

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, November 4, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, November 4, 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 9:30 a.m.

APPROVAL OF MINUTES:

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

*"The Minutes of the Meeting of October 7, 2021, be approved as printed and circulated."*

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

That the request to change Condition 1 of the decisions for application B20-44-8, B20-45-8 & B17-26-8 dated November 5, 2020, as indicated in the staff Planning Report be approved.

B17-26-8

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

*'Granted'*

B20-44-8

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

*'Granted'*

B20-45-8

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

*'Granted'*

CARRIED.

CORRESPONDENCE:

1. Correspondence dated November 3, 2021 received from Council of Township of East Zorra-Tavistock  
RE: Application B21-50-2 (Marc and Donald Lazenby)

2. Correspondence dated November 3, 2021 received from Council of Township of East Zorra-Tavistock  
RE: Application B21-71-2; A21-22-2 (Canada Farm Distributors Ltd.)

APPLICATIONS FOR CONSENT:

B21-46-4 Aaron and David Van Hemert  
(Part Lot 24, Concession 3 (Dereham) Township of South-West Oxford)

A. Tenhove declared a conflict of interest and left the proceedings.

Marius Kerkhoff was present to speak to the application.

The purpose of the Application for Consent is for farm consolidation. The lot to be severed covers an area of approximately 27.35 ha (67.57 ac) contains a Quonset building and shop and is proposed to be added to the lands to the immediate east. The lot to be enlarged covers an area of approximately 41 ha (101.3 ac) contains a chicken barn, shop and two accessory dwellings. The lot to be retained covers an area of approximately 0.8 ha (1.67 ac) contains a single-detached dwelling, pool and detached garage.

R. Versteegen reviewed the staff Planning Report. He indicated that the subject property is designated as Agricultural Reserve in the County Official Plan, and is zoned General Agricultural Zone (A2) in the Township of South-West Oxford Zoning By-law. The lot to be retained will need to be rezoned to recognize the Rural Residential uses. He did mention that the quonset hut and shop on the severed parcel have a history of containing livestock and a change of use permit will need to be obtained so that there are no MDS issues created in the future. He stated that in Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and complies with the County Official Plan policies. No concerns were received during the agency circulation and no comments were received from neighbouring property owners. Accordingly, Planning staff recommend approval of the application subject to the conditions in the staff Planning Report.

M. Kerkhoff had no questions or concerns regarding the staff Planning Report or the conditions contained within.

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

*'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 must be reflected on the certificate.
3. The structures located immediately east of the proposed retained lands on the lands to be severed receive a change in use permit, if required, to confirm that the structures are not to be used to house livestock, to the satisfaction of the Township of South-West Oxford.
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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall

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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.

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B21-48-3 – Floral Dairy Inc.

(Lot 15, Concession 7 (South Norwich), Township of Norwich)

Brad Deming was in attendance to speak to the application.

The purpose of the Application for Consent is for a rural residential lot addition. The lot to be severed covers an area of approximately 580 m<sup>2</sup> (6,240 ft<sup>2</sup>) is vacant and is to be added to the lands to the immediate south. The lot to be enlarged covers an area of approximately 1.21 ha (2.99 ac) contains a single detached dwelling, detached garage and barn. The lot to be retained covers an area of approximately 38.8 ha (96 ac) is vacant and used for agricultural production.

R. Versteegen reviewed the staff planning report. He indicated that the lot addition is for the limited agricultural lot to recognize the historical encroachment of a driveway that is contained in part on the retained lot. The subject property is designated as Agricultural Reserve in the County Official Plan, the lot to be severed and retained are zoned General Agricultural Zone (A2) and the lot to be enlarged is zoned Special Limited Agricultural Zone (A1-6). In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and complies with the County Official Plan policies. No concerns were received during 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 number of conditions.

B. Deming had no questions and concurred with the staff Planning Report.

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

*'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. 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.

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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.

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B21-50-2 – Marc and Donald Lazenby  
(Part Lot 6, Concession 14 (East Zorra), Township of East Zorra-Tavistock)

Donald Lazenby and Max Shuster were present to speak to the application.

The purpose of the Application for Consent is for a rural-residential lot addition. The lot to be severed covers an area of approximately 416.9 m<sup>2</sup> (4,488 ft<sup>2</sup>), is vacant, and a new animal kennel is proposed to be constructed. The lot to be severed will be added to the lands to the immediate south. The lot to be enlarged covers an area of approximately 1,962 m<sup>2</sup> (21,118.8 ft<sup>2</sup>) contains a single-detached dwelling and an existing animal kennel building, a quonset building, and accessory barn that are proposed to be demolished. The lot to be retained covers an area of approximately 33 ha (81.57 ac) and contains a quonset building, detached garage and accessory dwelling.

R. Versteegen reviewed the staff Planning report. The applicant is proposing the lot addition to facilitate an animal kennel on the enlarged lot. The subject lands are designated as Agricultural Reserve in the County Official Plan. The lot to be severed and retained are zoned as General Agricultural (A2), while the lot to be enlarged is zoned Special Residential Existing Lot Zone (RE-1). He indicated that the surrounding area includes agricultural lands, some residential and the Woodstock Meadows Golf Course. He advised that the application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement and complies with the County Official Plan. A resolution was received from Township of East Zorra-Tavistock Council expressing support of the application. No comments were received during agency circulation and no concerns were received upon public consultation. Accordingly, he advised that Planning staff are in support of the application subject to multiple conditions.

D. Lazenby and M. Shuster did not have any comments or concerns.

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 East Zorra-Tavistock.
4. If required, the Owners shall enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
5. 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.
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.

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B20-72-3; A20-12-3 & B20-73-3; A20-13-3 – Joanne Ladosz  
(Lot 14-17, and Part Lot 13, Plan 129 and Lots 134, 135 & 136, Plan 388, Township of Norwich)

Joanne Ladosz was present to speak to the application.

The purpose of the Applications for Consent is to create two new residential lots in the Village of Otterville. It is proposed that the lot to be severed by application B20-72-3 will be 2,263.7 m<sup>2</sup> (24,366.2 ft<sup>2</sup>) in size and contains an existing single detached dwelling, a residential accessory building and private septic system, while application B20-73-3 proposes the creation of a vacant residential lot, which will be 2,264.4 m<sup>2</sup> (24,373.7 ft<sup>2</sup>) in size. A new single detached dwelling and private septic system are proposed for the lot to be severed by application B20-73-3. It is proposed that the lot to be retained will be 2,263.8 m<sup>2</sup> (24,367.3 ft<sup>2</sup>) in size and contains an existing single detached dwelling, a detached garage and a private septic system.

The owner has applied for minor variances from Section 11.2 the Township of Norwich Zoning By-law No. 07-2003-Z as follows: to reduce the required minimum lot area for application B20-72-3 from 2,800 m<sup>2</sup> (30,140 ft<sup>2</sup>) to 2,263.7 m<sup>2</sup> (24,366.2 ft<sup>2</sup>), and to reduce the required lot frontage for the lot to be severed by application B20-73-3 from 35 m (114.8 ft) to 28.7 m (94.1 ft) and to reduce the required minimum lot area from 2,800 m<sup>2</sup> (30,140 ft<sup>2</sup>) to 2,264.4 m<sup>2</sup> (24,373.7 ft<sup>2</sup>). Minor variances have also been requested for the lot to be retained to reduce the required lot frontage from 35 m (114.8 ft) to 25.9 m (84.9 ft) and to reduce the minimum required lot area from 2,800 m<sup>2</sup> (30,140 ft<sup>2</sup>) to 2,263.8 m<sup>2</sup> (24,367.3 ft<sup>2</sup>).

R. Versteegen reviewed the staff planning report. He indicated that the subject lands were previously separate parcels and the applicant is seeking to recreate the lots again. He noted that the lands are designated as Settlement as they're located within the village of Otterville. The lots to be severed and retained are currently zoned Residential Type 1 Zone (R1) with special provisions for flood and fill areas located to the rear of the property. The applicant has provided a Slope Stability Study to indicate that development could take place due to hazard land area being noted by LPRCA. The surrounding area includes residential dwelling, agricultural lands, and a golf course. Minor variances have been requested to recognize reduced lot frontage, and

lot area for the severed and retained lots. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement complies with the County Official Plan policies, and are appropriately zoned. The LPRCA advised that no development is to take place within the Hazard Zone. No other comments were received during agency circulation and no concerns were raised during public consultation. Accordingly, Planning staff are supportive of the application and requested minor variances with the conditions attached.

J. Ladosz had no comments or concerns and concurred with the staff Planning report.

In response to C. van Haastert, R. Versteegen noted that the toe erosion limit is in reference to the bottom of the slope (toe of the slope) and the slope stability issue at the rear of the property. He also noted that the site triangle conditions from Public Works is a standard condition required for public safety.

B20-72-3

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

*'Granted'*

CONDITIONS:

1. The area identified as the Erosion Hazard area, as provided by the submitted Slope Stability Assessment, drafted by EXP, dated August 20, 2021, be appropriately rezoned.
2. The owner provide confirmation that the septic systems serving Severed Lot 'A' (B20-72-3) and the lot to be retained are wholly located within the boundary of Severed Lot 'A' and the lot to be retained, to the satisfaction of the Township of Norwich Building Department.
3. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of Norwich.
4. If required, a sight triangle, 4 m x 4 m (13.1 ft x 13.1 ft) at the southeast corner of Main Street West (Oxford Road 19) and James Street, be dedicated to the County of Oxford, free of all costs, liens, easements and other encumbrances, to the satisfaction of the County of Oxford Public Works Department.
5. If required, the applicant enter into a severance agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
6. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
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. The Land Division Committee did not receive any comments from the public respecting this application.

A20-12-3

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

*'Granted'*

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
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 Norwich Zoning By-law No. 07-2003-Z.

B20-73-3

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

*'Granted'*

CONDITIONS:

1. The area identified as the Erosion Hazard area, as provided by the submitted Slope Stability Assessment, drafted by EXP, dated August 20, 2021, be appropriately rezoned.
2. The Certificate for Application B20-72-3 be issued, the Transfer registered, and a copy of the registered Transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for Application B20-73-3.
3. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of Norwich.
4. If required, the applicant enter into a severance agreement with the Township of Norwich, to the satisfaction of the Township of Norwich.
5. The owner provide confirmation that the previously existing structures on Severed Lot 'B' (B20-72-3) have been removed, to the satisfaction of the Township of Norwich Building Department and a demolition permit be issued, if required.
6. The County of Oxford Public Works Department advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to the provision of water service to Severed Lot 'B' (B20-73-3) have been complied with. This condition can be cleared by payment for the required services prior to the completion of the severance, to the satisfaction of the County of Oxford Public Works Department.
7. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.

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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.

A20-13-3

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

*'Granted'*

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Norwich Zoning By-law No. 07-2003-Z.
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 Norwich Zoning By-law No. 07-2003-Z.

CARRIED.

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B21-54-3 – Jody Baird

(Part Lot 139, Plan 745, and Part 1, 41R-9604, Township of Norwich)

Jody Baird was present to speak to the application.

The purpose of the Application for Consent is for a residential lot addition in the Village of Norwich. The lot to be severed covers an area of approximately 614.8 m<sup>2</sup> (6,614.5 ft<sup>2</sup>) is vacant and is to be added to the lands to the immediate south. The lot to be enlarged covers an area of approximately 1,106.76 m<sup>2</sup> (11,913.1 ft<sup>2</sup>) contains an existing single detached dwelling and detached garage. The lot to be retained covers an area of approximately 1,208.5 m<sup>2</sup> (13,007.9 ft<sup>2</sup>) and is vacant with no new development proposed.

R. Versteegen reviewed the staff Planning report. He indicated that the subject lands are designated as Low Density Residential in the County Official Plan, and are zoned Residential Type 1 Zone (R1). The surrounding land uses include single-detached dwellings, and a park located to the south east. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan and is appropriately zoned. A 1 ft square will need to be dedicated to the Township for road widening to enable the lots to be merged on title. No comments were received during agency circulation and no concerns were



raised during public consultation. Accordingly, Planning staff recommend approval of the application subject to the attached conditions.

J. Baird had no comments or concerns and concurred with the staff Planning report.

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

*'Granted'*

CONDITIONS:

1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
2. If required, a 0.3 m x 0.3 m (1 ft x 1 ft) parcel of land from the lot to be enlarged be deeded to the Township of Norwich, free and clear of any encumbrances and costs, and a copy of the registered deed be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for the lot to be severed
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 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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B21-70-1; A21-21-1 – Habitat for Humanity Heartland Ontario  
(Part Lot 13, Concession 7 (Blenheim), Part Lot 5, Plan 123, Township of Blandford-Blenheim)

George Devlugt 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 will cover an area of approximately 349.4 m<sup>2</sup> (3,760.9 ft<sup>2</sup>) and the lot to be retained will cover an area of approximately 651.9 m<sup>2</sup> (7,017 ft<sup>2</sup>). Both lots are vacant and one half of a semi-detached dwelling is proposed to be constructed on each lot.

Variances are being requested for both the lot to be retained and the lot to be severed. The applicant is requesting a variance to Section 12.3.4 to reduce the minimum required lot frontage from 25.4 m (83.3 ft) to 10.8 m (35.4 ft) for the lot to be severed and 24.2 m (79.4 ft) for the lot to be retained. The applicant is also requesting a variance to Section 12.2, Table 12.2 – Zone Provisions to reduce the minimum lot depth from 30 m (98.4 ft) to 25.5 m (83.6 ft) for the lot to be retained.

R. Versteegen reviewed the staff Planning report. He indicated that the subject property is designated as Low Density Residential in the County Official Plan, and zoned Special Residential Type 2 (R2-4) in the Township's Zoning By-law. He mentioned that the surrounding land uses include single-detached dwellings, and a commercial building located to the east of the property. The requested minor variances are to recognize reduced frontage and lot depth. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, complies with the County Official Plan and is appropriately zoned. No comments were received during agency circulation and no concerns were raised during public consultation. Accordingly, Planning staff are in support of the application and the requested minor variances as they meet the four part test, subject to the attached conditions.

G. Devlugt had no questions or concerns and concurred with the staff Planning report.

In response to A. Tenhove, R. Versteegen was not sure why a portion of the sidewalk was located on the retained lot, and no comments were received from the Township or Public Works in regards to same.

G. Brumby asked the applicant if there was a plan to place another building on the retained lot as there is room for another. The applicant responded noting that no new building or development was proposed.

B21-70-1

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

*'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 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.
4. 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.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

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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.

A21-21-1

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

*'Granted'*

REASONS:

1. The variance requested is a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002.
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 Blandford-Blenheim Zoning By-law No. 1360-2002.

CARRIED.

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B21-57-6; A21-13-6, B21-58-6 & B21-59-6 – B.W. Conn Homes and Brian Conn  
(Lots 2 & 3, Block 40, Plan 279, Town of Ingersoll)

Brian Conn was present to speak to the application.

The purpose of the Applications for Consent is to separate three semi-detached dwellings into separately conveyable lots (6 dwelling units total). The lot to be severed by application B21-57-6 will cover an area of approximately 506 m<sup>2</sup> (5,446.5 ft<sup>2</sup>) and the lot to be retained will cover an area of approximately 332 m<sup>2</sup> (3,573.6 ft<sup>2</sup>). The lot to be severed by application B21-58-6 will cover an area of approximately 399 m<sup>2</sup> (4,294.8 ft<sup>2</sup>) and the lot to be retained will cover an area of approximately 387 m<sup>2</sup> (4,165.6 ft<sup>2</sup>). The lot to be severed by application B21-59-6 will cover an area of approximately 374 m<sup>2</sup> (4,025.7 ft<sup>2</sup>) and the lot to be retained will cover an area of approximately 360 m<sup>2</sup> (3,875 ft<sup>2</sup>). All of the lots will contain one half of a semi-detached dwelling that are currently under construction.

The owner has also applied for minor variances from section 7.2 of the Town of Ingersoll Zoning By-law No. 04-4160 to reduce the required lot frontage of the lot to be retained by application B21-57-6 from 9 m (29.5 ft) to 7.3 m (24 ft).

R. Versteegen reviewed the staff Planning report. He indicated that the subject property is designated as Low Density Residential in the County Official Plan and zoned Residential Type 2 (R2) in the Town's Zoning By-law. The lots were previously created in October, 2020 and the applicant is now requesting to split each lot further to be able to separately convey each lot. The requested minor variance is to recognize the reduced lot frontage of the lot to be severed through B21-57-6. The surrounding area includes single-detached dwellings, semi-detached dwellings and converted dwellings on a variety of lot sizes, and the CP Railway and Thames River are located to the north. In Planning staff's opinion the applications are consistent with the 2020 Provincial Policy Statement, comply with the County Official Plan and are appropriately zoned. No comments were received during agency circulation and no concerns were raised during public

consultation. Accordingly, Planning staff recommend approval of the applications, subject to the attached conditions and also the requested minor variance as it meets the four tests of a minor variance.

B. Conn had no questions or concerns and concurred with the staff Planning report.

B21-57-6

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

*'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. If deemed necessary, 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. 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.
3. If required, the Owner shall provide the payment of cash-in-lieu of parkland for the creation of the new lot to the Town of Ingersoll.
4. If required, 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 an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
5. 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.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

A21-13-6

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

*'Granted'*

REASONS:

1. The variance requested is a minor variance from the provisions of the Town of Ingersoll Zoning By-law No. 04-4160.
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 Ingersoll Zoning By-law No. 04-4160.

B21-58-6

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

*'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. If deemed necessary, 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. 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.
3. If required, the Owner shall provide the payment of cash-in-lieu of parkland for the creation of the new lot to the Town of Ingersoll.
4. If required, 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 an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
5. 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.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

B21-59-6

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

*'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. If deemed necessary, 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. 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.
3. If required, the Owner shall provide the payment of cash-in-lieu of parkland for the creation of the new lot to the Town of Ingersoll.
4. If required, 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 an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
5. 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.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B21-71-2; A21-22-3 – Canada Farm Distributors Ltd.

(Part Lot 126-128, Plan 307, Part 2, 41R-1977, Township of East Zorra-Tavistock)

Scott Patterson was present to speak to the application. Gary Ollivier was present to observe the application.

The purpose of the Application for Consent is to create a lot for future development. The lot to be severed will cover an area of approximately 1.3 ha (3.2 ac), is currently vacant, and is proposed to be developed for both residential and commercial purposes. The lot to be retained will cover an area of approximately 2.6 ha (6.4 ac), contains commercial buildings, and an accessory single-detached dwelling.

The owners have also applied for minor variances from Section 21.2 of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18 as follows; Relief from Section 21.2, which requires a minimum lot area of that existing at the time of passing of the By-law whereas 2.6 ha (6.4 ac) is being proposed; and, relief from Section 21.2, which requires a minimum lot frontage of that existing at the time of passing of the By-law whereas 20.1 m (65.9 ft) is being proposed for the lot to be retained. And, relief from Section 21.2, which requires a minimum lot area of that existing at the time of passing of the By-law whereas 1.3 ha (3.2 ac) is being proposed; and, relief from Section 21.2, which requires a minimum lot frontage of that existing at the time of passing of the By-law whereas 110.1 m (361.2 ft) is being proposed for the lot to be severed.

R. Versteegen reviewed the staff Planning report. He indicated that the intent of this application is for fragmentation purposes for future development. An Official Plan Amendment, Zone Change and Site Plan Approval will still be required to enable further development that will be considered by Township and County Councils. Surrounding land uses include, single-detached dwellings, an apartment building, and the Optimist Park. A minor variance has been requested to recognize reduced lot area, and reduced frontage for the lot to be severed and the lot to be retained. In Planning staff's opinion, the application is consistent with 2020 Provincial Policy Statement, complies with the County Official Plan and are appropriately zoned for its current use. No comments were received during agency circulation and no concerns were raised during public consultation. Accordingly, Planning staff recommend support of the application, subject to a number of conditions and also the requested minor variances as they meet the four tests of a minor variance.

S. Patterson had no questions or concerns and concurred with the staff Planning report.

In response to G. Brumby, R. Versteegen noted that the wording of the zoning by-law is specific to recognize the current conditions of each property, thus there is no specific numbers or dimensions assigned to either of the properties.

B21-71-2

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

*'Granted'*

CONDITIONS:

1. If required, the Owner shall enter into a standard Severance Agreement(s) with the Township of East Zorra-Tavistock, to the satisfaction of the Township of East Zorra-Tavistock.
2. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owners expense, to the satisfaction of the Township of East Zorra-Tavistock.
3. The Clerk of the Township of East Zorra-Tavistock 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 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.

A21-22-2

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

*'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.

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On the motion of A. Tenhove the Committee meeting adjourned at 10:47 a.m.

*"G. Brumby"*

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CHAIRPERSON