

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, December 2, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, December 2, 2021 at 9:30 a.m. with the following individuals:

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

The meeting was called to order at 9:48 a.m.

APPROVAL OF MINUTES:

Moved by: J. Lessif
Seconded by: P. Rigby

"The Minutes of the Meeting of November 4, 2021, be approved as printed and circulated."

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

CORRESPONDENCE:

1. Correspondence dated November 26, 2021 received from Ian Moyer
RE: Application B21-47-6 (Patrick and Lesley Fortner)
2. Correspondence dated December 1, 2021 received from Kenneth Clark
RE: Application B21-47-6 (Patrick and Lesley Fortner)
3. Correspondence dated December 1, 2021 received from Council of Township of East Zorra-Tavistock
RE: Application B21-68-2; A21-19-2 & B21-69-2; A21-20-2 (Daniel Fieldhouse)

APPLICATIONS FOR CONSENT:

B21-47-6 – Patrick and Lesley Fortner
(Part Lots 5, 6 & 227, Plan 279, Town of Ingersoll)

Lesley Fortner was in attendance to speak to the application.

The purpose of the Application for Consent is to create a residential infill lot. The lot to be severed covers an area of approximately 0.5 ha (1.2 ac), is currently vacant and a single-detached dwelling is proposed to be constructed on the lands. The lot to be retained covers an area of approximately 0.39 ha (1 ac) and contains a single-detached dwelling that is to remain.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated as Low Density Residential in the County Official Plan. The lot to be retained is zoned Residential Type 1 (R1) while the lot to be severed is zoned Special Residential Type 1 Zone (R1-10). He noted that the lot to be severed is zoned differently as the Fortner's have previously submitted an application to sever the subject lands and proceeded with the zone change at that time. The Town of Ingersoll requested that the severed lands contain a special zoning provision as with the previous severance application the Town's intent was to have Norsworthy Lane extended through to David Street. He provided further background on the application noting that the previous application was appealed to the OMB by a neighbouring landowner, however the applicants withdrew their application and the appeal was upheld. He advised that the surrounding land uses include single-detached dwellings on a variety of lot sizes and configurations. He stated that in Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and is inkeeping with the County Official Plan policies. The subject lands are appropriately zoned, however the applicant will be submitting a zone change application to in effect remove the existing special setback provisions although this is not a requirement in order to complete the severance. Two letters of concern were received and were read aloud for the Committee's consideration. He advised that the conditions that have been recommended on the severance and pointed out that the Town is no longer pursuing the extension of Norsworthy Lane. The anticipation is that this will likely satisfy the neighboring landowners concerns. No concerns were received during the agency circulation. Accordingly, Planning staff recommend approval of the application subject to the conditions in the staff Planning Report.

L. Fortner had no questions or concerns regarding the staff Planning Report or the conditions contained within.

In response to D. Paron, R. Versteegen noted that those neighbouring landowners who submitted concern letters have been responded to. He also mentioned that because the applicants have submitted a new application they are not required to re-open the previous OMB file as it has been closed by the LPAT.

R. Versteegen responded to G. Brumby noting that the previous appeal was primarily related to the neighbouring landowner not wanting the extension of Norsworthy Lane to occur.

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

'Granted'

CONDITIONS:

1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. This condition can be cleared by payment for the required services and completion of appropriate forms prior to the completion of the severance, to the satisfaction of the County of Oxford Public Works Department.
2. A road widening of 3 m (9.84 ft.) along the frontage of the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
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. The owner is to provide the payment of cash-in-lieu of parkland for the creation of the new lot.
4. That the 0.3 m (1 ft.) reserve at the end of Norsworthy Lane be lifted to the satisfaction of the Town of Ingersoll to enable access for the lot to be severed.
5. If required, the Owner shall submit a proposed grading plan, prepared by a Professional Engineer or Ontario Land Surveyor, to confirm drainage run-off for the proposed severed lot, to the satisfaction of the Town of Ingersoll.

6. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, 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 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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B21-53-4 – Lorraine and Dwight Davis
(Part Lot 3, Concession 9 (Dereham), Township of South-West Oxford)

David Roe, the applicant's agent, was in attendance to speak the application.

The purpose of the Application for Consent is for farm consolidation. The lot to be severed will cover an area of approximately 17.07 ha (42.17 ac) is vacant, used for agricultural purposes and is to be added to the lands to the immediate north. The lot to be enlarged covers an area of approximately 6.69 ha (16.5 ac) is vacant and used for agricultural purposes. The lot to be retained will cover an area of approximately 0.44 ha (1.08 ac) contains a single-detached dwelling and shop.

R. Versteegen reviewed the staff Planning Report. He indicated that the applicant has previously submitted an application to sever the lands, however it had lapsed. He noted that the subject lands are designated as Agricultural Reserve in the County Official Plan and are zoned General Agricultural Zone (A2). He noted that the surrounding land uses are primarily agricultural lands. The lot to be retained will need to be rezoned to Rural Residential (RR) to reflect the new use and frontage deficiency. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and is inkeeping with the County's Official Plan policies. No concerns were received during the agency circulation and no comments were received as part of the public consultation. Accordingly, he indicated that Planning staff are in support of the application subject to a number of conditions. He mentioned that if future development was proposed on the lot to be severed a farm viability and zone change would be required to determine if the parcel was capable of accommodating a farm operation.

D. Roe had no questions or concerns regarding the staff Planning Report and concurred with the conditions.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned, and the lands to be severed and enlarged be zoned to include an "H" holding provision to recognize that the said lands are

undersized relative to the requirements of the Official Plan and Township of South-West Oxford Zoning By-law and that a farm plan is required prior to the development of the lands for agriculture related purposes.

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 must be reflected on the certificate.
3. 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.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

B21-80-7; A21-25-7 – 2455892 Ontario Limited
(Part Lots 372 & 373, Plan 500, Parts 5 & 6 of 41R-8944, Town of Tillsonburg)

Andrew Gilvesy, the applicant's agent, was in attendance to speak to the application.

The purpose of the Application for Consent is to separate an existing semi-detached dwelling into two conveyable parcels. The lot to be severed will cover an area of approximately 436.6 m² (4699.52 ft²) and contains one half of a semi-detached dwelling. The lot to be retained will covers an area of approximately 847.1 m² (9118.1 ft²) and contains one half of a semi-detached dwelling unit.

A minor variance has been requested from Section 7.2 of the Town of Tillsonburg Zoning By-law No. 3295 to reduce the required minimum lot frontage from 10.5 m (34.4 ft) to 9.5 m (31 ft) for the lot to be severed.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated as Low Density Residential and are currently zoned Residential Type 2 (R2). A minor variance has been requested to recognize the reduced lot frontage for the severed parcel from 10.5 m to 9.5 m. He noted that the surrounding land uses are a mix of uses including low and high density residential and service commercial uses. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and is inkeeping with the County Official Plan and are appropriately zoned. No concerns were received during agency circulation and no comments were received during public notification. Accordingly, Planning staff are supportive of the consent application, subject to the recommended conditions as well as the requested minor variance that will implement the intended lot creation.

A. Gilvesy had no concerns or questions and concurred with the staff Planning Report.

R. Versteegen responded to D. Paron noting that the overhead hydro lines may already be contained within an existing easement. No comments were brought forward from Hydro One regarding this.

B21-80-7

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

'Granted'

CONDITIONS:

1. The owners agree to satisfy all the financial requirements of the County of Oxford, regarding the installation of sanitary and water services for each lot, to the satisfaction of the County of Oxford Public Works Department.
2. 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.
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 subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

A21-25-7

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

'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 Town of Tillsonburg Zoning By-law No. 3295.

CARRIED.

B21-66-1 & B21-67-1 – Greg, Edward and Margaret Magda
(Part Lot 19, Concession 2 (Blenheim), Township of Blandford-Blenheim)

No one was in attendance to speak to the applications.

The purpose of the Application for Consent for B21-66-1 is for agricultural lot addition. The lot to be severed will cover an area of approximately 5.4 ha (13.3 ac) is vacant, used for agricultural production and contains woodlands, and is to be added to the lands to the immediate north. The lot to be enlarged will cover an area of approximately 48.4 ha (119.6 ac) is vacant and in agricultural production. The lot to be retained by B21-66-1 and enlarged by B21-67-1 covers an area of approximately 4.3 ha (10.6 ac).

The lot to be severed in application B21-67-1 will cover an area of approximately 9.8 ha (24.2 ac) contains two greenhouses, two bunkhouses, and a storage barn and will be added to the lands to the immediate south. The lot to be retained will cover an area of approximately 38.6 ha (95.4 ac), contains two storage barns, and an accessory dwellings.

R. Versteegen reviewed the staff Planning Report. He indicated that the purpose of the application is to enable a land swap that will consolidate the greenhouse operation on a newly configured lot. He mentioned that the subject lands are designated as Agricultural Reserve in the County Official Plan. He noted that the lot to severed by B21-66-1 is zoned Special General Agricultural Zone (A2-26), due to the lot being an undersized agricultural lot, while the remaining lands are zoned General Agricultural Zone (A2). In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and complies with the County Official Plan. He advised that the special zoning will need to be removed to reflect to the new property boundaries. No concerns were received during agency circulation and no comments were received during public consultation. Accordingly, Planning staff recommend support of the applications subject to the attached conditions for each.

In response to A. Tenhove, R. Versteegen explained that a house could not be allowed to be constructed due to the lot being undersized. If development is proposed a zone change would be required and a farm viability report would be submitted. No report has been submitted by the applicants to show that the farm operation is viable and could support a dwelling. Township Council would determine whether a farming operation and accessory dwelling could be permitted on the subject lands.

B21-66-1

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

'Granted'

CONDITIONS:

1. The certificate for B21-67-1 be issued, the transfer registered and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B21-66-1.
2. The lot to be severed be appropriately zoned.
3. 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.
4. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of Blandford-Blenheim.

5. If required, the Owners shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township 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 of Blandford-Blenheim, 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 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.

B21-67-1

Moved by: P. Rigby
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. 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.
3. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of Blandford-Blenheim.
4. If required, the Owners shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township of Blandford-Blenheim.
5. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of Blandford-Blenheim, financial, services and otherwise, have been complied with.
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.

B21-68-2; A21-19-2 & B21-69-2; A21-20-2 – Daniel Fieldhouse
(Lot 3 & 4, Plan 80, Township of East Zorra-Tavistock)

Mark Burke, the applicant's agent, was in attendance to speak to the application.

The purpose of the Application for Consent and Minor Variance is to create two residential infill lots in the village of Innerkip. The lots to be severed will be the same size being approximately 654 m² (7,039 ft²) in area. Both lots are vacant and single-detached dwellings are proposed to be constructed. The lot to be retained covers an area of approximately 722 m² (7,771 ft²) and contains an existing single-detached dwelling.

Variances are being requested seeking relief from Section 16.2, Table 16.2 – Zone Provisions, to reduce the minimum lot frontage from 14 m (45.9 ft) to 13 m (42.6 ft) for both of the proposed lots.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject lands are designated as Village Core and are zoned Central Commercial Zone (CC). Minor variances have been requested to reduce the frontage for both lots from the required 14 m to 13 m. He noted that the surrounding land uses include single detached residential lots and Innerkip Park across the street. In Planning staff's opinion the applications are consistent with the 2020 Provincial Policy Statement, and is inkeeping with the County Official Plan and are appropriately zoned. No concerns were received during agency circulation and no comments were received during public consultation. Accordingly, Planning staff are recommend support of the applications and the requested minor variances.

M. Burke noted that he personally received a phone call from a neighbouring landowner and had a productive conversation with them. He complimented on how the Planner has processed the applications. M. Burke had no questions or concerns and concurred with the staff Planning Report and attached conditions.

B21-68-2

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

'Granted'

CONDITIONS:

1. The certificate for B21-69-2 be issued, the transfer registered and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B21-68-2.
2. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
3. If required, the Owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.

4. The Owner shall prepare an overall grading plan and survey to the satisfaction of the Township of East Zorra-Tavistock.
5. The Owner provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
6. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality which states that no building permit shall be issued until payment is made to the County. In order to clear this condition, a copy of the draft Severance Agreement which addresses the above requirements to the satisfaction of the County of Oxford Public Works Department, must be provided to the Public Works Department.
7. A 3.0 m (9.9 ft) road widening along the frontage of the lot to be severed and the lot to be retained (Blandford Street) be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
8. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of East Zorra-Tavistock, financial, services and otherwise, have been complied with.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

A21-19-2

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

'Granted'

REASONS:

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

B21-69-2

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

'Granted'

CONDITIONS:

1. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
2. If required, the Owner shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
3. The Owner shall prepare an overall grading plan and survey to the satisfaction of the Township of East Zorra-Tavistock.
4. The Owner provide cash-in-lieu of parkland, to the satisfaction of the Township of East Zorra-Tavistock.
5. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with. This condition can be cleared by payment for the required services or entering into a severance agreement with the area municipality which states that no building permit shall be issued until payment is made to the County. In order to clear this condition, a copy of the draft Severance Agreement which addresses the above requirements to the satisfaction of the County of Oxford Public Works Department, must be provided to the Public Works Department.
6. A 3.0 m (9.9 ft) road widening along the frontage of the lot to be severed and the lot to be retained (Blandford Street) be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Director of Public Works.
7. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of East Zorra-Tavistock, financial, services and otherwise, have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

A21-20-2

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

'Granted'

REASONS:

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

CARRIED.

On the motion of A. Tenhove the Committee meeting adjourned at 10:40 a.m.

"G. Brumby"

CHAIRPERSON