

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, June 2, 2022

The Oxford County Land Division Committee met virtually via livestream on Thursday, June 2, 2022 at 9:30 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	R. Jull
	-	J. Lessif
	-	D. Paron - <i>absent</i>
	-	P. Rigby
	-	A. Tenhove
	-	C. van Haastert
Senior Planner	-	E. Gilbert
Secretary-Treasurer	-	A. Hartley

The meeting was called to order at 9:49 a.m.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of May 5, 2022, be approved as printed and circulated.”

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

CORRESPONDENCE:

1. Correspondence dated May 30, 2022 received from Hydro One Networks Inc.
RE: Application B21-125-3 (WMV Holdings Inc.)
2. Correspondence dated May 30, 2022 received from Linzey Dench
RE: Application B22-14-3 (1058360 Ontario Ltd.)

APPLICATIONS FOR CONSENT:

B22-16-4 – Harry & Karen Scheele
(Part Lot 14, Concession 4 (West Oxford), Township of South-West Oxford)

Karen Scheele and Payden Shrubbs, the owner’s solicitor were present to speak to the application

The purpose of the Application for Consent is to facilitate a surplus farm dwelling severance. The applicant is proposing to boundary adjust farmlands and retain a dwelling made surplus through a farm amalgamation. The lands to be severed are intended to be added to an existing farm parcel to the immediate north-east.

E. Gilbert reviewed the staff Planning Report. He indicated that the purpose of the application was to retain a non-farm rural residential lot. He advised that the subject property is zoned General Agricultural (A2) in the Township of South-West Oxford Zoning By-law, the lot to be retained will need to be rezoned to Rural Residential Zone (RR) to reflect its new use. E. Gilbert also indicated that the subject property is designated as Agricultural Reserve in the County Official Plan. He detailed that the existing accessory structure is oversized, however the zone change will address this. He stated that in Planning staff's opinion the 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 during agency or public circulation. Accordingly, he indicated that Planning staff are in support of the application subject to a number of conditions.

E. Gilbert noted that the standard road widening condition should have been included in the report, however it will be reflected on the Notice of Decision. P. Shrubbs concurred with the report and agreed to the additional condition.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned, to the satisfaction of the Township of South-West Oxford.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east, and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and must be reflected on the certificate.
3. If required, a road widening to 5 m (16.4 ft) from the centre line of County Road 12 along the frontage of the lot to be severed, be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department.
4. 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.
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 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.

B22-23-1 – 2133179 Ontario Inc.

(Part Lot 22, Concession 11 (Blenheim), Part 1, RP 41R2528 Township of Blandford-Blenheim)

Dean Janscar, the owner's agent, was present to speak to the application.

The Application for Consent has been requested to facilitate a lot addition and the retention of a lot for non-farm rural residential purposes. The lot to be severed is vacant, and is currently used for agricultural production (cash cropping), and will comprise an area of approximately 42 ha (103.8 ac). It is proposed that the lot to be severed will be added to the lot to the immediate south, which comprises of 2.9 ha (7.4 ac) and contains a number of grain silos and four (4) storage sheds. It is proposed that the lot to be retained will comprise of approximately 0.7 ha (1.9 ac) and will consist of an existing single detached dwelling and two accessory buildings.

E. Gilbert presented the staff Planning Report. He indicated that the purpose of the application is to add vacant agricultural land to an existing agri-business lot, a non-farm rural residential lot is to be retained. He advised that the lots to be severed and retained are zoned General Agricultural (A2) and the lot to be enlarged is zoned Special Agri-Business Zone (AB-7) in the Township of Blandford-Blenheim Zoning By-law, once severed the lot to be severed will require a zone change to reflect the new use. E. Gilbert noted that the subject property is designated as Agricultural Reserve in the County Official Plan. Agency comments were supportive. A letter of concern was received and provided to the Committee for review. E. Gilbert advised the Committee that Planning staff cannot support this application as no farm consolidation will be occurring. Merging the existing agricultural lot with the agri-business lot does not constitute a proper consolidation under the policies. This proposal also does not meet the criteria for a boundary adjustment as it is not minor. The application does not maintain the intent of the 2020 Provincial Policy Statement or the County Official Plan, and accordingly, Planning staff do not recommend approval.

D. Janscar provided comment that the owner is receiving pressure from his customers and suppliers to increase the size of the lot to provide further bio-security measures. In regards to retaining the dwelling, he commented that the owner's step-son currently lives at the property and is an employee of the operation. The intent is not to sell the dwelling but to retain it to have an employee living close by. D. Janscar noted that he lives close by and the existing barn on the property has never has any livestock in it and has always been used for storage, if the Committee decided that the barn should be removed the owner would be okay with this. D. Janscar further commented that the agri-business operation has been prosperous for the surrounding community.

In response to R. Jull, D. Janscar noted that the same people own the farm and the grain elevator. The agricultural lands are share-cropped and use the elevator for processing.

In response to C. van Haastert, D. Janscar noted that biosecurity is regulated by the Canadian Food Inspection Agency (CFIA) and deals with the security of the food products being produced. The property itself has great security systems in place, however the CFIA are requesting an increased MDS radius around the property to control other biosecurity hazards such as vermin, contaminants etc. from the products.

In response to A. Tenhove, E. Gilbert noted that boundary adjustments can occur for agri-business lots, however this proposal's boundary adjustment is too large to support at this time.

D. Janscar noted for P. Rigby that they are seeking a 500m MDS radius. P. Rigby commented the size is a little ridiculous. The lands can be used for a power strip site or other energy production.

G. Brumby noted that the farm parcel could be sold to the business parcel and be merged on title. E. Gilbert noted that the main issue with this is that the existing residence would remain and the MDS and further development on the property would be restricted.

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

'Not Granted'

REASONS:

1. The application for consent is not consistent with the 2020 Provincial Policy Statement.
2. The application for consent does not comply 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 deny the application.

CARRIED.

B22-19-1 – Christopher McLaren & Larenwood Farms Ltd.
(Part Lots 8 & 9, Concession 5 (Blenheim), Township of Blandford-Blenheim)

Christopher McLaren and Dean Janscar, the owner's agent, were present to speak to the application. Scott Freeman, a neighbouring property owner was also present.

The purpose of the Application for Consent is to facilitate an agricultural lot addition and the retention of a lot for non-farm rural residential purposes. The lot to be severed comprises approximately 37.7 ha (93.2 ac), is in agricultural production, and currently contains a bank barn. It is proposed that the lot to be severed will be added to the lot to the immediate east. The lot to be enlarged is currently 30.2 ha (74.8 ac) in size, is also in agricultural production, and is vacant of any buildings or structures. It is proposed that the lot to be retained will be 0.7 ha (1.9 ac) in size and will contain an existing single detached dwelling.

E. Gilbert reviewed the staff Planning Report. He indicated that subject property is designated as Agricultural Reserve and Open Space in the County Official Plan, and zoned General Agricultural Zone (A2) in the Township of Blandford-Blenheim Zoning By-law. E. Gilbert noted that the staff Planning Report states that the point's calculation for the Official Plan Analysis, is +15 points, however it should read +13 points. +13 points is still over the allowable point calculation. E. Gilbert advised that the application is consistent with the 2020 Provincial Policy Statement. However, Planning staff are of the opinion that the proposal accumulates more than 12 points as per the Official Plan policies as the property is within 500 m of an aggregate resource vein. No comments were raised as result of agency circulation. Scott Freeman provided concern about his existing driveway beside the entrance to the agricultural parcel and what the future plans were for the lands. Accordingly, he indicated that Planning staff are not supportive of the application as it does not maintain the intent of the Official Plan.

C. McLaren introduced himself and explained to the Committee that his family has owned the farm for 160 years and that the operation is expanding. He noted that a minor variance application with the Township has recently been approved to expand a heifer barn within the same area as the aggregate resource.

D. Janscar explained that the house exists and provided a map to the Committee outlining the other residences within the surrounding area to show that they are able to remain close to the aggregate resource. D. Janscar noted that gravel has not been found or unearthed on the farm and that C. McLaren does not intend to develop the property for aggregate extraction. D. Janscar also noted a similar consent application that was approved by the Committee that was also within close proximity to the aggregate resource.

S. Freeman provided comment that he had concerns regarding the entrance and access to his property. He asked whether there were plans to take the hedge row down or if there would be increased vehicle traffic depending on what the long term plan for the property was going to be.

C. McLaren in response to S. Freeman noted that the property will remain in agricultural production and no aggregate extraction is proposed.

In response to J. Lessif, C. McLaren noted that the property has been tested for resources deposits, but nothing substantial was found during previous construction. C. McLaren also responded noting that it is not part of the farm succession plan to consolidate all three farms.

E. Gilbert responded to A. Tenhove noting that this is similar to a previous application wherein the Official Plan policies being amended were discussed and in that case the policies being changed would allow Planning staff to recommend approval of the application. However, in this instance the subject property is located within close proximity to an aggregate vein rather than an extraction operation. E. Gilbert advised that the amended agricultural policies in the Official Plan were adopted by County Council and are with the province for approval.

E. Gilbert mentioned to C. van Haastert that the layers on our system are provided by the Ministry of Natural Resources. The difference in colour on the map is based on secondary and primary resources.

E. Gilbert read aloud the recommended conditions of approval.

D. Janscar and C. McLaren agreed with the recommended conditions.

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east, and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
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 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, financial and otherwise, have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. 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.

B21-63-8; A21-15-8, B21-64-8; A21-16-8 & B21-65-8; A21-17-8 – Tru-Built Construction Inc.
(Part Lot 14, Plan 174, City of Woodstock)

Mark Burke was in attendance to speak to the application.

The Applications for Consent are proposing to create 3 lots and retain a lot to facilitate the development of 2 semi-detached dwellings (4 units) with single attached garages on the subject lands. The lots to be severed and retained have a proposed lot area of 464.8 m² and currently contain a duplex with a detached garage that is to be removed.

The applicant has also applied for minor variances for each of the proposed severed and retained lots to reduce the minimum lot frontage from 9 m to 7.1 m for a semi-detached dwelling unit.

E. Gilbert reviewed the staff Planning Report. He explained that the subject property is designated as Low Density Residential in the County Official Plan and zoned Residential Type 2 in the City of Woodstock Zoning By-law. He noted that the surrounding land uses include single-detached dwellings on various lot sizes. No comments or concerns were raised during agency or public circulation. The City of Woodstock council passed a resolution in support of the application. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, is in keeping with the County's Official Plan, and the subject lands are appropriately zoned aside from the requested minor variances. Accordingly, Planning staff are in support of the consent applications and requested minor variances meet the four tests.

M. Burke provided photos of the subject property and development under construction. He noted that special attention has been provided to set the dwellings further back from the street to allow for more parking and address the unique grading of the property. He advised that there was previously a duplex on the property and currently one pair of the proposed semi-detached dwellings have been constructed.

B21-63-8

Moved by: C. van Haastert
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 shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford regarding the installation of services and drainage facilities.
3. The Owner will be required to enter into a severance agreement for the severed parcels 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 Owner shall remove any existing accessory structures located on the severed and retained lots to the satisfaction of the City of Woodstock.
6. The owner shall agree, in writing, to dedicate a 3 m road widening along Clarke Street North for the lot to be severed and retained to the City at first charge.

7. The owner shall agree in writing, to provide an Arborist report and Tree Compensation Plan for the trees on the subject lands, to the satisfaction of the City of Woodstock.
8. 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.
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 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.

B21-64-8

Moved by: C. van Haastert
Seconded by: R. Jull

'Granted'

CONDITIONS:

1. The certificate for Application B21-63-8 be issued and a copy of the registered transfer be presented to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B21-64-8.
2. 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.
3. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford regarding the installation of services and drainage facilities.
4. The Owner will be required to enter into a severance agreement for the severed parcels with the City of Woodstock. The agreement will be registered on first title by the owner.
5. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
6. The Owner shall remove any existing accessory structures located on the severed and retained lots to the satisfaction of the City of Woodstock.
7. The owner shall agree, in writing, to dedicate a 3 m road widening along Clarke Street North for the lot to be severed and retained to the City at first charge.

8. The owner shall agree in writing, to provide an Arborist report and Tree Compensation Plan for the trees on the subject lands, to the satisfaction of the City of Woodstock.
9. 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.
10. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

B21-65-8

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

'Granted'

CONDITIONS:

1. The certificate for Application B21-64-8 be issued and a copy of the registered transfer be presented to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for application B21-65-8.
2. 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.
3. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford regarding the installation of services and drainage facilities.
4. The Owner will be required to enter into a severance agreement for the severed parcels with the City of Woodstock. The agreement will be registered on first title by the owner.
5. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
6. The Owner shall remove any existing accessory structures located on the severed and retained lots to the satisfaction of the City of Woodstock.
7. The owner shall agree, in writing, to dedicate a 3 m road widening along Clarke Street North for the lot to be severed and retained to the City at first charge.

8. The owner shall agree in writing, to provide an Arborist report and Tree Compensation Plan for the trees on the subject lands, to the satisfaction of the City of Woodstock.
9. 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.
10. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 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.

A21-15-8

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

'Granted'

REASONS:

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

A21-16-8

Moved by: C. van Haastert
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.

A21-17-8

Moved by: P. Rigby
Seconded by: R. Jull

'Granted'

REASONS:

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

B22-04-8 – Rajiv & Meenakshi Bhargava
(Plan 216, Part Lot 51C as in 482161, City of Woodstock)

Richie Khanna, the owner's agent, and Rajiv Bhargava were present to speak to the application.

The purpose of the Application for Consent is to create a new residential lot. The proposed lands to be severed are approximately 594 m² (6,396 ft²) in area and are currently vacant. The lands to be retained are approximately 555.2 m² (5,976 ft²) and contain an existing single-detached dwelling.

E. Gilbert reviewed the staff Planning Report. He advised that the subject property is designated as Low Density Residential in the County Official Plan, and zoned Residential Type 2 (R2) in the City of Woodstock Zoning By-law. He mentioned that the small garden shed located on the property is to be removed. In Planning staff opinion the application is consistent with the 2020 Provincial Policy Statement, the County Official Plan, and is appropriately zoned. No comments or concerns were received during agency and public circulation. Accordingly, Planning staff recommend approval of the consent application, subject to a number of conditions.

R. Khanna and R. Bhargava had no questions or concerns and concurred with the staff Planning Report.

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

'Granted'

CONDITIONS:

1. The owner shall enter into a Severance Agreement with the City of Woodstock as set forth in the City of Woodstock By-law No. 5266-76, and amendments thereto. The Agreement will be registered on title by the owner, to the satisfaction of the City of Woodstock.
2. 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.
3. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
4. The owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.
5. The existing structures on the severed lands be removed to the satisfaction of the City of Woodstock.
6. The owner shall submit a Tree inventory and Compensation Plan and agree, in writing to plant trees or provide cash in-lieu for the planting of trees, to the satisfaction of the City of Woodstock.
7. The owner shall agree, in writing, to prepare a stormwater management design brief to be submitted with a lot grading plan at time of building permit application, to the satisfaction of the City of Woodstock.
8. The owner shall provide a registered easement in favour of the County, over the existing municipal sanitary sewer at the owner's expense. A copy of the draft reference plan and draft transfer easement documents must be forwarded and to the satisfaction of the County Public Works Department.
9. 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.
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. 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 comment from the public respecting this application.

CARRIED.

B22-06-3 – Nature Farms Inc.
(Northwest ¼ Lot 22, Concession 1 (North Norwich), Township of Norwich)

Marius Kerkhoff, the owner's agent, was present to speak to the application.

The purpose of the Application for Consent is to facilitate a lot addition to an existing non-farm rural residential parcel. It is proposed that approximately 768 m² (0.189 ac) of land will be severed from an existing agricultural parcel (lot to be retained) and added to the rural residential lot to the immediate west (lot to be enlarged).

Once enlarged, the non-farm rural residential lot will be approximately 2,563.9 m² (27,598.5 ft²) in size and will contain an existing single detached dwelling with an existing private well and septic system. The lot to be retained will be approximately 55.14 ha (136.2 ac) in size and contains a number of cattle barns and a single detached dwelling, accessory to the farm, as well as a private well and septic system.

E. Gilbert reviewed the staff Planning Report. He advised that the subject property is designated as Agricultural Reserve in the County Official Plan policies. The lot to be severed and retained are currently zoned General Agricultural Zone (A2) and the lot to be enlarged is zoned Residential Existing Lot Zone (RE) in the Township of Norwich Zoning By-law. The lot to be severed will be required to be rezoned to reflect its new use. E. Gilbert indicated that the 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 during agency and public circulation. Accordingly, Planning staff are recommending approval of the consent application, subject to the attached conditions.

M. Kerkhoff had no questions and concurred with the staff Planning Report and recommended conditions.

Moved by: R. Jull
Seconded by: P. Rigby

'Granted'

CONDITIONS:

1. The parcel to be severed be appropriately zoned.
2. The parcel to be severed by conveyed to the abutting land owner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50 (3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
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 Norwich.
4. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
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 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.

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3. The Land Division Committee did not receive any comment from the public respecting this application.

CARRIED.

B22-13-3 – Paul Wilson

(North Part Lot 13, Concession 4 (North Norwich), Township of Norwich)

Brad Deming, the owner's agent, was present to speak to the application.

The purpose of the Application for Consent is to facilitate a farm consolidation and the retention of a lot for non-farm rural residential purposes. It is proposed that the lot to be severed will be approximately 4.1 ha (10.3 ac) in size and will be added to the agricultural parcel to the immediate southwest, which is currently 78.2 ha (193.3 ac) in size and both the lots to be severed and enlarged are currently vacant. It is proposed that the lot to be retained will be 0.8 ha (2 ac) in size and contains an existing single detached dwelling and a detached garage.

E. Gilbert reviewed the staff Planning Report. He advised that the subject lands are designated as Agricultural Reserve in the County Official Plan. The lots to be severed and retained are zoned Limited Agricultural Zone (A1) and the lot to be enlarged is zoned General Agricultural Zone (A2). The lot to be severed will need to be rezoned to General Agricultural Zone and the lot to be retained will need to be rezoned to Rural Residential Type Zone (RR) to reflect its intended use. In Planning staff's opinion the consent application maintains the intent of the County Official Plan and the 2020 Provincial Policy Statement. No comments or concerns were raised during agency or public circulation. Accordingly, Planning staff are supportive of the consent application subject to the recommended conditions.

B. Deming had no questions and concurred with the recommended conditions.

Moved by: R. Jull
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The lots to be severed and retained 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 must be reflected on the certificate.
3. If required, a change of use permit be issued for the existing detached garage on the lot to be retained, to the satisfaction of the Township of Norwich Building Department.
4. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
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 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 comment from the public respecting this application.

CARRIED.

B22-14-3 – 1058360 Ontario Ltd.

(Part Lot 12, Concession 4 (North Norwich), Township of Norwich)

Brad Deming, the owner's agent was present to speak to the application.

The purpose of the Application for Consent is to facilitate a lot addition to an existing agricultural parcel for driveway access purposes. It is proposed that the lot to be severed will be 899.8 m² (9679 ft²) in size, with 18.3 m (60 ft) of frontage on Quaker Street and a depth of 49.1 m (161 ft). The lot to be severed is currently vacant and contains the existing driveway entrance for the agricultural parcel to the immediate south (lot to be enlarged).

The lot to be enlarged is 30.5 ha (75 ac) in size and contains an existing agricultural building while the lot to be retained will be 3,407 m² (36,681 ft²) and contains an existing single detached dwelling and detached garage.

E. Gilbert reviewed the staff Planning Report, he indicated that the lands are designated as Agricultural Reserve in the County Official Plan. The lots to be severed and retained are zoned Residential Existing Lot Zone (RE) and the lot to be enlarged is zoned General Agricultural Zone (A2). The lot to be severed will require a zone change application to be completed to reflect the new use. 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. No comments or concerns were raised during agency and public notification. Accordingly, Planning staff recommended approval of the consent application subject to the recommended conditions.

B. Deming had no questions or comments and accepted the recommended conditions.

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

'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 must be reflected on the certificate.
3. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall 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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B21-125-3 – WMV Holdings Inc.

(Part Lots 2-4, Concession 2 (North Norwich) and Parts 1-5 41R-8529, Township of Norwich)

Walter Verhey was present to speak to the application.

The purpose of the Application for Consent is to create a new vacant agricultural parcel and the retention of a lot for similar purposes, containing two existing agricultural buildings and a single detached dwelling. It is proposed that the lot to be severed will be 38.4 ha (95 ac) in area, is currently vacant and no new development is proposed at this time. The lot to be severed also contains a portion of an existing Hydro Easement. It is proposed that the lot to be retained will be 39.6 ha (98 ac) in area, contains two existing agricultural buildings and a single detached dwelling, as well as a portion of the existing Hydro Easements.

E. Gilbert reviewed the staff Planning Report, he indicated that the lands are designated as Agricultural Reserve in the County Official Plan and zoned General Agricultural Zone (A2) in the Township of Norwich Zoning By-law. No new development is proposed at this time however, Hydro One provided late comments that any work to be conducted within the Hydro Transmission Easement area will not be permitted. He advised the Committee that in Planning staff's opinion the consent application maintains the appropriately sized under the zoning provisions, is consistent with the 2020 Provincial Policy Statement, is in keeping with the County Official Plan and is appropriately zoned. No comments or concerns were raised during agency or public circulation. Accordingly, Planning staff recommended approval of the consent application subject to the recommended conditions.

In response to G. Brumby, W. Verhey noted that this severance will create an opportunity to establish a second viable agricultural operation.

W. Verhey had no questions and concurred with the staff Planning Report.

Moved by: P. Rigby
Seconded by: R. Jull

'Granted'

CONDITIONS:

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

pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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 property is appropriately zoned.
 4. The Land Division Committee did not receive any comment from the public respecting this application.
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On the motion of J. Lessif, the Committee meeting adjourned at 11:16 a.m.

“Original Signed by”

CHAIRPERSON