

## MINUTES

### OXFORD COUNTY LAND DIVISION COMMITTEE

#### HYBRID HEARING

Thursday, February 6, 2025

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

Chairperson	-	G. Brumby
	-	A. Tenhove
	-	L. Martin
	-	J. Lessif
	-	D. Paron
	-	D. Matheson
	-	C. van Haastert
Senior Planner	-	H. St. Clair
Secretary-Treasurer	-	A. Karn Sims

The meeting was called to order at 9:33am.

#### ELECTION OF CHAIR:

Nominations for the position of Chair were invited.

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

*“That Gordon Brumby be nominated for the position of Chair of the County of Oxford Land Division Committee for the year 2025.”*

CARRIED.

G. Brumby accepted the nomination.

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

*“That the nominations for the position of Chair of the County of Oxford Land Division Committee for the year 2025 be closed.”*

CARRIED.

G. Brumby was declared Chair of the County of Oxford Land Division Committee for the year 2025.

#### ELECTION OF VICE-CHAIR:

Nominations for the position of Vice-Chair were invited.

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

*“That John Lessif be nominated for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2025.”*

CARRIED.

J. Lessif accepted the nomination.

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

*“That the nominations for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2025 be closed.”*

CARRIED.

J. Lessif was declared Vice-Chair of the County of Oxford Land Division Committee for the year 2025.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

*“The Minutes of the Meeting of December 5, 2024, be approved as amended, printed and circulated.”*

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

V24-01-8; V24-06-8 – 2079993 Ontario Inc.  
(Pt Lt 49, Plan 41M316, Pt 46, Plan 41R9600 and Pt Blk 34, Plan 41M334, Pts 14 & 15, 41R9921, City of Woodstock)

Jennifer Gaudet was present online to speak to the application.

H. St. Clair reviewed the staff Planning Report. The applicant is proposing to obtain a ‘validation of title’ for the subject lands under Section 57 of the Planning Act. The Application for Validation of Title requests a Validation Order on the subject lands, municipally addressed as 1576 and 1596 Dunkirk Avenue. The subject lands appear to have been conveyed in contravention of the Planning Act and the applicant has submitted a proposal to validate title of the subject parcels in accordance with the relevant provisions of the Planning Act.

The subject lands were originally blocks in a subdivision that were proposed to be further subdivided through the exemption to part lot control process. The applicant’s agent is of the opinion that the lands were transferred after the part lot control exemption by-law had passed, and as such, the transfers contravene the provisions of Section 50 of the Planning Act.

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

Planning staff are of the opinion that the use of the subject property is consistent with the policies of the PPS and the Official Plan with respect to appropriate uses within the 'Low Density Residential' designation. The validated lands will continue to be used as street fronting townhouses, in accordance with the provisions of the R3-14 Zoning. Staff are satisfied that the subject lands conform with the City's Zoning By-law.

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

J. Gaudet had no comments or concerns and understood and accepted the conditions.

In response to J. Lessif, H. St. Clair noted that it appears to have been an oversight during the registration process that caused the contravention of the Planning Act.

J. Lessif commented that if there is no penalty to ignore the deadline and let it expire why wouldn't other applicants do this as well.

J. Gaudet noted that there was an error on the Part Lot Control Exemption By-Law where it expired on the same day that it was passed because the year was wrong. The lawyers realized that there was an error on the Part Lot Control By-Law afterwards which led to the need for these applications.

No further comments or concerns were received from the Committee.

#### V24-01-8

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

*'Granted'*

#### CONDITIONS:

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

#### REASONS:

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

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V24-06-8

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

*'Granted'*

CONDITIONS:

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

REASONS:

1. The application for consent is consistent with the 2024 Provincial Planning Statement.
2. The application 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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B24-09-8; A24-04-8 – Zachary Jankovic  
(Lt 8 S/S Queen Street, Blk H, Plan 52, City of Woodstock)

Mark Burke, the agent, was present online to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of the application for consent is to create one new lot for residential purposes and retain a lot containing an existing duplex dwelling. A duplex dwelling is proposed to be constructed on the severed lands.

The applicant is proposing to obtain relief from Section 7.2, Table 7.2 – R2 Zone Provisions to reduce the minimum lot area of the lands to be severed from 540 m<sup>2</sup> (5,8125 ft<sup>2</sup>) to 278 m<sup>2</sup> (2,992.4 ft<sup>2</sup>); to reduce the minimum lot frontage of the lands to be severed from 18 m (59 ft) to 11 m (36.1 ft); and to reduce the minimum lot depth of the lands to be severed from 28 m (91.9 ft) to 24.5 m (80.4 ft).

The applicant also proposes to reduce the minimum rear yard depth of the lands to be retained from 7.5 m (24.6 ft) to 5.5 m (18 ft), and to reduce the minimum required front yard depth on the lands to be retained from 6 m (19.7 ft) to 2 m (6.6 ft).

The subject lands front on the south side of Queen Street, at the corner of Queen Street and Douglas Street, and are legally described as Lot 8 s/s of Queen Street, Block H, Plan 52, in the City of Woodstock, known municipally as 306 Queen Street.

Comments received from various agencies had no objections to the application.

No comments were received from the public.

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

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

In response to A. Tenhove, H. St. Clair noted that the City of Woodstock Zoning By-Law requirement is 2 parking spaces for a single detached dwelling whereas a duplex would require 1.5 parking spaces per unit, so 3 spaces for the duplex dwelling. The City of Woodstock Planner has reviewed the application with the City of Woodstock and overall, they were supportive of the request.

In response to D. Paron, M. Burke noted that they built a similar plan to this where the upper occupant would have a tandem driveway and garage space, and the lower tenant would have the second driveway space which would be the plan here as well. The 11m frontage would allow for these spaces. There is enough width there to have a double car garage but in general it would end up having one car and storage for the garage because it would be on the smallest limit for what a two-car garage would be.

The Committee had no further comments or concerns.

#### B24-09-8

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

*'Granted'*

#### CONDITIONS:

1. The Owner(s) shall enter into a Severance Agreement with the City of Woodstock as set forth in the City of Woodstock By-Law No. 5266-76, and amendments thereto. The Severance Agreement shall be registered on first title by the Owner, to the satisfaction of the City of Woodstock.
2. The Owner shall submit a current survey to confirm lot sizes and building setbacks, to the satisfaction of the City of Woodstock.
3. The Owner shall confirm that no underground or overhead services serving the retained lands traverse the severed parcel and vice versa. Where such services exist, the Owner shall relocate the services or obtain private easements over the severed and/or retained lands to the satisfaction of the City of Woodstock.
4. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and the County of Oxford, regarding the installation of services and drainage facilities, if required.
5. The Owner shall obtain a letter provided by the Clerk of the City of Woodstock advising the Secretary-Treasurer of the Land Division Committee that all requirements of the City of Woodstock 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.

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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.

A24-04-8

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

*'Granted'*

REASONS:

1. The variances requested are minor variances from the provisions of the City of Woodstock Zoning By-law No. 8626-10;
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 City of Woodstock Zoning By-law No. 8626-10; and
4. The variances requested are keeping with the general intent and purpose of the County Official Plan.

CARRIED.

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B24-69-8; A24-19-8 – Oxford Business Solutions Inc.

(Parcel 85-1, Section 336, Pt Lt 22, Conc. 2, Pt Rd Allowance btwn Conc. 1 & 2, Lts 87-90, Pt Lts 85, 86, 116-120, Plan 336, City of Woodstock)

No one was present in person or online to speak to the application.

H. St. Clair reviewed the staff Planning Report. The application for consent seeks to create a new industrial lot with a frontage of 27 m (88.6 ft) and an area of 1.36 ha (3.36 ac) and retain a parcel with a frontage of 12.3 m (40.5 ft) and area of 2.8 ha (6.9 ac).

The application is also requesting relief from Section 20.2 of the City of Woodstock Zoning By-law to permit a reduced lot frontage on the lands to be retained of 12 m (39.4 ft) where 20 m (65.6 ft) is required in the Zoning By-law.

The subject lands front on the west side of Tecumseh Street, lying between Vansittart Avenue and Oxford Street and are legally described as Parcel 85-1, Section 336, Pt Lt 22, Conc. 2, Pt Rd Allowance btwn Conc. 1 & 2, Lts 87-90, Pt Lts 85, 86, 116-120, Plan 336, in the City of Woodstock, known municipally as 307 and 313 Tecumseh Street.

No objections were received from any of the circulated agencies.

No comments or concerns were received from the public.

Overall Planning Staff are of the opinion that the proposal is appropriate and can be supported from a Planning perspective subject to the recommended conditions.

The Committee had no comments or concerns.

B24-69-8

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

*'Granted'*

CONDITIONS:

1. The Owner shall satisfy all requirements, financial and otherwise, of the County, regarding the installation of separate water and sanitary sewer services, to the satisfaction of the County. Separate water and wastewater services must be provided for the severed lot and payment of these services must be received by the County of Oxford Public Works Department prior to the issuance of a Building Permit.
2. The Owner must provide confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots, and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
3. The Owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock regarding the installation of services and drainage facilities.
4. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.
5. The Owner shall enter into a Severance Agreement with the City of Woodstock for the severed lands. The Severance Agreement shall be registered on title by the owner as a first encumbrance.
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.

A24-19-8

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

*'Granted'*

REASONS:

1. The variances requested are minor variances from the provisions of the City of Woodstock Zoning By-law No. 8626-10;
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 City of Woodstock Zoning By law No. 8626-10; and
4. The variances requested are keeping with the general intent and purpose of the County Official Plan.

CARRIED.

B24-62-7; B24-63-7; B24-64-7 – Harvest Ave Inc.  
(Pt Lt 24, Plan 1653, Pt 7, 41R8458, Town of Tillsonburg)

Brandon Flewwelling, the agent, was present to speak to the application.

H. St. Clair reviewed the staff Planning Report. The purpose of these applications for consent is to create three (3) new residential lots in the Town of Tillsonburg and retain a lot for residential purposes. The applicant also proposes to establish reciprocal access, parking, and blanket servicing easements for the proposed lots and the retained lot.

The subject lands are currently vacant and were subject to applications for Official Plan amendment and Zone Change (OP 23-13-7 & ZN 7-23-10) and site plan application TSPC 7-230. These applications established the future use of three (3) apartment buildings and one (1) apartment building on the retained lot with associated commercial space on the ground floor on the subject lands.

The applicants are proposing to sever the site into four (4) parcels, as detailed below.

The proposed lot sizes are as follows:

	Frontage	Depth	Width	Area
Lot A (Retained Parcel)	0 m (0 ft)	92.2 m (302 ft)	116.5 m (382 ft)	10,075.3 m <sup>2</sup> (108,449 ft <sup>2</sup> )
Lot B (Severed Parcel)	56 m (183 ft)	129.4 m (424 ft)	56 m (183 ft)	10,075.3 m <sup>2</sup> (108,449 ft <sup>2</sup> )
Lot C (Severed Parcel)	104.2 m (341 ft)	129.4 m (424 ft)	104.2 m (341 ft)	10,075.3 m <sup>2</sup> (108,449 ft <sup>2</sup> )
Lot D (Severed Parcel)	170.9 m (560 ft)	54.2 m (177 ft)	170.9 m (560 ft)	9,261 m <sup>2</sup> (99,684 ft <sup>2</sup> )

Access to Lot A is proposed to be via an easement across proposed Lot B; access to Lot B and C is proposed to be via Harvest Avenue; and for Lot D, access is proposed to be via Simcoe Street.

The property is located on the south side of Harvest Avenue, north of Simcoe Street, and west of West Town Line, and is legally known as Part of Lot 24, Plan 1653, Part 7, Plan 41R-8458 in the Town of Tillsonburg.

No objections or comments of concern 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.

B. Flewwelling noted that the purpose of these applications is for mortgage purposes. He had no



concerns and accepted all the noted conditions.

In response to C. Van Haastert, H. St. Clair noted that the clause requested by the CPKC would be something that would be better captured through the Town's site plan approval process rather than through a condition on the Consent because it would get registered on title.

B. Flewwelling noted that the CPKC clause is a typical condition that we would see on a site plan agreement but was open to it being proposed as a condition on the Consent if that was preferred.

H. St. Clair advised that the appropriate mechanism would likely be through site plan approval. Unfortunately, the first lot has been granted site plan approval already so it was not clear how that would be captured if it was not a part of the conditions on the Consent today.

In response to A. Tenhove, H. St. Clair stated that the CPKC would be a commenting agency as part of the site plan approval process, and it would be the assumption that they would have made this comment through site plan at the initial approval stage.

B. Flewwelling was unable to confirm if it was included on the site plan agreement for the first lot.

A. Tenhove commented that he wanted to make sure that none of the parties are going to get into legal issues with the railway.

In response to G. Brumby, H. St. Clair noted that the site plan approval has been granted already for the first phase of the development so one of the apartment blocks. The other three do still need their site plan approvals so this can be included in those agreements.

G. Brumby noted that he would like to make sure that a note will be given to the Town staff to advise that the CPKC clause will be a requirement and added to the future site plan agreements for the other lots to which H. St. Clair confirmed would be done.

B. Flewwelling stated he would ensure that was added as well.

In response to J. Lessif, B. Flewwelling noted that that is proposed to be a mixed-use building with commercial use on the bottom and residential above.

In response to J. Lessif, H. St. Clair noted that there has been discussion with both the Township of Norwich and the Town of Tillsonburg regarding road upgrades to West Town Line in the vicinity, but she is not aware of any specific upgrade details.

B. Flewwelling noted that there is an intervening parcel between this development and West Town Line Road so anyone living in this building will be able to travel through it. There was not a specific requirement for sidewalk upgrades from this proposal.

L. Martin noted that discussions were held years ago between the two municipalities regarding road upgrades however he believes they could not arrive at a solution at that time.

J. Lessif suggested to the applicant that it would be good to start the conversation with the Mayor of Tillsonburg regarding road upgrade needs for this area.

H. St. Clair noted that for every phase of development Traffic Impact Studies are required so the upgrades would be guided by the recommendations of those studies.

In response to D. Paron, B. Flewwelling said that a Traffic Impact Study was submitted with the original development applications and last year there was an Official Plan Amendment and Zoning By-Law amendment application that were required to facilitate the development. The Traffic Impact Study was required to ensure that the roads were safe and that the road network could handle the overall development. Those studies will continue to be required throughout the phases of the development.

In response to D. Paron, B. Flewwelling stated that no improvements were identified as being required to accommodate this development.

In response to D. Matheson, B. Flewwelling noted that they are keen to get started on the development as soon as possible subject to any outside constraints that are outside of their control.

No further questions or comments were received from the Committee.

B24-62-7

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

*'Granted'*

CONDITIONS:

1. The Owner shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County including payment of all outstanding fees regarding the same. To this regard, the lot to be retained and the lot to be severed must be independently serviced (water/sanitary), and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. The Owner shall provide a revised servicing drawing to the satisfaction of Oxford County Public Works Department.
3. The Owner shall provide copies of all servicing and access easements to Oxford County Public Works Department for their review and approval.
4. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owner(s) consultant. The Owner(s) shall submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed to the Town's Development Guidelines and Design Criteria.
5. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sizes and building setbacks to the satisfaction of the Town of Tillsonburg
6. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan including all required servicing for the proposed lots to be severed, to the satisfaction of the Town of Tillsonburg Engineering Services Department.
7. The Owner shall enter into any necessary easements between the lots to be severed and the lots to be retained for the purposes of access, parking and services to the satisfaction of the Town of Tillsonburg and the County of Oxford.
8. The Owners shall provide payment for cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed, to the satisfaction of the Town of Tillsonburg.
9. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.
10. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein

shall lapse.

REASONS:

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

B24-63-7

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

*'Granted'*

CONDITIONS:

1. The Owner shall agree to satisfy all requirements, financial and otherwise, of the County regarding the installation of water and sanitary sewer services, to the satisfaction of the County including payment of all outstanding fees regarding the same. To this regard, the lot to be retained and the lot to be severed must be independently serviced (water/sanitary), and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. The Owner shall provide a revised servicing drawing to the satisfaction of Oxford County Public Works Department.
3. The Owner shall provide copies of all servicing and access easements to Oxford County Public Works Department for their review and approval.
4. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owner(s) consultant. The Owner(s) shall submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed to the Town's Development Guidelines and Design Criteria.
5. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sizes and building setbacks to the satisfaction of the Town of Tillsonburg
6. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan including all required servicing for the proposed lots to be severed, to the satisfaction of the Town of Tillsonburg Engineering Services Department.
7. The Owner shall enter into any necessary easements between the lots to be severed and the lots to be retained for the purposes of access, parking and services to the satisfaction of the Town of Tillsonburg and the County of Oxford.
8. The Owners shall provide payment for cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed, to the satisfaction of the Town of Tillsonburg.
9. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.

10. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

B24-64-7

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

*'Granted'*

CONDITIONS:

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

8. The Owners shall provide payment for cash-in-lieu of parkland to the Town of Tillsonburg for the lot to be severed, to the satisfaction of the Town of Tillsonburg.
9. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.
10. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B24-70-5; B24-71-5 – Kamarah Tree Farms Ltd. & Kamarah Farms Ltd.  
(NE ¼ Lt 28, Conc. 9 (East Nissouri) and SE ¼ Lt 28, Conc. 9 (East Nissouri), Township of Zorra)

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

H. St. Clair reviewed the staff Planning Report. The purpose of application B24-70-5 is to facilitate the severance of approximately 20 ha (49.1 ac) of agricultural lands to be added to the lands to the immediate south. It is proposed that an area of approximately 0.32 ha (0.8 ac) containing an existing single detached dwelling, be retained. The lands to be severed contain two (2) existing barns (currently being removed) and an agricultural storage building. The lands are currently under agricultural production (cash cropping).

The purpose of application B24-71-5 is to facilitate the severance of approximately 19.8 ha (49 ac) of agricultural lands to be added to the lands to the immediate south. It is proposed that an area of approximately 0.42 ha (1.05 ac) containing an existing single detached dwelling and two (2) accessory structures, be retained.

The net result of the subject applications will be the creation of two (2) new lots for rural residential purposes, as a result of farm consolidation, whereby the existing agricultural lot located at 156643 15th Line will be enlarged. The lands being enlarged are currently 42 ha (104 ac) in size, contain two (2) existing single detached dwellings, barns and a number of agricultural accessory structures, along with significant acreage under agricultural (cash cropping) production. The lot to be enlarged will be approximately 83.3 ha (206 ac) once the proposed consolidations have occurred. No new development is proposed on the subject lands.

The subject lands are described as Lot 28, Conc. 9, are located on the west side of 15th Line, between Road 92 and Road 96, and are municipally known as 156643 15th Line, 156701 15th Line & 156681 15th Line.

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

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

D. Roe noted that they have been very appreciative of the support and guidance from the County. He had no comments or concerns and accepted all noted conditions.

In response to C. Van Haastert, H. St. Clair noted that application B24-70-5 needs the RR-SP zoning to recognize the size of the oversized accessory structure which wouldn't comply with the RR Zone provisions.

In response to D. Paron, H. St. Clair noted that it would be her recommendation to keep the condition regarding the demolition of the livestock structures in.

In response to G. Brumby, H. St. Clair noted that there was a typo in the report that erroneously included B24-72-5.

In response to G. Brumby, H. St. Clair advised that there are two lots to be severed. They are both considered under one report as the two applications are in proximity and have the same owners.

No further comments or concerns were received from the Committee.

#### B24-70-5

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

*'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 south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
3. 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. All livestock buildings on the lot to be severed shall be demolished, 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.

B24-71-5

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

*'Granted'*

CONDITIONS:

1. The certificate for Application B24-70-5 be issued, the Transfer registered, and a copy of the registered Transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B24-71-5.
2. The lot to be retained by appropriately zoned to the satisfaction of the Township of Zorra.
3. The parcel intended to be severed shall 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, 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.
5. All livestock buildings on the lot to be severed shall be demolished, to the satisfaction of the Township of Zorra.
6. 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.
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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B24-72-5 – Anton Van Maar & Kamarah Farms Ltd.

(Pt Lt 7, Conc. 11 (East Nissouri), Pt 4, Pt Lt 7-8, Pt 3 & 5, 41R3827, Township of Zorra)

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

H. St. Clair reviewed the staff Planning Report. The purpose of application B24-72-5 is to facilitate the severance of approximately 0.52 ha (1.3 ac) containing a single detached dwelling, while retaining an area of approximately 106 ha (263 ac) of agricultural lands. The lands proposed to be retained also contain a single detached dwelling, as well as two (2) barns and two (2) manure storage pits (all of which are currently being removed). There are also two (2) agricultural accessory structures located on the lot to be retained. The subject lands have direct frontage on 19th Line, are currently under agricultural production (cash cropping) and no new development is being proposed at this time.

The subject lands are described as Pt. Lots 6, 7 & 8, Conc. 11, (East Nissouri), are located on the east side of 19th Line, between Road 74 and Road 78, and are municipally known as 195436 & 195420 19th Line.

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

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

D. Roe had no questions or comments and accepted all outlined conditions.

No comments or concerns were received from the Committee members.

B24-72-5

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

*'Granted'*

CONDITIONS:

1. The lot to be retained and the lot to be severed be appropriately zoned.
2. The Owner shall register an agreement on title of the property to limit the number of residential dwelling units on the retained lands to one single detached dwelling, to the satisfaction of Oxford County.
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 livestock barns and associated manure storage facility on the lot to be retained shall be demolished, 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.

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B24-80-6; B24-81-6 – The Incorporated Synod of the Diocese of the Huron & 2649754 Ontario Ltd.

(Pt Lt 4-5, Blk 4, Plan 279 and Pt Lt 4, 1A, Blk 4, Plan 279, d/a Pt 1, 41R-9674, Town of Ingersoll)

Michael Watson, Veronica Jackson & Sean Molnar were present online to speak to the application.

H. St. Clair reviewed the staff Planning Report. Application B24-80-6 (the Diocese) proposes a right-of-way easement over the second-floor hallway and staircase on the lands located at 130 Thames Street South, in favour of the adjacent parcel to the immediate south, located at 132 Thames Street South (2649754 Ontario Limited). The proposed easement for B24-80-6 consists of Parts 1 & 2 on the attached site sketch and will be approximately 1.2 m x 28.9 m (3.9 ft x 94.8 ft) in size.

Application B24-81-6 (2649754 Ontario Limited) proposes a right-of-way easement over an exterior stairwell located at 132 Thames Street South, providing access from the ground floor of the rear of the subject lands to the second floor of 130 Thames Street South, located to the immediate north. The proposed easement for B24-81-6 consists of Part 3 on the attached site sketch and will be approximately 1.5 m x 7.3 m (4.9 ft x 23.9 ft) in size. The applications for easement propose reciprocal rights-of-way and no new development is proposed for the subject lands.

The subject lands are located on the west side of Thames Street South, lying between King Street West and Charles Street West and are municipally known as 130 & 132 Thames Street South in Ingersoll.

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.

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

The Committee had no comments or concerns.

B24-80-6

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

*'Granted'*

CONDITIONS:

1. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Ingersoll have been 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. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

B24-81-6

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

*'Granted'*

CONDITIONS:

1. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Ingersoll have been 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. 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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B24-36-1 – Generate Resource Recovery LP & Generate Capital Canada STF GP Ltd.  
(Pt Lt 21, Conc. 6 (Blenheim), Pt 1, 41R9844, Township of Blandford-Blenheim)

Laura Gibson and Scott Allan were present online to speak to the application. Shane Moyes was present to hear the application.

H. St. Clair presented the Staff report. Severance Application B24-36-1 proposes to sever approximately 0.1 ha (0.3 ac) and convey it to the land to the west. The lot to be severed is currently vacant of any buildings or structures. The retained lot would be approximately 4.1 ha (10.1 ac) and would continue to be used for industrial purposes. Should Severance Application B24-36-1 be approved by the Land Division Committee, the applicant has submitted a Zone Change Application to rezone the lot to be severed from 'Special Restricted Industrial Zone (MR-2)' to 'Special General Agricultural Zone (A2-19)' in order to match the zoning of the lot to be enlarged.

The subject lands are described as Part Lots 20-21, Concession 6 (Blenheim), Part 1, Plan 41R-9844. The lands are located on the south side of Oxford Road 29, lying to the west of Highway 401. The subject lands are municipally addressed as 806548 Oxford Road 29.

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

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

S. Allen requested that condition #2 be amended to include the words "if required", so that they can have the opportunity to explore the requirements with the ministry for this Consent.

L. Gibson added that the Environmental Compliance Approval (ECA) amendment process typically has a 12-month timeline and there is very little if anything in the current ECA that applies to that sliver of land. It seems like a high administrative burden given what we are looking at here.

H. St. Clair noted that Planning opinion would be that the addition of the wording "if required" to condition #2 would be appropriate. She also noted that the owners would have 24 months to clear the condition if it was required.

G. Brumby confirmed that the Committee would like to add the wording "if required" to condition #2.

The Committee had no questions or concerns.

B24-36-1

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

*'Granted'*

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The existing Environmental Compliance Approval (ECA) for the industrial use on the lot to

be retained shall be amended to remove the lot to be severed, to the satisfaction of Oxford County, if required.

3. The parcel intended to be severed and conveyed to the abutting landowner to the immediate west and be consolidated with the 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, the owner enters into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
5. 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.
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. 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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On the motion of J. Lessif the Land Division Committee meeting adjourned at 11:30 am.

*"Original Signed by"*

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CHAIRPERSON