

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, January 26, 2023

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and via livestream on Thursday, January 26, 2023 at 9:30 a.m. with the following individuals:

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

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

ELECTION OF CHAIR:

Nominations for the position of Chair were invited.

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

“That Gordon Brumby be nominated for the position of Chair of the County of Oxford Land Division Committee for the year 2023”

CARRIED.

G. Brumby accepted the nomination.

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

“That the nominations for the position of Chair of the County of Oxford Land Division Committee for the year 2023 be closed.”

CARRIED.

G. Brumby was declared Chair of the County of Oxford Land Division Committee for the year 2023.

ELECTION OF VICE-CHAIR:

Nominations for the position of Vice-Chair were invited.

Moved by: C. van Haastert
Seconded by: J. Lessif

“That Arend Tenhove be nominated for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2023.”

CARRIED.

A. Tenhove accepted the nomination.

Moved by: C. van Haastert

Seconded by: G. Brumby

“That the nominations for the position of Vice-Chair of the County of Oxford Land Division Committee for the year 2023 be closed.”

CARRIED.

A. Tenhove was declared Vice-Chair of the County of Oxford Land Division Committee for the year 2023.

DECLARATIONS OF CONFLICT OF INTEREST

C. Van Haastert declared a conflict for application B22-59-6 (Ingrox Ltd.)

APPROVAL OF MINUTES:

Moved by: J. Lessif
Seconded by: C. van Haastert

“The Minutes of the Meeting of December 1, 2022, be approved as printed and circulated.”

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS

1. Request Change of Conditions – B22-54-4 (Reynold & Tina Jansen)

Simona Rasanu, the property owner’s agent, was present to speak to the application.

A request was received to request a change of conditions. The original application was approved by the Committee in November 2022. A condition was imposed on the provisional consent to remove a bank barn and silo, the bank barn was 7.5 m in height and 600 m² in size, being over three times the permitted accessory building size in the Rural Residential Zone.

Subsequent to the Land Division Committee approving the application the associated zone change application was considered by South-West Oxford Township Council. Council supported the zone change and the request to retain the bank barn with special provisions imposed on the zoning. The zone change application was then deferred so that the Land Division Committee could amend the original condition. Staff are of the opinion that the request to amend or remove condition is not appropriate and that the size and scale of the building is too large for the needs of the residential lot, and the original condition should be maintained.

S. Rasanu noted that Area Municipal council did not originally consider the application prior to Land Division Committee approval and no recommendation was made to Land Division Committee. Township recommended that that the bank barn and accessory structure be retained, as the structures can be converted into storage space. S. Rasanu noted that the Rural Residential Zone will not allow for the keeping of livestock within the building if it were to remain. S. Rasanu recognized that removing the existing building would be wasteful and the buildings do fit within the surrounding neighbourhood.

In response to D. Paron, H. St. Clair advised that amending the condition should be conditional on a change of use permit being issued.

In response to A. Tenhove, H. St. Clair mentioned that the change of use will be enforced through the zoning bylaw provisions, similar to a legal non-conforming situation. The existing building should be considered accessory to the residential use.

G. Brumby asked how many outbuildings there are currently and what the lot coverage is. H. St. Clair responded noting that the bank barn, and other accessory buildings equal a total lot coverage of 600 m², the zoning only permits 150 m².

G. Brumby noted that normally this type of condition would be up to the Township to satisfy as they have jurisdiction over their zoning by-law.

C. van Haastert moved that the condition remain the same.

Moved by: C. van Haastert
Seconded by: J. Lessif

CARRIED.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B22-59-6 – Ingrox Ltd.

(Lots 188-190, 213-214, & Part of Glenn Ave, Plan 709, Town of Ingersoll)

D. Truelove, the applicant's agent, was present to speak to the application.

C. van Haastert declared a conflict of interest and left the meeting.

The purpose of the application for consent is to facilitate the creation of a residential in-fill lot and retain a lot for industrial purposes. The lot to be created is to be approximately 616.3 m² (6,635.2 ft²) in area with a frontage of approximately 20.1 m (66 ft.), while the lot to be retained is to approximately 0.87 ha (2.15 ac.) in area with a frontage of approximately 64.9 m (212.8 ft.). A dwelling is proposed to be constructed on the lands to be severed while the existing industrial warehouse is to remain on the lands to be retained.

H. St. Clair reviewed the staff Planning Report. She noted that the largest concern with this application is the potential odour, noise, vibration and pose a risk to public health and safety. The impact on the subject and surrounding industrial use in relation to operational and economic security if expanded would also be exacerbated. She acknowledged that there are existing residential uses within the surrounding area, however the lot to be severed would be the closest residential lot to the industrial use to the north. Any new noise sensitive uses will not be permitted within the prescribed set back distance.

Owner did submit a noise feasibility study. She concluded that some levels in the noise study are keeping with the minimum standard in the Official Plan. Planning staff are of the opinion that the proposal is not consistent with the 2020 Provincial Policy Statement.

The Chief Building Official did indicate that there is a right-of-way easement located to the west of the property, however, the lot to be severed would have a large enough building envelope to construct a residence. A comment from the public was received noting that the use of the lot to be severed should be better suitable for pedestrian linkage and public use. Accordingly, staff are of the opinion that the application should not be supported as it does not conform with the 2020 Provincial Policy Statement.

D. Truelove provided the Committee with a satellite image from the noise feasibility report showing the industrial properties and surrounding residential area. He noted that the proposed lot to be severed is no closer to the existing residential and industrial than what is currently existing. He advised that the Atlantic Packaging property is of more concern, however there is a closed wall on the south side and there is no storage or use of the south side of the property and will accordingly not have an adverse impact on the subject lands.

D. Truelove also advised the Committee that there is an existing 6ft tall fence along the existing

lots on Glendale Avenue, existing mitigating factors are in place. There are no significant adverse impacts that can be expected to be transmitted. The easement that runs along the property would also act as a natural barrier from any residence that is to be constructed. If the land is not severed it will remain vacant and not useable, severing the lot will allow for maximum use of the lot in keeping with the 2020 Provincial Policy Statement and County Official Plan policies.

D. Truelove reviewed that the noise study did not reveal any adverse impacts and in accordance with Ministry standards. Any noise impacts would be from the parking lot which would currently have adverse effects on the existing residential, if any. The noise study did recommend noise mitigating factors and the applicant has advised that they are willing to incorporate these recommendations.

D. Truelove noted that no objections were submitted from the surrounding industrial uses and operations if they perceived a potential impact.

H. St. Clair added that the Official Plan Policy is in place to protect the industrial uses and not only the residential. Atlantic Packaging will not be able to expand in the future and will be limited and less flexible in their permitted uses. H. St. Clair noted for A. Tenhove that any subsequent owners would be subject to Ministry of Natural Resources controls and policies as well as the zoning provisions, and subject to site plan approval.

D. Paron asked D. Truelove whether the applicant would use the property, once severed, for any other purposes such as a driveway. D. Truelove noted that the access through this property would not be appropriate.

G. Brumby asked the Committee if they would like any additional conditions imposed. No responses were received.

A. Tenhove moved that the Committee approve the application with the recommended alternative conditions.

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

L. Martin commented that housing is a serious problem right now, the proposed land is a sterile piece of property, and has the potential for impacts on the industrial uses of they would like to expand in the future. There is potential for land use conflicts and he does not support the application.

'Granted'

CONDITIONS:

1. That the lands to be severed be appropriately rezoned.
2. The owners agree to satisfy all the financial requirements of the County of Oxford, regarding the installation of sanitary and water services, to the satisfaction of the County of Oxford Public Works Department.
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.
4. The owner shall submit a survey to confirm lot sizes, location of easement instrument 483556, proposed building envelope, and building setbacks to the satisfaction of the Town of Ingersoll and County of Oxford Public Works Department.
5. If required, the Owners shall enter into a standard Severance Agreement with the Town of Ingersoll, to the satisfaction of the Town of Ingersoll.
6. That the owner shall provide an easement agreement to the County of Oxford Public Works Department, regarding the water main easement traversing the lands to be

severed, prior to the issuance of the certificate. All requirements and maintenance responsibilities shall be clearly indicated in the agreement and the said agreement shall be registered on title to the satisfaction of the County of Oxford Public Works Department.”

7. If required, that road widening along a portion 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 of Public Works Department.
8. The Owner provides confirmation of the location of any 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 addressed through the shared easement.
9. 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.
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 one year 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. It was the Land Division Committee’s opinion that the application for consent is consistent with the 2020 Provincial Policy Statement.
2. It was the Land Division Committee’s opinion that the application for consent complies with the policies of the County of Oxford Official Plan.
3. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee’s decision to approve the application.

CARRIED.

B22-61-8; A22-14-8 – Wolfking Investments Inc.
(Part Lot 9, Plan 185, City of Woodstock)

Justin Byers, the applicant was present to speak to the application.

The applications have been requested to facilitate the severance of a semi-detached dwelling in the City of Woodstock. It is proposed that the lot to be severed will be 276.8 m² (2,979.4 ft²) in size, with 6.9 m (22.5 ft) of frontage on Frances Street and a depth of 40 m (131.3 ft). The lot to be retained is proposed to have the same dimensions. Each lot is proposed to contain one semi-detached dwelling unit.

The minor variances are proposed to reduce the minimum required lot frontage from 9 m (29.5 ft) to 6.8 m (22.3 ft) and to reduce the minimum required lot area from 290 m² (3,121.6 ft²) to 276.8 m² (2,979.5 ft²). The requested variances are the same for both the proposed severed and retained lands.

H. St. Clair reviewed the staff planning report. She indicated that the subject lands are designated Low Density Residential in the County Official Plan and zoned Residential Type 2 in the City of Woodstock Zoning By-law. A minor variance has been requested to recognize deficiencies in the lot area and lot frontage once the lots are separated. In Planning staff’s opinion the application for consent represents residential intensification with minimal impact to the surrounding area. The application is consistent with the 2020 Provincial Policy Statement, County Official Plan and is zoned appropriately. No comments or concerns were raised as a result of public and agency circulation. Accordingly, Planning staff are recommending approval of the application subject to

the attached conditions.

J. Byers had no questions or concerns and agreed with the staff Planning Report.

D. Paron asked for clarification on the metal shed in the backyard. H. St. Clair noted that aerial photography is not always up to date. The applicant advised that the shed does not straddled the lot line.

B22-61-8

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

'Granted'

CONDITIONS:

1. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The Owner agrees to service each unit/lot separately and independently from Frances St. with municipal sanitary and water at the owner's expense and to the satisfaction of the City and County.
3. 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/or 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. 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 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.

A22-14-8

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law No. 8626-10.

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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 City of Woodstock Zoning By-law No. 8626-10.

CARRIED.

B22-56-8 – The Villages of Sally Creek
(Part Lot 13, Parts 1-7, Plan 41R8377, City of Woodstock)

Steve Cornwell, the applicant, was present to speak to the application.

The application has been requested to facilitate the creation of a commercial building lot in the City of Woodstock. It is proposed that the lot to be severed will be 1.4 ha (3.4) in size, with 124.8 m (409.4 ft) of frontage on Bond's Corner Road. The lot to be severed is currently vacant and is proposed to contain two structures containing 37 leasable commercial units. It is proposed that the lot to be retained will be 13 ha (32.3 acres) in size. The lot to be retained is currently vacant.

H. St. Clair reviewed the staff Planning Report. She indicated that the subject lands are designated as Service Commercial in the County Official Plan and zoned Special Highway Commercial Zone (C4-34). H. St. Clair advised the Committee that from the conceptual drawings and plans submitted by the applicant there are no adverse effects. There are environmentally significant lands located on the lot to be retained which would be subject to a 120 m setback from any new development on the lands. Access easements may also be required and would be established through site plan control. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement, in keeping with the County Official Plan, and appropriately zoned. No comments or concerns were raised during agency and public circulation. Accordingly, Planning staff are recommending approval of the consent application.

S. Cornwell agreed with the staff Planning Report.

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

'Granted'

CONDITIONS:

1. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and Oxford County regarding the installation of services and drainage facilities.
3. The Owner will be required to enter into a severance agreement for the severed parcel with the City of Woodstock. The agreement will be registered on first title by the owner.
4. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
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 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 one year 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 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject lands are appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B22-58-7 – The Salvation Army
(Part Lot 7, Concession 11 (Dereham), Town of Tillsonburg)

The application has been requested to facilitate the creation of a vacant residential lot in the Town of Tillsonburg. It is proposed that the lot to be severed will be approximately 1,384.3 m² (14,900 ft²) in size. The lot to be severed is currently vacant. It is proposed that the lot to be retained will be 1.67 ha (4.12 acres) in size and contains an existing place of worship.

H. St. Clair reviewed the staff Planning Report. She indicated that the subject lands are designated Low Density Residential in the County Official Plan and zoned Minor Institutional Zone (IN1) in the Town of Tillsonburg Zoning By-law. The surrounding uses include single-detached dwellings, duplexes and institutional uses. Staff are of the opinion that the size of the proposed lot to be severed is excessive and does not represent an efficient use of land. Accordingly, it is staff's opinion that the application does not support the policies of the 2020 Provincial Policy Statement. The proposal is consistent with the surrounding neighbourhood in relation to lot size, however, the County Official Plan does not support this proposal as it does not meet the density targets outlined in the County Official Plan. No comments or concerns were raised as a result of the agency and public circulation. However, staff are not in support of this application.

In response to C. van Haastert, H. St. Clair advised that the applicant wanted to move forward without a deferral to consider amending the proposal.

To provide clarification H. St. Clair noted that any structure or dwelling type allowed under the zoning provisions could be constructed. The applicant did not provide details or explanation as to how the lands would be developed.

C. van Haastert mentioned that the lot size does fit within the surrounding neighbourhood, however it would make more sense to try and reach density targets when the land is available.

G. Brumby commented that there are two service hook ups provided already and determining the appropriately zoning is not within the purview of the Committee.

D. Paron asked for the alternate conditions of approval to be read aloud. H. St. Clair read aloud the conditions and shared them on the screen.

A motion to approve the application by A. Tenhove failed.

J. Lessif moved to defer the application to allow the applicant additional time to provide more information.

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

'Deferred'

REASONS:

1. Application B22-58-7 be deferred until such time as the applicant has provided additional information and details regarding the future development of the lot to be severed.

CARRIED.

B22-57-5 – Harry & Andrea Vandam
(Part Lots 35 & 36, Conc. 3 (West Zorra), Township of Zorra)

Lori Hartman, the applicant, was present virtually to speak to the application.

The purpose of this application is to sever an area approximately 0.22 ha (0.56 ac) in size to be added to the lands to the immediate north. The lands to be enlarged are approximately 1.6 ha (4 ac) in area and contain a single-detached dwelling, a detached garage and accessory structures. The lands to be retained are approximately 16.5 ha (40.9 ac), are vacant, and are currently used for cash cropping purposes.

H. St. Clair reviewed the staff Planning Report. She indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan and currently zoned General Agricultural Zone (A2) in Township of Zorra Zoning By-law. The lot to be severed is currently being used by the applicants as a gravel parking area. In Planning staff's opinion the application for consent is supportable as it is consistent with the 2020 Provincial Policy Statement and in keeping with the County Official Plan. A zone change will be required for the lot to be severed at the discretion of the Chief Building Official. No comments or concerns were raised as a result of the agency and public circulation. Accordingly, Planning staff recommend approval of the consent application subject to the attached conditions.

L. Hartman had no questions or concerns are agreed with the staff Planning Report.

Moved by: C. van Haastert
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The parcel to be severed be conveyed to the abutting landowner to the immediate north/northeast, and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
3. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall 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 two years, 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.

B22-69-5; A22-20-5 – Howe Farms (Ontario) Limited
(Part Lot 9, Concession 1, Parts 1-3, Township of Zorra)

Tim Hanlon, the applicant, was present to speak to the application.

The purpose of this application is to facilitate the severance of an approximate 39.6 ha (97.8 ac) area to be conveyed to the lands to the immediate west/southwest, comprising approximately 120.6 ha (298 ac), while retaining an area of approximately 0.8 ha (2 ac) for rural residential purposes as a result of farm consolidation. The lands to be severed contain an existing barn (to remain), and the lands to be retained contain an existing single-detached dwelling a garage and an accessory structure. The associated application for minor variance seeks to reduce the minimum required frontage from 35 m (114.8 ft) to 12 m (39.3 ft).

H. St. Clair reviewed the staff Planning Report. She indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan and zoned General Agricultural Zone (A2) in the Township of Zorra Zoning By-law. A zone change will be required for the lot to be severed as a condition of the severance. A minor variance has been requested to reduce the required lot frontage to minimize the amount of agricultural lands to be removed from agricultural production. In Planning staff's opinion the consent application is consistent with the 2020 Provincial Policy Statement and is in keeping with the County Official Plan policies. No comments or concerns were raised as a result of the public and agency circulation. Accordingly, Planning staff are recommending approval of the application subject to the attached conditions.

T. Hanlon had no comments or questions, and agree with the conditions contained within the report.

H. St. Clair noted for the Committee that comments from the building department would have been received if there were concerns with drainage and septic.

B22-69-5

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
3. 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 must be reflected on the certificate.

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

REASONS:

1. The application for consent is consistent with the 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.

A22-20-5

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

'Granted'

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Zorra Zoning By-law No. 35-99.
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 Zorra Zoning By-law No. 35-99.

CARRIED.

B22-70-5 – Donald McKay
(West Part Lot 14, Concession 7, Township of Zorra)

This application proposes to facilitate the severance of an approximate 42 ha (104 ac) agricultural parcel to be added to an existing agricultural parcel, approximately 10.5 ha (26 ac) to the immediate north (lot to be enlarged). It is proposed that an area of approximately 0.8 ha (2 ac) be retained for rural residential purposes as part of the farm consolidation. The lot to be retained contains an existing single-detached dwelling and a bank barn (to be demolished) and an accessory structure. The lands to be enlarged are currently vacant and are under agricultural production (cash cropping).

H. St. Clair reviewed the staff planning report. She indicated that the subject lands are designated as Agricultural Reserve in the County Official Plan and currently zoned General Agricultural Zone in the Township of Zorra Zoning By-law. A zone change will be required for the lot to be retained with special provisions to recognize an oversized accessory structure that will be remaining on

the property. The structure is able to remain as Planning staff are of the opinion that the structure was purpose built accessory to the dwelling for storage purposes. In Planning staff's opinion the application for consent is consistent with the 2020 Provincial Policy Statement and is in keeping with the County Official Plan policies. No comments or concerns were raised as a result of agency and public notification. Accordingly, Planning staff are recommending approval of the application.

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

'Granted'

CONDITIONS:

1. That the lot to be retained be appropriately rezoned.
2. That the existing bank barn on the retained lands be removed to the satisfaction of the Township of Zorra.
3. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
4. 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.
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 one year 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 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.

On the motion of L. Martin the Committee meeting adjourned at 11:17 a.m.

"Original Signed by"

CHAIRPERSON