

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, September 9, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, September 9, 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 9:33 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 August 5, 2021, be approved as printed and circulated."*

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

B20-29-4 – James John Davis

Derek Truelove, the owner's solicitor, was present to speak to the Committee in regards to the request to amend the conditions. D. Truelove noted that this request pertains to an existing severance file and upon completion of the reference plan, one of the buildings is closer to the property line than anticipated. The request for amendment of conditions is to recognize the special zoning provision required for variances that were not previously noted. R. Versteegen indicated that the staff Planning Report recommends approval of the request as it is supportable from a planning perspective.

D. Truelove responded to G. Brumby and clarified the issue and problem that needed to be resolved so that the conditions could be met for the severance to be completed.

A. Tenhove asked if the application will be completed by the original lapsing date of October 1, 2021. R. Versteegen responded noting that if the request for amendment of conditions is approved the time frame for completing the conditions would start over from the date the decision for the amendment is delivered.

A. Tenhove moved that the request to change Condition 1 of the decision for application B20-29-4 as indicated in the staff Planning Report be approved.

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

*'Granted'*

CARRIED.

CORRESPONDENCE:

1. Correspondence dated August 30, 2021 received from Karla Van Nes  
RE: Application B21-33-2 (Howe Farms (Ontario) Ltd.)
2. Correspondence dated September 1, 2021 received from Council of the Township of East Zorra-Tavistock  
RE: Application B21-33-2 (Howe Farms (Ontario) Ltd.)
3. Correspondence dated September 1, 2021 received from Council of the Township of East Zorra-Tavistock  
RE: Applications B21-37-2 (Brenneman) B21-38-2 (Donron Farms Ltd.)

APPLICATIONS FOR CONSENT:

B21-35-8; A21-08-8 & B21-36-8; A21-09-8 – Oxford Builders Inc.  
(Part Lots 5 & 6, Plan 74, City of Woodstock)

George Geerlinks was preset to speak to the application.

The purpose of the applications for consent is to create 2 residential lots to facilitate the construction of a single detached dwelling on each lot and to retain a lot for the same purpose. The lot to be severed by B21-35-8 is approximately 1,216.5 m<sup>2</sup> (13,094.7 ft<sup>2</sup>) in area and contains a portion of a detached garage. The lot to be retained is approximately 370 m<sup>2</sup> (3,982.7 ft<sup>2</sup>) in area and contains a single detached dwelling. The lot to be severed by B21-36-8 is approximately 370 m<sup>2</sup> (3,982.7 ft<sup>2</sup>) and contains a portion of detached garage. The applicant has indicated that all buildings on the property will be removed.

The proposed minor variance is seeking relief from Section 6.2, Table 6.2 – Zone Provisions, to reduce the minimum lot frontage for the lot to be severed by B21-35-8 from 12 m (39.3 ft) to 6 m (19.6 ft) and for the lot to be severed by B21-36-8, and for the lot to be retained from 12 m (39.3 ft) to 9 m (29.5 ft).

R. Versteegen reviewed the staff Planning Report. He indicated that the application proposes to create two residential infill lots, one being a keyhole lot which would cover the majority of the rear of the property. He noted that the subject lands are designated as Low Density Residential in the County of Oxford Official Plan, and is currently zoned Residential Type 1 (R1). He mentioned that the surrounding land uses are a mixture of single-detached dwellings, and semi-detached dwelling on a range of lot sizes and various configurations, along with Highway Commercial lots along Cedar Street. He indicated that the application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement as it represents lot creation within a settlement and efficient use of underutilized lands. From a Planning perspective the application is consistent with the Official Plan for residential infill and that the lot to be created by application B21-35-8 is considered through the backyard infill policies while the lot to be created by application B21-36-8 is considered under the street infill policies. Agency comments were supportive of the application. The City of Woodstock's building department noted that the lot created by B21-35-8 would be subject to site plan approval which would allow them to review the dwelling location, landscaping and grading of the property. The City of Woodstock Fire Department noted that a residential sprinkler system would need to be installed for the lot created by B21-35-8. A number of letters were received from the public which are attached to the staff Planning Report. A resolution from City Council was also received in support of the application. Accordingly, planning staff recommends approval of the application for consent and requested minor variances, with the attached conditions.

G. Geerlinks had no questions but did mention that he did not agree with the condition imposed by the Fire Department, however he noted that he will discuss it with them and that it is necessary to keep up safety standards. No other concerns with the remaining conditions were mentioned.

In response to G. Brumby, R. Versteegen noted that the applicant can discuss the condition imposed by the Fire Department with them and if they feel as though it is not necessary they can provide same in writing to the Planning department to note that they are satisfied.

In response to R. Jull, G. Geerlinks noted that a line of trees will be planted along the back of the property to maintain privacy as he understands some of the current trees will need to be removed and has discussed with the City's Parks Department in regards to replacement and compensation for these trees.

B21-35-8

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

*'Granted'*

CONDITIONS:

1. The certificate for Application B21-36-8 be issued 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 Application B21-35-8.
2. 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.
3. 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.
4. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford, regarding the installation of services and drainage facilities.
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 all existing structures on the subject lands to the satisfaction of the City of Woodstock.
7. The owner shall agree, in writing, to provide compensation for tree removals on the subject lands to the satisfaction of the City of Woodstock.
8. The owner shall agree, in writing, to provide a residential sprinkler system for the development of the lot to be severed by B21-35-8, in accordance with OBC 9.10.20.3 and OBC A9.10.20.3(1), as a consideration for special variations to the Fire Department access routes for infill housing units, 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate were considered in the Land Division Committee's decision to approve the application.

A21-08-8

Moved by: A. Tenhove  
Seconded: P. Rigby

*'Granted'*

CONDITIONS:

1. The lot to be created by B21-35-8 shall obtain site plan approval prior to the issuance of a building permit.

REASONS:

1. The variance requested is a minor variance from the provisions of the City of Woodstock Zoning By-law.
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 City of Woodstock Zoning By-law.
4. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.

B21-36-8

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

*'Granted'*

CONDITIONS:

1. The certificate for Application B21-36-8 be issued 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 Application B21-35-8.
2. 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.
3. 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.
4. The owner shall satisfy all requirements, financial and otherwise, of the City of Woodstock and County of Oxford, regarding the installation of services and drainage facilities.
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 all existing structures on the subject lands to the satisfaction of the City of Woodstock.
7. The owner shall agree, in writing, to provide compensation for tree removals on the subject lands to the satisfaction of the City of Woodstock.
8. The owner shall agree, in writing, to provide a residential sprinkler system for the development of the lot to be severed by B21-35-8, in accordance with OBC 9.10.20.3 and OBC A9.10.20.3(1), as a consideration for special variations to the Fire Department access routes for infill housing units, 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 one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. Comments received from the public were reviewed, and where appropriate were considered in the Land Division Committee's decision to approve the application.

A21-09-8

Moved by: P. Rigby  
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.
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 City of Woodstock Zoning By-law.
4. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.

CARRIED.

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B21-03-4 – 967777 Ontario Ltd.  
(Part Lots 10 & 11, Concession 4 (Dereham) Township of South-West Oxford)

Steve Bohner, the owner and Dave Klosler, the applicant, were present to speak to the application.

The purpose of the Application for Consent is for recreational lot addition. The lot to be severed will cover an area of approximately 10.26 ha (25.3 ac) is vacant and in agricultural production and is proposed to be added to the lands to the immediate east with no new development currently proposed. The lot to be enlarged covers an area of approximately 49.37 ha (122 ac), operates as a golf course and contains a recreational club house and maintenance shop. The lot to be retained will cover an area of approximately 40.7 ha (100.5 ac) is vacant and is used for agricultural purposes.

R. Versteegen reviewed the staff Planning report. He indicated that the severed lands are designated as Agricultural Reserve in the County Official Plan, and that the lands are zoned General Agricultural (A2) and will need to be rezoned if approved. He noted that the intended uses for the property include growing vegetables and hops for use in the restaurant associated with the golf course, as well as advertising potential, landscaping as well as a potential access from Highway 19. In Planning staff's opinion the application is not supportable from a planning perspective. No concerns were received from agencies during circulation, and no comments were received during public notification. The application is not consistent with the 2020 Provincial Policy Statement (PPS) as the PPS discourages creation of new lots and fragmentation in prime agricultural areas. The PPS does allow for lot additions for legal or technical reasons, which this application also does not represent. The lands have are considered to be provincially significant due to the type of soil on the lands and in the area. The application is not consistent with the County Official Plan as agricultural land should be preserved and not used for the expansion of recreational facilities in the Agricultural Reserve designation. The Official Plan only permits minor boundary adjustments and the proposal is considered to be a significant boundary adjustment. Accordingly, Planning do not support the application and have recommended denial of the application.

D. Klosler explained that the approval of this application would be beneficial economically and would garner more tourism in the area for the Township. He noted that the Ministry of Transportation and the County have been using the agricultural lands as an area to store backfill. He indicated that 4-5 acres of the land is unusable due to poor soil conditions and inability to produce crop. The purpose of the lands would be to allow more green space, and to benefit their adjoining business and other surrounding businesses in the area.

S. Bohner advised that the lands represent an eyesore to the village in its current state and that the ability to create a separate entrance and clean up the area would be beneficial for the Township and business. He indicated that this would be an investment in the golf course to attract more tourism to the area. The additional entrance would divert traffic from highly congested areas. The additional entrance would allow the golf course to upgrade their power supply in turn allowing the golf course to grow. The intent is to improve the area and make the acreage sustainable.

In response to G. Brumby, D. Klosler noted that the existing entrance to the severed parcel currently exists, but when Highway 19 was widened the entrance is no longer used. Of the 25 acres that are available, 5 acres are unusable and the remainder will be used for crops that will be utilized in the restaurant.

In response to D. Paron, S. Bohner indicated that there is no reason to change the zoning as they originally intended on using the lands for agricultural purposes.

In response to R. Jull, S. Bohner advised that the size and dimensions of the new driveway will ultimately be at the discretion of the Ministry of Transportation and that they will follow their guidance once approved. Additionally, it is not the intent to expand the golf course, however if the zoning is changed to permit it, it may be a possibility in the future.

In response, to A. Tenhove, R. Versteegen mentioned that the General Agricultural (A2) zone provisions do not allow for structures to be built on the lands as is. Once severed the lands will not meet the provisions as well which is why the zoning will need to be changed to Recreational.

As per the request of the Committee, A. Hartley read the suggested conditions of the approval, should the application be granted.

In response to G. Brumby, R. Versteegen stated that if the zoning was not changed it would be maintained as a legal non-conforming situation.

A motion was provided by A. Tenhove that the application be accepted with the alternate conditions as provided.

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

*'Granted'*

CONDITIONS:

1. The lot to be severed be rezoned to 'Recreational (REC)'.
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. 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 and otherwise, have been complied with.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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B21-33-2 – Howe Farms (Ontario) Inc.  
(Part Lot 24, Concession 13 (East Zorra) Township of East Zorra-Tavistock)

Gord Howe was present to speak to the application.

The purpose of the Application for Consent is for agricultural lot addition. The lot to be severed covers an area of approximately 40.3 ha (99.5 ac) is proposed to be added to the lands to the immediate south, and contains a drive shed, barn and silos. The barn and silos are proposed to be demolished. The lot to be enlarged covers an area of approximately 10.1 ha (25 ac), is vacant and in agricultural production. The lot to be retained will cover an area of approximately 0.63 ha (1.56 ac), and contains an existing single-detached dwelling.

R. Versteegen reviewed the staff Planning Report. He indicated that the lands are designated as Agricultural Reserve in the County of Oxford Official Plan, and are currently zoned General Agricultural (A2). He noted that surrounding land uses include agricultural lands and some rural-residential lots. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement and the Official Plan. The lot to be retained will need to be rezoned. No agency comments were received during circulation. A letter of concern was received as late correspondence in regards to potential MDS II concerns. However, since both the residence on the retained lot and the livestock operation across the road are existing there are no complications that would result from the severance. If the livestock operation was wanting to expand their operation a minor variance would be required. The Township of East-Zorra Tavistock passed a

resolution in support of the application. Accordingly, Planning staff recommends approval of the application, subject to a number of conditions.

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

In response to G. Brumby, R. Versteegen clarified that because the residence and livestock operation are existing a minor variance would be required to expand the operations or build a new residence.

Moved by: D. Paron  
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 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, the owners enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.
4. The owners provide a survey of the lot to be retained, indicating the location and setbacks of all buildings and structures, well, and septic system, to the satisfaction of the Township of East Zorra-Tavistock.
5. If required, a drainage assessment 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 East Zorra-Tavistock.
6. The barn, silos, and accessory building on the lot to be severed be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of East Zorra-Tavistock.
7. The spatial separation issue pertaining to the driveshed that shall remain on the lot to be severed shall be resolved to the satisfaction of the Township of East Zorra-Tavistock.
8. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

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B21-37-2 & B21-38-2 – Paul & Katherine Brenneman & DonRon Farms Ltd.  
(Part Lot 26, Concession 12 (East Zorra) Township of East Zorra-Tavistock)

Luke Bender and Paul Brenneman were present to speak to the application.

The purpose of the Application for Consent is to facilitate two related lot boundary adjustments. The lot to be severed by application B21-37-2 covers an area of approximately 3,139 m<sup>2</sup> (33,787.9 ft<sup>2</sup>), is vacant and is proposed to be added to the lands to the immediate west. The lot to be enlarged by B21-37-2 covers an area of approximately 38.9 ha (96.33 ac), is vacant and in agricultural production.

The lot to be severed by application B21-38-2 will cover an area of approximately 3,139 m<sup>2</sup> (33,787.9 ft<sup>2</sup>), is vacant and proposed to be added to the lands to the immediate south. The lot to be retained by B21-38-2 will cover an area of approximately 38.9 ha (96.33 ac), is vacant and in agricultural production. The lot to be retained by application B21-37-2 and enlarged by application B21-38-2 is approximately 0.5 ha (1.22 ac) in size, is vacant and a single-detached dwelling is proposed to be constructed.

R. Versteegen reviewed the staff Planning report. He indicated that the purpose of the application is for a land swap. He noted that the lands are designated as Agricultural Reserve in the County of Oxford Official Plan. The lot to be severed by application B21-37-2 is currently zoned Rural Residential (RR) and the lot to be severed by application B21-38-2 is zoned General Agricultural (A2), both severed parcels will need to be zoned. He mentioned that the surrounding land uses included agricultural lots and non-farm rural-residential lots. In Planning staff's opinion the applications are consistent with the 2020 Provincial Policy Statement and the County Official Plan. No comments were received during agency circulation and no concerns were raised during public notification. Accordingly, Planning staff have recommended approval of the application.

P. Brenneman and L. Bender had no questions or concerns with staff Planning report and concurred with the attached conditions.

B21-37-2

Moved by: R. Jull  
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 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, 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 owners provide a survey of the lot to be retained, indicating the location and setbacks of existing (build in progress) house, well, and septic system, to the satisfaction of the Township of East Zorra-Tavistock.
6. 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.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the

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

REASONS:

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

B21-38-2

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

*'Granted'*

CONDITIONS:

1. The certificate for B20-37-2 be issued, the transfer registered and a copy of the receipted Transfer be provided to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for B21-38-2.
2. The lot to be severed be appropriately zoned.
3. The parcel intended to be severed be conveyed to the abutting landowner to the immediate 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.
4. If required, drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the owner's expense, to the satisfaction of the Township of East Zorra-Tavistock.
5. 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.
6. The owners provide a survey of the lot to be retained, indicating the location and setbacks of existing (build in progress) house, well, and septic system, to the satisfaction of the Township of East Zorra-Tavistock.
7. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of East Zorra-Tavistock, financial, services and otherwise, have been complied with.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year of the mailing of this Notice of Decision. If all conditions are not met within one year, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within one year, the consent herein shall lapse.

REASONS:

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

CARRIED.

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On the motion of P. Rigby the Committee meeting adjourned at 10:41 a.m.

*"G. Brumby"*

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CHAIRPERSON