

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

VIRTUAL HEARING

Thursday, May 6, 2021

The Oxford County Land Division Committee met virtually via livestream on Thursday, May 6, 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 - absent
Senior Planner	-	R. Versteegen
Secretary-Treasurer	-	L. Taschner
Assistant Secretary-Treasurer	-	A. Hartley

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

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

*“The Minutes of the Meeting of April 1, 2021, be approved as printed and circulated.”*

CARRIED.

BUSINESS ARISING FROM MINUTES:

None

GENERAL BUSINESS:

As per the Committee’s request, G. Hough presented the Committee with a Briefing Note with respect to the Committee’s voting and decision-making. He briefly discussed the Briefing Note and requested the Committee to review the options and to respond with their comments as to the Committee’s option of voting going forward.

CORRESPONDENCE:

A letter of concern dated April 29, 2021, was received from Nelson and Jean Hofstetter regarding Application B20-91-3 (Murray Boughner).

Correspondence dated May 2, 2021 responding to the letters of concerns was received from Duncan Gilman, the applicant for Application B20-91-3 (Murray Boughner).

A letter of concern and a signed petition dated May 2, 2021, was received from Andrew Mathers and neighbours regarding Application B20-91-3 (Murray Boughner).

Correspondence dated May 5, 2021 was received from Duncan Gilman in response to the signed petition that was received from Andrew Mathers, regarding Application B20-91-3 (Murray Boughner). Further correspondence from Duncan Gilman dated May 5, 2021 was received confirming that no one would be in attendance to speak to the application; however, both he and the owner concur with the findings and suggested conditions of the staff Planning Report.

A letter of concern dated May 2, 2021 was received from Janice Wilkie regarding Application B21-10-6; A21-05-6 (Kalanithy Kumar).

A letter of concern dated May 3, 2021 was received from Lorelee Aicken regarding Application B21-10-6; A21-05-6 (Kalanithy Kumar).

Correspondence dated May 5, 2021 was received from the Council of the Township of East Zorra-Tavistock regarding Application B21-06-2 (Stiek Farms Inc. & Eric and Mirjam Rotteveel).

Correspondence dated May 6, 2021 was received from the Council of the Zorra regarding Application B20-82-5 (Jane Catherine Gras).

Correspondence dated May 6, 2021 was received from the Council of the Zorra regarding Application B20-89-5 (Margaret Wilson).

Correspondence dated May 6, 2021 was received from the Council of the Zorra regarding Application B21-17-5; A21-03-5 (Ronald Shewan).

#### APPLICATIONS FOR CONSENT:

##### B20-82-5 – Jane Catherine Gras (Part Lot 24, Concession 9 (East Nissouri), Township of East Zorra-Tavistock)

Jane Gras was present to speak to the application.

The purpose of the application for consent is to create a new agricultural lot. The lot to be severed and retained will each cover an area of approximately 43 ha (106.5 ac). The severed lot contains two barns and an accessory single-detached dwelling, while the lot to be retained is currently vacant. Both lots will continue to be used for agricultural (cash crop) purposes.

R. Versteegen reviewed the staff Planning Report. He pointed out that the subject property is designated Agricultural Reserve on the Land Use Plan in the County on Oxford Official Plan and is zoned as General Agricultural (A2) in the Township of East Zorra-Tavistock Zoning By-law. The lot to be severed contains two barns and accessory single-detached dwelling with a private well and septic; the retained lot has no services, and is vacant. He indicated the proposal in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement, complies with the Official Plan policies and meets the Zoning By-law provisions. No concerns were received during the agency circulation and no comments were received during the public notification. A resolution was received from the East Zorra-Tavistock Council in support of the application. Accordingly Planning staff recommends approval of the application, subject to a number of conditions.

J. Gras had no questions or concerns regarding the staff Planning Report or the conditions contained within. J. Gras responded to G. Brumby noting that the purpose of the application is for estate/succession planning purposes.

J. Gras responded to R. Jull noting that there are approximately 70 acres of workable land on the lot to be severed.

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

*'Granted'*

CONDITIONS:

1. If required, the owner enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township.
2. If required, drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owner's expense, to the satisfaction of the Township of Zorra.
3. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.

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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B20-89-5 – Margaret Wilson (Part Lot 4, Concession 5 (West Zorra), Township of Zorra)

Gord Howe was in attendance to speak to the application.

The purpose of the application for consent is for an agricultural lot addition. The lot to be severed will cover an area of approximately 17 ha (43 ac), is currently vacant and will be added to the agricultural property to the immediate west. The lot to be enlarged covers approximately 30.7 ha (76 ac), is also currently vacant, and will continue to be used for agricultural purposes. The lot to be retained will cover an area of approximately 0.4 ha (1 ac) and will contain a single detached dwelling, a barn, and a silo. It is proposed that the existing barn and silo will be demolished. The lot to be retained will be used for rural residential purposes.

R. Versteegen reviewed the staff Planning Report and explained that the application is for farm consolidation resulting in a non-farm rural residential lot. He indicated that the subject lands are designated Agricultural Reserve on the Land Use Plan in the County of Oxford Official Plan, and the subject property is zoned General Agricultural (A2). An application has been submitted requesting that the zoning of the severed parcel be re-zoned to special rural Residential (RR-special). In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement (PPS), and complies with the Official Plan policies. No concerns were received during the agency circulation and no comments were received during the public notification to the neighbours. Accordingly, Planning staff are in support of the application, subject to the conditions outlined in the recommendation of the staff Planning Report.

R. Versteegen reviewed the recommended conditions.

G. Howe had no questions with the conditions and concurred with the staff Planning Report recommendation.

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

*'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 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, the owner enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township.
4. The owner is to provide a survey of the lot to be retained, indicating the location and setbacks of all buildings and structures, to the satisfaction of the Township of Zorra.
5. If required, a drainage reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S. O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
6. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
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.

CARRIED.

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B20-91-3 – Murray Boughner (Lot 177, Plan 745 in the Township of Norwich, Village of Norwich)

No one was present to speak to the application. Correspondence was received from D. Gilman, the owner's agent, stating that he would not be in attendance for the Committee hearing.

The purpose of the application for consent is to create a new residential lot. Both the lots to be severed and retained will each cover an area of approximately 504.2 m<sup>2</sup> (5,428 ft<sup>2</sup>). The existing garage situated on the lot to be severed and the existing single-detached dwelling on the lot to be retained are to be removed. Each lot will consist of one-half of a semi-detached residential dwelling that is proposed to be constructed, resulting in one new dwelling unit on each the lot to be severed and the lot to be retained.

R. Versteegen reviewed the staff Planning Report. He indicated that the existing dwelling and detached garage are to be demolished and that the applicant is proposing to construct a semi-detached dwelling, with one half of the semi proposed on both the severed and proposed lots. He noted that the property is designated Low Density Residential in the County Official Plan and currently zoned Residential Type 1 (R1) in the Township of Norwich Zoning By-law. Both the severed and retained lots will require a zone change to conform the proposed use with the zoning

by-law. In Planning staff's opinion the application is consistent with the 2020 Provincial Policy Statement, and complies with the Official Plan policies. He explained that the application is an efficient use of lands, is permitted within the low-density residential designation and is consistent and compatible with the surrounding area. No concerns were received during the agency circulation. A building permit will be required for demolition of existing structures, and Public Works requires new water and sanitary services be constructed for the lot to be severed. A letter of concern was received from a neighbour (Julie Pichie) and was appended to the Staff Report. Accordingly, he indicated that planning staff is in support of the application, subject to a number of conditions for the Committee's consideration.

Further letters of concern were received from Nelson and Jean Hofstetter and Andrew Mathers. A petition signed by surrounding neighbours was received from Andrew Mathers. Responses were also received from Duncan Gilman.

R. Versteegen read aloud the late correspondence and letters of concern.

An email received from D. Gilman was provided to the committee stating that he concurred with the staff Planning Report and suggested recommendations and conditions.

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

*'Granted'*

CONDITIONS:

1. The lot to be retained be appropriately zoned.
2. 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 and sewer services to the subject property have been complied with. This condition can be cleared by payment for the required services or by undertaking a Landowner Acknowledgement Form, to the satisfaction of the County of Oxford Public Works Department.
3. The existing single detached dwelling and residential accessory building on the subject lands be removed, to the satisfaction of the Township of Norwich Building Department.
4. Confirmation be provided of legal and adequate outlet for the purpose of stormwater drainage for the lot to be severed and the lot to be retained, to the satisfaction of the Township of Norwich.
5. If required, the owner enter into a standard 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.

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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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B21-17-5: A21-03-5 – Ronald William Shewan (Part Lots 7, 8 & 9 W of Elgin Street, Plan 134, Township of Zorra, Village of Embro)

Mark Burke was in attendance to speak to the application.

The purpose of the Application for Consent is to create a new residential lot. The lot to be severed will be approximately 539.15 m<sup>2</sup> (5,803.55 ft<sup>2</sup>) in area and is currently vacant. The lot to be retained will be approximately 1,617.5 m<sup>2</sup> (17,411.2 ft<sup>2</sup>) in area and contains an existing single-detached dwelling and garage. A single-detached dwelling is proposed to be constructed on the lot to be severed.

A minor variance is requested from Section 11.2, Lot Frontage, to permit a lot frontage of the lot to be severed of 13.4 m (43.96 ft) in place of the 15.0 m (49.2 ft) required by the Township of Zorra zoning By-law No. 35-99.

R. Versteegen reviewed the staff Planning Report. He indicated that the application proposes to create a residential infill lot in the Village of Embro. He noted that the neighbouring lots were previously considered and approved by the Committee. A minor variance has been requested for relief from the lot frontage provision. He indicated that the severed lot and retained lot are designated Low Density Residential in the County Official Plan and are zoned Residential Type 1 (R1). The application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement to create a residential lot within an established settlement area, and that the infill development is appropriate. The application complies with the Official Plan Policies and is appropriately zoned. No concerns were received during agency circulation. No comments were received from neighbours during public notification. Township council passed a resolution in support of the consent application at its Council meeting of May 5, 2021. Accordingly, he stated that Planning Staff is in support of the severance, subject to a number of conditions as well as the minor variance.

M. Burke had no questions or concerns and concurred with the recommendations and conditions in the staff Planning Report.

B21-17-5

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. 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.
2. The owner provide cash-in-lieu of parkland, to the satisfaction of the Township of Zorra.
3. The owner shall enter into a standard Severance Agreement with the Township of Zorra, to the satisfaction of the Township of Zorra.

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4. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
  5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

A21-03-5

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 Zorra Zoning By-law No. 35-99.
2. The variance requested is desirable for the appropriate development or use of the land, building or structure.
3. The variance requested is in keeping with the general intent and purpose of the County of Oxford Official Plan.
4. The variance requested is in keeping with the general intent and purpose of the Township of Zorra Zoning By-law No. 35-99.

CARRIED.

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B21-06-2 – Stiek Farms Inc. and Eric H. M. & Mirjam C. Rotteveel (Part Lot 20, Concession 10,  
Township of East-Zorra  
Tavistock)

Ryan Verhoog was in attendance to speak to the application.

The purpose of the application for consent is for a lot addition. The lot to be severed will cover an area of approximately 20.1 ha (49.7 ac). The lot to be severed will be added to the agricultural lot to the immediate south. The lot to be enlarged covers approximately 30.4 ha (75 ac) and contains a barn and outbuildings, and an accessory single detached dwelling. The lot to be retained will cover approximately 0.81 ha (2 ac) in area and will have a frontage of approximately 60.96 m (200 ft) and currently contains an existing single detached dwelling and an accessory building. The owners have also applied for Partial Discharge of Mortgage.

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R. Versteegen reviewed the staff Planning Report. He indicated the application is for a farm consolidation resulting in a rural residential lot. The severed and retained lands are designated Agricultural Reserve in the Official Plan and are zoned General Agricultural (A2) within the Township of East Zorra-Tavistock zoning by-law. A zoning application will be required for the retained lot. The application in Planning staff's opinion is consistent with the 2020 Provincial Policy Statement and complies with the Official Plan Policies. No concerns were received during agency circulation, and no comments were received from the neighbours as a result of the public notification. Planning staff is in support of the Application, subject to a number of conditions detailed in the Planning Report.

R. Verhoog had no questions or concerns and stated he concurred with the staff Planning Report recommendation and conditions.

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 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 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.

CARRIED.

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B21-08-8 – 2068747 Ontario Inc. (Block 1, Registered Plan No. 41M-206, City of Woodstock)

Simon Gordner was present to speak to the application.

The purpose of the application for consent is to create an easement. The area of the proposed easement will be approximately 100 m<sup>2</sup> (1076.4 ft<sup>2</sup>), is currently vacant and is to provide sanitary services to the property to the immediate east. The subject property consists of an existing metal stamping company. The lands benefitting from the proposed easement are approximately 1.5 ha (3.7 ac) in size and are currently vacant. A trucking facility is proposed for the benefitting lands.

R. Versteegen reviewed the staff Planning Report. He stated that the purpose of the application was to grant an easement over 1299 Commerce Way in favour of the lot to the immediate east for sanitary management. He indicated that this is an efficient use of the existing sanitary systems within the area. In Planning staff's opinion there is no impact in regards to the 2020 Provincial Policy Statement, Official Plan policies or the City of Woodstock Zoning By-law. No concerns were raised during agency circulation, and no comments were received as a result of the public notification to the neighbours. Planning staff is in support of the application, subject to three conditions.

S. Gordner had no questions or concerns and concurred with the recommendations and conditions in the staff Planning Report. In response to G. Brumby, S. Gordner advised that 2068747 Ontario Inc. (Canada Stampings) owns the lands to the west and that they co-signed the application in support of the easement.

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

*'Granted'*

CONDITIONS:

1. The certificate for B20-43-8 be issued 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 the easement.
2. A draft copy of the reference plan and Shared Easement Agreement for servicing be provided to the City of Woodstock and the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the Agreement and the said Agreement shall be registered on title.
3. 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.
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.

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4. The Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

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B21-10-6 – Kalanithy Kumar (Part Lot 10 & Lot 11, Block 54, Plan 279, Town of Ingersoll)

Kumar Anamalai was present to speak to the application.

The purpose of the application for consent is to create a residential lot. The lot to be severed and retained are both proposed to be approximately 612.03 m<sup>2</sup> (6,587.8 ft<sup>2</sup>) in area. The severed lot contains a single-detached dwelling, shed and above-ground pool that are all proposed to be removed, while the lot to be retained is currently vacant. A semi-detached dwelling is proposed to be constructed on both the severed and retained lots.

The owner is seeking relief from Section 7.2, Table 7.2 – Zone Provisions of the Town of Ingersoll Zoning By-law No. 04-4160, to reduce the minimum lot frontage of the severed and retained lots from 18 m (59.1 ft.) to 16.1 m (52.8 ft.).

R. Versteegen reviewed the staff Planning Report. He indicated that the primary surrounding use of lands is single-detached dwellings with existing semi-detached dwellings and a larger townhouse development to the north, and more single-detached dwellings and semi-detached units to the west. The lot to be severed and retained are designated Low Density Residential and zoned Residential Type 2 (R2). The application in Planning staff's is consistent with the 2020 Provincial Policy Statement for lot creation within a settlement and complies with the Official Plan Policies and is appropriately zoned. He noted that the Town of Ingersoll specifies that infill lots are appropriate if they are compatible with both sides of the same street, rather than the surrounding neighbourhood, and that this application is consistent in this regard. No other concerns were received during agency circulation.

Two letters of concern were received during public notification from Janice Wilkie and Lorelee Aicken. R. Versteegen read the letters to the Committee. Planning staff is in support of the application, subject to the five conditions in the staff Planning Report.

K. Anamalai had no questions or concerns and stated he concurred with the staff suggested recommendations and conditions of the Planning Report.

In response to D. Paron, K. Anamalai expressed that it is difficult to discuss with the concerned neighbours due to COVID-19 and the fact that he lives out of town, but understands and appreciates their concerns. He will try to alleviate them as best as possible.

B21-10-6

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

*'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. 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. The owner is to provide the payment of cash-in-lieu of parkland for the creation of the new lot.

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3. The Owner shall obtain demolition permits from the Town of Ingersoll prior to the demolition of the existing dwelling and swimming pool. The existing accessory building is also to be removed, to the satisfaction of the Town of Ingersoll.
  4. If required, the Owner shall submit a proposed grading plan, prepared by a Professional Engineer or Ontario Land Surveyor, to confirm drainage run-off for the proposed severed and retained lots, to the satisfaction of 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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

A21-05-6

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

*'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 the Town of Ingersoll Zoning By-law No. 04-4160.

CARRIED.

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On the motion of J. Lessif, the Committee meeting adjourned at 11:00 a.m.

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CHAIRMAN