

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, October 1, 2020

The Oxford County Land Division Committee met virtually via livestream on Thursday, October 1, 2020 at 9:30 a.m. with the following individuals:

Chair	-	G. Brumby
	-	R. Jull
	-	J. Lessif
	-	D. Paron
	-	P. Rigby
	-	A. Tenhove
	-	C. van Haastert
Senior Planner	-	R. Versteegen
Secretary-Treasurer	-	L. Taschner

The meeting was called to order at 9:30 a.m.

DECLARATIONS OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

Moved by: D. Paron
Seconded by: P. Rigby

"The Minutes of the Meeting of September 3, 2020, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence dated September 23, 2020 was received from the Upper Thames River Conservation Authority regarding Applications B20-35-6 & B20-36-6 (B. W. Conn Homes Ltd.)

APPLICATIONS FOR CONSENT:

B20-29-4 – James John Davis (Part Lot 7, Broken Front Concession, Township of South-West Oxford, formerly West Oxford)

Derek Truelove was present to speak to the application.

The application for Consent proposes to sever one lot for residential purposes and retain a lot for similar use. The subject lands have historically functioned as two separate residential parcels but have inadvertently merged on title. The application proposes to restore the lots as two separate

parcels with an increased lot area and depth for the severed lot than as previously configured. The lot to be severed comprises approximately 0.3 ha (0.7 ac) of land and contains a single-detached dwelling with frontage onto Beachville Road. The lot to be retained comprises approximately 1.1 ha (2.7 ac) of land and contains a single-detached dwelling and two accessory storage sheds with frontage onto Beachville Road.

R. Versteegen reviewed the staff Report. He explained that the application proposes the creation of a new village residential lot in Beachville. The lots were previously separate; however, merged on title. The application proposes a different lot size than what originally existed. The severed lot proposed is larger to add amenity space, additional area for a new septic should the existing septic fail, and to meet the Zoning By-law lot area requirement. The subject property is situated within the Settlement Area of the Official Plan and has a dual zoning, Residential Type 1 (R1) and Development (D). There is a mix of uses with agriculture to the south, commercial to the east and residential. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and complies with the Official Plan policies. A zone change will be required for both the severed and retained lots. No concerns were raised during the agency circulation and no comments were received during the public notification to the neighbours. As a result, Planning staff are in support of the severance, subject to the appropriate conditions.

D. Truelove stated that he had no questions and concurs with the findings and suggested conditions of the staff Planning Report.

Moved by: A. Tenhove
Seconded by: P. Rigby

'Granted'

CONDITIONS:

1. The lot to be severed and the lot to be retained be appropriately zoned.
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, 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy 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.

B20-30-3 – Tri-Star Auctions Ltd. (Part Lot 7, Conc. 5, Township of Norwich, formerly Township of North Norwich – 773114 Oxford Road 59)

B20-31-3 – Rick's Carpet Ltd. (Part Lot 7, Conc. 5, Township of Norwich, formerly Township of North Norwich – 773112 Oxford Road 59)

Ryan Verhoog, the owners' solicitor, was present to speak to the applications.

The purpose of the application for consent is to create a reciprocal easement for the purpose of driveway access. The application for consent is a re-submission of a previously considered application that was granted conditional approval by the Oxford County Land Division Committee (B18-53-3), however, the application lapsed and the applicants are now re-submitting to establish the proposed driveway access. No new development is proposed as a result of the proposed easements.

The application for consent for easement (B20-30-3) has been requested to create a mutual rights-of-way for access purposes over two properties. It is proposed that permanent easement will be created over the property owned by Tri-Star Auctions Ltd. in favour of Rick's Carpet Limited and vice versa. The purpose of the easements is to provide adequate driveway aisles and fire lanes for a recent expansion on the Tri-Star Auctions Ltd. property.

The application for consent for easement (B20-31-3) has been requested to create a mutual rights-of-way for access purposes over two properties. It is proposed that permanent easement will be created over the property owned by Rick's Carpet Limited in favour of Tri-Star Auctions Ltd., and vice versa. The purpose of the easements is to provide adequate driveway aisles and fire lanes for a recent expansion on the Tri-Star Auctions Ltd. property.

R. Versteegen reviewed the staff Report. He explained that two mutual easements for fire and vehicular access are being requested by the two property owners. It was noted that two previous applications considered by the Land Division Committee lapsed, and the owners are now re-applying. In Planning staff's opinion the applications are consistent with the 2020 Provincial Policy Statement and comply with the Service Commercial designation policies of the Official Plan. The subject properties concur with the zone provisions. No concerns were raised during the agency circulation and no comments were received as a result of the public notification to the neighbours. Based on this, Planning staff are in support of the two mutual easements proposed. He stated that Condition No. 1 as noted in the recommendation for both applications are redundant and, therefore, staff recommend that both be removed from each recommendation.

R. Verhoog stated that he concurs with the findings and suggested conditions of the staff Planning Report. He agreed to the removal of Condition No. 1 for both applications.

B20-30-3

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

'Granted, with the removal of Condition No. 1'

CONDITIONS:

1. 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.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.

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

CARRIED.

B20-31-3

Moved by: R. Jull
Seconded by: D. Paron

'Granted, with the removal of Condition No. 1'

CONDITIONS:

1. 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.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy 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.

B20-32-7; A20-05-7 – Oxford Lofts Inc. (Lot 761 & Part Lots 763 & 764, Plan 500, Town of Tillsonburg)

No one was present to speak to the application.

The purpose of the Application for Consent is to create one multi-residential infill lot and retain a lot containing an existing multi-residential building that will front onto the west side of Rolph Street. The lot to be severed is to cover an area of approximately 1.05 ha (2.59 ac). The lot to be retained is to cover an area of approximately 0.89 ha (2.2 ac). The lot to be severed contains a single detached dwelling that is proposed to be removed for a future multi-residential development, and the lot to be retained contains an existing multi-residential building. The owner proposes to use shared parking arrangements between the future development on the lot to be severed and the existing residential development on the lot to be retained.

The owner has also requested relief from the following relief from the provisions of the Town of Tillsonburg Zoning By-law No. 3295:

- Section 12.2, EC Zone Provisions, Required Rear Yard Depth, for the lot to be retained, to reduce the rear yard depth from 12.5 m (41 ft) to 4.7 m (15.42 ft);
- Section 12.2, EC Zone Provisions, Planting Strip Width, for the lot to be severed, to reduce the required planting strip width from 1.0 m (3.3 ft) to nil;
- Section 5.24.3- Location and Setback of Parking Areas, for the lot to be severed, to permit parking with a 0 m setback from the street line and interior side lot line.

R. Versteegen reviewed the staff Report. He stated that the application proposes to create a vacant residential lot. Minor variances have also being requested to reduce the lot depth of the severed and retained lots. The subject property is designated Low Density Residential on the Land Use Plan in the County Official Plan. It is Planning staff's opinion that the application is consistent with the 2020 Provincial Policy Statement policies and conforms to the R2 Zone provisions in the Town's Zoning By-law. Both the severed and retained lots are currently vacant. There is a mix of residential and commercial uses in the vicinity, including single detached dwelling dwellings and semi-detached dwellings. No concerns were raised as a result of the agency circulation or the public notification to the neighbours. Tillsonburg Council, at its meeting of September 21st, passed a resolution in support of the application. Based on this, Planning staff are in support of the severance, subject to the appropriate conditions and are also of the opinion that the proposed variances meet the four tests of a minor variance.

A. Gilvesy stated that he concurs with the findings and suggested conditions of the staff Report.

B20-32-7

Moved by: D. Paron
Seconded by: P. Rigby

'Granted'

CONDITIONS:

1. The Owner shall satisfy all requirements of the Ontario Building Code with respect to spatial separation and complete all required remedial work to the satisfaction of the Town Chief Building Official.
2. The Owner shall establish an easement over the severed parcel in favour of the retained parcel for access and parking purposes to the satisfaction of the Town of Tillsonburg and the County of Oxford.
3. The Oxford County Public Works Department advise the Secretary-Treasurer of the Oxford County Land Division Committee that all financial requirements of the County of Oxford with respect to the provision of water and sewer services to the subject property has been complied with, to the satisfaction of the County Public Works Department.
4. The Owner shall obtain a site plan amendment for the approved site plan for the development on the lot to be retained, to the satisfaction of the Town Chief Building Official.
5. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy 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.

A20-05-7

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Town of Tillsonburg Zoning By-law No. 3295.
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 Town of Tillsonburg Zoning By-law No. 3295.

CARRIED.

B20-33-7; A20-06-7 – E & E McLaughlin Ltd. (Lot 2, Plan 41M-205, Town of Tillsonburg)

Andrew Gilvesy was present to speak to the application.

The purpose of the Application for Consent is to create one residential infill lot and retain one vacant residential lot for single detached dwellings that will front onto the north side of Sandy Court and west side of Tillson Avenue, in the Town of Tillsonburg. The lot to be severed is to cover an area of approximately 474.7 m² (5,109.6 ft²) and the lot to be retained is to cover an area of approximately 451.4 m² (4,859 ft²). The lots to be severed and lot to be retained are currently vacant, and single detached dwellings are proposed to be constructed on both lots.

The owner is requesting relief from Section 7.2, Lot Depth, of the Town of Tillsonburg Zoning By-law No. 3295, to reduce the lot depth for the lot to be severed and the lot to be retained from 30 m (98.4 ft) to 27 m (88.58 ft).

R. Versteegen reviewed the staff Report. The application proposes to create a residential infill lot. The application also proposes minor variances to reduce the lot depth for the severed and retained lot. The subject property is designated Low Density Residential on the Land Use Plan in the County Official Plan and is zoned Residential Type 2 (R2) in the Town's Zoning By-law. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement. The subject property is surrounded by single detached dwelling, semi-detached dwelling and commercial uses. No objections or concerns were raised as a result of the agency circulation and no comments were received as a result of the public notification to the neighbours. Tillsonburg Council passed a resolution in support of the application at its Council meeting on September 21st. Based on this Planning staff are in support of the application, subject to the approval of the appropriate conditions. Planning staff are also of the opinion that the proposed variances meet the four tests of a minor variance.

A. Gilvesy stated that he concurs with the finding and suggested conditions of the staff Planning Report.

B20-33-7

Moved by: C. Van Haastert
Seconded by: P. Rigby

'Granted'

CONDITIONS:

1. The Owner shall satisfy all requirements of the Ontario Building Code with respect to spatial separation and complete all required remedial work to the satisfaction of the Town Chief Building Official.
2. The Owner shall establish an easement over the severed parcel in favour of the retained parcel for access and parking purposes to the satisfaction of the Town of Tillsonburg and the County of Oxford.
3. The Oxford County Public Works Department advise the Secretary-Treasurer of the Oxford County Land Division Committee that all financial requirements of the County of Oxford with respect to the provision of water and sewer services to the subject property has been complied with, to the satisfaction of the County Public Works Department.
4. The Owner shall obtain a site plan amendment for the approved site plan for the development on the lot to be retained, to the satisfaction of the Town Chief Building Official.
5. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy 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.

A20-06-7

Moved by: C. Van Haastert
Seconded by: D. Paron

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Town of Tillsonburg Zoning By-law No. 3295.
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 Town of Tillsonburg Zoning By-law No. 3295.

CARRIED.

B20-35-6 & B20-36-6 – B. W. Conn Homes Ltd. (Lots 2 & 3, Block 40, Plan 279, Town of Ingersoll)

Brian Conn was present to speak to the application.

The purpose of the applications for consent is to create two residential infill lots within the Town of Ingersoll. The lot to be severed by B20-35-6 will cover an area of approximately 893.9 sq. m (9,621.9 sq. ft.) and the lot to be severed by B20-36-6 will cover an area of approximately 840.5 sq. m (9,047 sq. ft.). The lot to be retained will cover an area of approximately 787.2 sq. m (8,473.4 sq. ft.). Semi-detached dwellings are proposed for each of the severed lots as well as the retained lot. All three lots will front onto the north side of Charles Street East and have frontages of 18.29 m (60 ft.).

R. Versteegen reviewed the staff Report and stated the owner wishes to create two residential lots to accommodate semi-detached dwellings and to retain a residential lot also for a semi-detached dwelling. There are a number of single detached dwelling, semi-detached dwelling and converted dwelling on various lot sizes in the vicinity of the severances. The existing older home situated on the lot to be severed by B20-35-6 will be removed. In total, six residential units are proposed. Planning staff are of the opinion that the applications are consistent with the 2020 Provincial Policy Statement, comply with the Official Plan policies and conform to the R2 Zone provisions of the Town's Zoning By-law. No concerns were received as a result of the agency circulation. No comments were received resulting from the public notification to the neighbours. As a result, Planning staff recommend the applications be approved, subject to the appropriate conditions.

R. Versteegen read the late correspondence received from the Upper Thames River Conservation Authority. He indicated that the comments indicate that a 15 metre setback will be required.

B. Conn stated that he concurs with the findings and suggested conditions of the staff Report.

In response to a Committee member's question, B. Conn indicated that at such time as the foundations are poured, the semi-detached dwellings will further be divided in the future. B. Conn also indicated that he spoke with the County Public Works Department regarding the driveways.

B20-35-6

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

'Granted'

CONDITIONS:

1. The certificate for Application B20-36-6 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 B20-35-6.
2. The lots to be severed and retained be appropriately zoned.
3. A 3.0 m (9.8 ft) road widening be provided along the frontage of the lot to be severed and lot to be retained, along Charles Street East (Oxford Road 9), free of all costs and encumbrances, to the satisfaction of the County of Oxford.
4. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities. This shall include a grading deposit of \$5,000 and grading plans for the lot to be severed and retained as well as cash-in-lieu of parkland for the creation of the new lot.
5. The Owner shall provide a recent survey confirming lot sizes to the satisfaction of the Town of Ingersoll Building Department.
6. 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.

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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy 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.

B20-36-6

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

'Granted'

CONDITIONS:

1. The lots to be severed and retained be appropriately zoned.
2. A 3.0 m (9.8 ft) road widening be provided along the frontage of the lot to be severed and lot to be retained, along Charles Street East (Oxford Road 9), free of all costs and encumbrances, to the satisfaction of the County of Oxford.
3. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll, regarding the installation of services and drainage facilities. This shall include a grading deposit of \$5,000 and grading plans for the lot to be severed and retained as well as cash-in-lieu of parkland for the creation of the new lot.
4. The Owner shall provide a recent survey confirming lot sizes to the satisfaction of the Town of Ingersoll Building Department.
5. 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.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy 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.

B20-38-3 William G. & Mechtilda Scheurman (Part Lot 17, Conc. 3, Township of Norwich,
formerly Township of North Norwich)

R. Verhoog was present to speak to the application.

The purpose of the application for consent is for an agricultural lot addition. The lot to be severed is currently vacant, will cover an area of approximately 19.6 ha (48.5 ac), and will be added to the lands to the immediate east, municipally known as 342545 Quaker Street. The lot to be enlarged covers an area of approximately 79.6 ha (196.6 ac), contains an existing dairy operation, consisting of two livestock barns, three agricultural storage buildings, silos, two accessory single detached dwellings and a private well and septic system. The lot to be retained will be approximately 84.7 ha (209.28 ac) in size and also contains an existing dairy operation, consisting of two livestock barns, two manure storage structures, silos, three agricultural storage buildings, an accessory single detached dwelling and a private well and septic system. The owners have also applied for a Partial Discharge of Mortgage.

R. Versteegen reviewed the staff Report. He indicated the application proposes an agricultural lot addition to the farm property to the immediate east. The majority of the lands is tillable. The severed lot is vacant, while both the retained lot and the lot to be enlarged each contain dairy operations. It is the opinion of Planning staff that the application is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and conforms to the Township's Zoning By-law. No concerns were raised during the agency circulation and no comments were received resulting from the public notification to the neighbours. Based on this Planning staff are in support of the application, subject to the approval of appropriate conditions.

R. Verhoog stated that he concurs with the findings and suggested conditions in the staff Planning Report.

G. Brumby asked the Committee members if they saw the public notice sign posted on the property. The Committee concurred they all saw the sign.

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

'Granted'

CONDITIONS:

1. 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.
2. The parcel intended to be severed by 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, the owner enter into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy 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.

B20-39-8 – Southside Construction Management Ltd. (Part of Park Lot 6, s/s Ingersoll Avenue,
Plan 10, City of Woodstock)

D. Hannam of Zelinka Priamo was present to speak to the application.

The purpose of the application for consent is for an institutional lot addition. The lot to be severed is approximately 1,487.1 m² (16,007.5 ft²) and contains lands that have been historically used as the neighbouring school's playground. The lot to be severed is to be added to the adjacent property to the immediate north, which is approximately 5,500 m² (59,203.4 ft²) and contains an existing elementary school. The lot to be retained is approximately 5,507.1 m² (59,279.8 ft²) and is currently vacant. The applicant is proposing to construct a residential apartment building on the retained lands.

R. Versteegen reviewed the staff Report. He indicated the application proposes a lot addition to the existing school to the immediate north. The retained lot will be developed for residential uses. The existing play area is situated on the severed lot and has always been used by the school. It is the opinion of Planning staff that the application is consistent with the 2020 Provincial Policy Statement, and complies with the Official Plan policies. The severed lot will require a re-zoning. The CP Rail is to the west and residential uses are to the east and south. No concerns were raised during the agency circulation and no comments were received during the public notification to the neighbours. Based on this Planning staff are in support of the application, subject to the approval of appropriate conditions.

D. Hannam stated that he concurs with the findings and suggested conditions of the staff Planning Report.

Moved by: A. Tenhove
Seconded by: R. Jull

'Granted'

CONDITIONS:

1. The parcel to be severed be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate north 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. The Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged 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 Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.

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5. 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.
 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy 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.

B20-42-8 – The Villages of Sally Creek (Part Lot 5, Conc. 11, City of Woodstock, formerly Township of East Zorra)

No one was present to speak to the application.

The purpose of the Application for Consent is for a recreational lot addition. The lot to be severed will cover an area of approximately 0.4 ha (1.02 ac), is currently vacant of any structures and contains a portion of Sally Creek identified as an ecologically important area, containing a meadow. The lot to be severed will be added to the adjacent private golf course to the immediate south, covering an area of approximately 14.8 ha (36.5 ac). The retained lands have a total area of 8.6 ha (21.3 ac) and are part of a larger residential subdivision.

R. Versteegen reviewed the staff Report and indicated the severance proposal is for a lot addition to the golf course to the immediate south. The subject property is designated Open Space in the County Official Plan and is zoned OS and PUB-1 in the City's Zoning By-law. It is the opinion of Planning staff that the application is consistent with the 2020 Provincial Policy Statement. The severed lands are vacant and located within a floodplain. Natural vegetation will continue to grow in this area. The retained lands are part of a residential subdivision. The enlarged lot contains an existing golf course. No concerns were received as a result of the agency circulation, and no comments were received resulting from the public notification to the neighbours. Based on this Planning staff are in support of the application, subject to the approval of appropriate conditions.

Moved by: P. Rigby
Seconded by: D. Paron

'Granted'

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. The Owner shall provide confirmation of the location of any existing overhead or underground services installed to the retained and enlarged 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.

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3. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
 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. 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.
 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, 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 one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

On the motion of J. Lessif, the Committee meeting adjourned at 10:35 a.m.

"Original Signed By"

CHAIRMAN