otherwise, have been complied with.
3. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

A25-02-4

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

*'Granted'*

REASONS:

1. The variances requested are minor variances from the provisions of the Township of South-West Oxford By-law No. 25-98;
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 South-West Oxford By-law No. 25-98; and
4. The variances requested are keeping with the general intent and purpose of the County Official Plan.

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CARRIED.

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B25-05-2 – Hartholm Farm Ltd.  
(Pt Lt 9-10, Conc. 12 (East Zorra), Township of East Zorra-Tavistock)

Wesley & Seren Hart were present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The severance application (B25-05-2) has been submitted to facilitate the separation of a surplus farm dwelling from the rest of the agricultural lands. The lot to be severed comprises approximately 42.6 ha (105.3 ac), is in agricultural production, and currently contains a single detached dwelling accessory to the farm and an accessory building.

It is proposed that the lot to be retained will be 0.9 ha (2.3 ac) in size and will contain an existing single detached dwelling and an accessory building. Should severance application B25-05-2 be approved by the Land Division Committee, the applicant has also submitted a Zone Change Application to rezone the lot to be retained from 'Special General Agricultural Zone (A2-12)' to 'Rural Residential Zone (RR)' to recognize the new use of the lands for non-farm rural residential purposes. The lot to be severed would be rezoned from "Special General Agricultural Zone (A2- 12)" to 'Special General Agricultural Zone (A2-sp).' The special provision would prohibit new residential units on the lands.

The subject lands are described as Part Lot 9 and Lot 10, Concession 12 (East Zorra), As in A14417 W of OXR18, Save and Except A67832; Save and Except Part 1, Plan 41R-9330. The lands are located on the southeast corner of the Highway 59 and Oxford Road 33 intersection. The subject lands are currently municipally addressed as 595578 and 595564 Highway 59.

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

W. Hart had no questions or concerns and understood and accepted all noted conditions.

In response to G. Brumby, H. St. Clair noted that there is a separate agricultural business property located in the middle which is separate from the subject lands.

The Committee had no further comments or concerns.

B25-05-2

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

*'Granted'*

CONDITIONS:

1. The lot to be retained and the lot to be severed be appropriately zoned, to the satisfaction of the Township of East Zorra-Tavistock.
2. If required, the Owner enters into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
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 East Zorra-Tavistock.
4. The Owner shall provide an As-Built Survey stamped by an Ontario Land Surveyor (OLS) 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 East Zorra-Tavistock.

5. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
6. The Owner 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 Lots 9-10, Concession 12 (East Zorra) As In A14417 W of OXR18, Save and Except A67832; Save and Except Part 1, Plan 41R-9330 (i.e. the agricultural lots to be severed and enlarged); Township of East Zorra-Tavistock, County of Oxford (the "Remnant Farm Property").
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.

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B25-07-2 – Alicia Cundall

(Pt Lt 3 E/S Woodstock St and N/S Hope St, Plan 307; Pt Lt 4 E/S Woodstock St and N/S Hope St, Plan 307, Pt Lt H W/S John St, Plan 307, Pt 2, 41R1727, Township of East Zorra-Tavistock)

Scott Patterson & Brett Zehr were present online to speak to the application.

H. St. Clair reviewed the staff Planning Report. The Application for Severance is to facilitate a boundary adjustment between two existing residential lots. The lot to be severed will be approximately 302 m<sup>2</sup> (3,250.7 ft<sup>2</sup>) in area and would be conveyed to 47 Hope Street East, which is to the immediate south of the lot to be severed. The lot to be retained would be approximately 1,243 m<sup>2</sup> (13,379.5 ft<sup>2</sup>) in area and the existing single detached dwelling is proposed to remain.

The subject lands are described as Part Lot 3, E/S Woodstock St and N/S Hope St, Plan 307; Part Lot 4, E/S Woodstock St and N/S Hope St, Plan 307; Part Lot H, W/S John St, Plan 307, Part 2, 41R172725. The lands are located on the west side of John Street, lying between Hope Street East and Jacob Street East. The subject lands are currently municipally addressed as 31 John Street.

No objections were received from the circulated agencies or the public for this application.

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

S. Patterson had no questions or concerns and understood and accepted all noted conditions.

No questions or comments were received from the Committee.

B25-07-2

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

*'Granted'*

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting lands 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.
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.
4. The accessory building shown on the lot to be severed on Plate 3 of Report CP 2025 122 shall be either removed or relocated to comply with the Township Zoning By-law, to the satisfaction of the Township.
5. The Owner shall provide an As-Built Survey stamped by an Ontario Land Surveyor (OLS) 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 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. A 3 m (9.8 ft) road widening along the frontage of the lot to be enlarged be conveyed to Oxford County, free of all costs, liens, easements, and encumbrances, to the satisfaction of the Oxford County Public Works Department.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B25-17-3 – Michael & Gwen Van Gurp

(Lt 9, Conc. 7, save and except Part 1, 41R-194 (South Norwich), Township of Norwich)

Michael & Gwen Van Gurp were present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of this application is to create an agricultural lot. The lot to be severed will be approximately 36.4 ha (90 ac) in size, with approximately 524 m (1,720 ft) of frontage on Maple Dell Road. The lot to be severed is currently vacant and used for cash-cropping purposes. The lot to be retained will be approximately 44.5 ha (110 ac) in size, with approximately 524 m (1,720 ft) of frontage on Milldale Road. The lot to be retained currently contains a barn, agricultural storage building, dwelling accessory to a farm, and the remainder of the lands are used for cash cropping purposes.

The subject lands are described as Lot 9, Concession 7, save and except Part 1, 41R-194 (South Norwich), Township of Norwich. The subject lands are located between Milldale Road and Maple Dell Road, lying between Highway 59 and Pick Line and are municipally known as 245655 Milldale Road, Township of Norwich.

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.

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

In response to C. Van Haastert, H. St. Clair noted that cash in lieu of parkland is permitted when lots are being created and each of the municipalities have their own by-laws with respect to cash in lieu of parkland so it is applicable for a farm lot creation.

In response to A. Tenhove, H. St. Clair noted that the cash in lieu of parkland condition is requested on a case by case basis and is applied only if the Township requests it.

L. Martin noted there is a typo in the report on page 2 identifying the road as Millbank instead of Milldale.

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

B25-17-3

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

*'Granted'*

CONDITIONS:

1. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owner('s) expense, to the satisfaction of the Township of Norwich.
2. The Owners provide cash-in-lieu of parkland, to the satisfaction of the Township of Norwich.
3. 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.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall

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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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On the motion of D. Paron the Land Division Committee meeting adjourned at 10:40am.

*“Original Signed by”*

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CHAIRPERSON