

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, March 4, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, March 4, 2021 at 9:30 a.m. with the following individuals:

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

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

APPROVAL OF MINUTES:

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

*"The Minutes of the Meeting of January 28, 2021, be approved as printed and circulated."*

CARRIED.

BUSINESS ARISING FROM MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B20-75-1 – Nelson & Mary Anne daCosta (Part Lot 13, Conc. 1, Township of Blandford-Blenheim, formerly Township of Blenheim – 54 Elgin Street West, Princeton)

Nelson daCosta was in attendance to present the application.

The purpose of the application for consent is to create a residential building lot. The lot to be severed will cover an area of approximately 3,083.3 sq. m (33,188.3 sq. ft.) and is currently vacant. The lot to be retained will also cover an area of approximately 3,083.3 sq. m (33,188.3 sq. ft.) and contains an existing single-detached dwelling. It is proposed that a single-detached dwelling will be constructed on the lot to be severed.

R. Versteegen reviewed the staff Report. He indicated that the application proposes to create a residential infill lot in the Village of Princeton. The lot to be retained contains the existing single detached dwelling. A single detached dwelling is proposed to be constructed on the severed lot. The existing structure on the severed lot will be removed. The subject property is located within the Village designation on the Land Use Plan in the County Official Plan and zoned Residential Type 1 (R1) in the Township's Zoning By-law. The subject property is serviced by municipal water and a private septic services. The application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan and conforms to the Township's Zoning By-law. The property is surrounded by low density residential uses, with the museum to the east and athletic fields to the south. No concerns were received as a result of the agency circulation or the public notification to the neighbours. Planning staff is in support of the application.

N. daCosta stated that he concurs with the findings and suggested conditions of the staff Planning Report.

In response to R. Jull, N. daCosta indicated that most of the vegetation on the severed lot is scrub and dead Ash trees. N. daCosta noted that he has planted oak and spruce trees and stated that he would try to maintain as many of the trees as possible.

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

*'Granted'*

CONDITIONS:

1. If required, a drainage assessment reapportionment shall be undertaken, pursuant to The Drainage Act, R.S.O. 1990, to the satisfaction of the Township of Blandford-Blenheim.
2. 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.
3. 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.
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 subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B20-79-1 – James Brian Fitzpatrick (Part Lots 23 & 24, Conc. 7, Township of Blandford-Blenheim, formerly Township of Blenheim)

No one was present to speak to the application. A. Probst, the abutting neighbour to the immediate east of the subject property, was in attendance for the hearing. R. Versteegen indicated that a letter was received from the owner's agent requesting a deferral of the application.

A. Probst stated she had no comment at this time.

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

*'Deferred'*

REASON:

1. To permit the owner and agent to further review and submit revised conditions to the Community Planning Office.

CARRIED.

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On the motion of J. Lessif, the Committee meeting adjourned at 10:00 a.m.

*"Arend Tenhove"*

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CHAIRMAN