

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, June 6, 2024

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and met virtually via livestream, on Thursday, June 6, 2024, at 9:30 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	L. Martin
	-	J. Lessif
	-	D. Paron
	-	D. Matheson
	-	A. Tenhove – <i>attended virtually</i>
	-	C. van Haastert
Manager of Development Planning	-	E. Gilbert
Secretary-Treasurer	-	A. Karn Sims

The meeting was called to order at 9:33am.

DECLARATION OF CONFLICT OF INTEREST:

C. Van Haastert declared conflict of interest for application B24-15-5; B24-16-5 (Cote Enterprises Inc. & Jean-Vincent Bioret).

APPROVAL OF MINUTES:

Moved by: J. Lessif
Seconded by: L. Martin

“The Minutes of the Meeting of May 2, 2024, be approved as amended, printed and circulated.”

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

1. Correspondence dated Thursday, June 6, 2024 received from Long Point Region Conservation Authority
RE: Application B24-11-3 (Paul & Mandy McLaughlin)

APPLICATIONS FOR CONSENT:

B24-11-3 – Paul & Mandy McLaughlin
(Pt Lts 26-27, Conc. 12 (South Norwich), except Pt 1, 41R8166, Township of Norwich)

Henry Dalm, the applicant, was present online to speak to the application.

E. Gilbert reviewed the staff Planning Report. The application has been requested to facilitate a residential lot addition. It is proposed that the lot to be severed will be approximately 0.23 ha (0.56 ac) in size and it is proposed to be added to the property to the immediate south. The lot to be severed is currently vacant and contains a portion of a pond. The lot to be enlarged is currently 0.47 ha (1.16 ac) in size, contains an existing single detached dwelling with attached garage and shed, a new dwelling is proposed to replace the existing dwelling once the lot is enlarged. The lot to be retained is approximately 17 ha (41 ac) and contains an existing single detached dwelling and a storage building.

The subject lands are described as Part of Lots 26 & 27, Concession 12 (South Norwich), Township of Norwich. The subject lands are located on the north side of Potters Road lying between Westtown Line and County Road 13 and are municipally known as 144731 Potters Road.

Planning Staff are satisfied that this is a minor boundary adjustment and recommend approval of the application subject to the noted conditions.

H. Dalm commented that the McLaughlin's are not prepared to agree to the Public Works road widening condition.

In response to H. Dalm, E Gilbert noted that the road widening is a standard condition and is enabled by Section 51 (25) of the Planning Act and policies of the County of Oxford Official Plan. He noted that although there does not appear to be any current plans to widen Potters Road, County of Oxford Public Works has identified the need and that they have also requested it for several other severances in the area recently.

Discussions were had between the Committee members and H. Dalm in regard to the road widening conditions and H. Dalm indicated that the owners would not agree to fulfil that condition if imposed. E. Gilbert noted that Public Works generally requires these conditions through severance process rather than having to obtain the lands at a cost or potentially expropriate the lands later if the roads need to be realigned or widened. The Committee discussed it and noted that the owners would have two years to decide whether or not to meet the required conditions related to the road widening if imposed.

In response to D. Paron, E. Gilbert noted that the zoning bylaws have a clause that if land taken through a road widening or municipal expropriation it doesn't impact the zoning calculations. We don't always know right away that the road widenings are required as it depends howwide the road allowance is in that area and the timing of capital works planned for the road.

No comments of concern were received from any members of the public.

B24-11-3

Moved by: D. Paron
Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. The parcel to be severed by appropriately zoned.
2. A road widening of 5 m (16.4 ft) along the frontage of the lot to be retained and severed be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department.
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. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B24-14-1 – Eliview Inc.

(Pt Lt 14-15, Conc. 4 (Blenheim), Township of Blandford-Blenheim)

Jamie & Nancy Elisen, the owners, were present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The application has been submitted to facilitate the separation of a surplus farm dwelling from the rest of the agricultural lands. The lot to be severed comprises approximately 32.3 ha (80 ac), is in agricultural production, and currently contains a single detached dwelling accessory to the farm.

It is proposed that the lot to be retained will be 0.4 ha (1.1 ac) in size and will contain an existing single detached dwelling and an accessory building. Should Severance Application B24-14-1 be approved by the Land Division Committee, the applicant has submitted a Zone Change Application to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the new use of the lands for non-farm rural residential purposes. A special provision would also be placed on the A2 zoning of the lot to be severed which would restrict any additional dwellings in the future.

The subject lands are described as Part Lots 14 & 15, Concession 4 (Blenheim). The lands are located on the south side of Township Road 5, lying between Oxford Road 3 and Gobles Road. The subject lands are currently municipally addressed as 766930 Township Road 5.

Planning Staff have reviewed the application and recommend approval subject to the recommended conditions.

J. Elisen had no comments or questions and understood and accepted all conditions.

In response to L. Martin, E. Gilbert noted that in order to be deemed a farmer for the purposes of severing a surplus dwelling, the owner needs to own at least one additional farm property with a dwelling in Oxford County.

No comments of concern were received from the public.

No further comments or concerns were given from the Committee members.

B24-14-1

Moved by: L. Martin
Seconded by: D. Matheson

'Granted'

CONDITIONS:

1. The lot to be retained and the lot to be severed be appropriately zoned.
2. If required, the owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.
3. 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 Blandford-Blenheim.
4. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B24-15-5; B24-16-5 – Cote Enterprises Inc & Jean-Vincent Bioret
(Pt Lt 21, Conc. 1 (North Oxford), Township of Zorra)

Scott Patterson, the agent, was present online to speak to the application.
Mike Cote, was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The purpose of these applications is to facilitate a lot addition and create an associated access easement involving lands within existing 'Agri-Business' (AB) Zones. The proposed area to be severed from 434982 43rd Line is approximately 7,267 m² (1.8 ac) in size and is proposed to be conveyed to the lot municipally known as 434976 43rd Line. The proposed lot to be retained will be approximately 12,968 m² (3.2 ac) in size and is currently under development for a custom cart and trailer business. The lot proposed to be enlarged is currently vacant and is proposed to be utilized for an agricultural storage tank manufacturing business. The associated access easement is a shared easement to be utilized by each of the three (3) existing 'AB' lots and will form part of the lands being enlarged.

The subject land is described as Part Lot 21, Conc. 1, Part 1, 2 & 4, Reference Plan 41R-10573, is located on the east side of 43rd Line, south of Highway 2 / Road 68, and is municipally known

as 434982 / 434976 43rd Line in the Township of Zorra.

Overall Planning Staff are of the opinion that the proposal is appropriate and can be supported from a Planning perspective subject to the noted conditions.

S. Patterson had no questions or comments and are in full support of the recommended conditions.

M. Cote had no comments or concerns.

The Committee had no comments or concerns.

B24-15-5

Moved by: A. Tenhove

Seconded by: J. Lessif

'Granted'

CONDITIONS:

1. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the owner's expense, to the satisfaction of the Township of Zorra.
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 lands be appropriately zoned to the satisfaction of the Township of Zorra.
4. A road widening of 15 m (49.2 ft) from the centreline of 43rd Line, along the frontage of the retained lot shall be conveyed to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department.
5. That a private agreement be prepared to the satisfaction of the Township of Zorra to address the maintenance responsibilities regarding the private stormwater management facility and that said agreement be registered on the title of all benefitting properties.
6. 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.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

B24-16-5

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

'Granted'

CONDITIONS:

1. 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.
2. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B24-20-5 – Robert Klingenberg

(Lt 13 S of Commissioner St, Plan 36, Township of Zorra)

Robert Klingenberg, the owner, was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The purpose of this application is to create a new residential lot, approximately 339 m² (3,649 ft²) in area and containing half of an existing semi-detached dwelling, while retaining a lot approximately 767 m² (8,256 ft²) in area and containing half of an existing semi-detached dwelling and a detached accessory structure. The subject property was recently subject to an application for zone change (ZN5-23-10) which had the effect of recognizing the existing semi-detached dwelling and providing site-specific relief for reduced frontage for the 'new' lots. No new development is proposed as part of this application.

The subject land is described as Part Lot 12 & 13, Registered Plan No. 39, is located on the south side of Commissioner Street, between Argyle Street and Sutherland Street, and is municipally known as 133-135 Commissioner Street East, Embro, in the Township of Zorra.

Planning Staff recommend approval of the application subject to the noted conditions.

In response to R. Klingenberg, E. Gilbert noted that typically for a semi-detached dwelling Public Works requires that each unit have its own separate water and sanitary service out to the street.

R. Klingenberg had no further questions and accepted all noted conditions.

In response to C. Van Haastert, E. Gilbert noted that the requirement for the separate services is addressed differently in different municipalities. Some municipalities have a severance agreement where you don't have to service the lot until a future date when you submit a building permit but the municipality has to be willing to draft and be a party to that agreement and Public Works is asking to see a draft of that agreement.

B24-20-5

Moved by: D. Matheson
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 and the lot to be retained 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 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.
4. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B24-21-4 – Vendel & Mary Szucsko and John & Mary Burgess
(Lt 53-54, Pt Lt 55, Pt Lane, Plan 66, Township of South-West Oxford)

Mary Szucsko, the owner, was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The purpose of this application is to facilitate the

creation of one (1) new residential lot, while retaining a lot for similar purposes. The application proposed to sever an area approximately 3,000 m² (0.74 ac) in size and containing an existing single-detached dwelling, while retaining an area approximately 2,400 m² (0.59 ac) in size and containing an existing Institutional (church) building.

The subject lands are described as Lots 43, 44, 53, 54, Part Lots 42 & 55, Registered Plan No. 66, are located in the southeast corner of Culloden Line and Wood Street East, Brownsville, and are municipally known as 292262 & 292258 Culloden Line, Township of South-West Oxford.

Planning Staff recommend approval subject to the noted conditions.

In response to M. Szucsko, E. Gilbert gave clarification on condition #1 that the Planning Act allows municipalities to receive cash in lieu of parkland when you are creating a new residential lot or new residential use which goes into a special reserve used for parkland purposes spent anywhere in the Township.

No further comments or questions were expressed by the Committee.

B24-21-4

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

'Granted'

CONDITIONS:

1. The owner provide cash-in-lieu of parkland, to the satisfaction of the Township of South-West Oxford.
2. The lands to be severed and retained be rezoned to the satisfaction of the Township of South-West Oxford.
3. Road widening of 3 m (9.8 ft.) along the frontage of both the lot to be severed and the lot to be retained be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County of Public Works Department.
4. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
5. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

B24-22-6; B24-23-6; B24-24-6 – Astro Homes Ltd.
(Pt Lt 3-5, Blk 50, Plan 279, Town of Tillsonburg)

Kumar Anamali, the owner, was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The purpose of the applications for consent (3) are to create four vacant lots, for one semi-detached dwelling unit on each lot. Each lot is proposed to have a frontage of 8.9 m (29.2 ft). Lot 1 and 2 will have an approximate area of 330.2 m² (3,554.4 ft²), lot 3 will have an approximate area of 339.1 m² (3,650.2 ft²) and lot 4 will have an approximate area of 426.7 m² (4,593.1 ft²). A zone change application was submitted to the Town which will go to the meeting in July 2024.

The subject lands are legally described as Part Lots 3-5, Block 50, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of King Street East, lying between Daniel Street and Morrison Avenue.

Overall Planning staff are satisfied that the proposal is appropriate and recommend approval subject to the noted conditions.

K. Anamali understood and accepted all noted conditions.

There were no comments or concerns from the Committee.

B24-22-6

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

'Granted'

CONDITIONS:

1. If required, the owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. The owner will be required to connect to the services following Oxford County design guidelines which will be inspected by Oxford County and it shall also include the payment of any outstanding fees.
2. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
3. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the Town of Ingersoll.
4. The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.
5. The subject lands shall be appropriately zoned.
6. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll and the County of Oxford regarding the installation of services and/or drainage facilities.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification

pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

B24-23-6

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

'Granted'

CONDITIONS:

1. If required, the owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. The owner will be required to connect to the services following Oxford County design guidelines which will be inspected by Oxford County and it shall also include the payment of any outstanding fees.
2. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
3. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the Town of Ingersoll.
4. The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.
5. The subject lands shall be appropriately zoned.
6. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll and the County of Oxford regarding the installation of services and/or drainage facilities.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

application.

B24-24-6

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

'Granted'

CONDITIONS:

1. If required, the owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water & sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. The owner will be required to connect to the services following Oxford County design guidelines which will be inspected by Oxford County and it shall also include the payment of any outstanding fees.
2. The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
3. The Owner shall submit a recent survey to confirm lot sizes and building setbacks to the satisfaction of the Town of Ingersoll.
4. The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.
5. The subject lands shall be appropriately zoned.
6. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll and the County of Oxford regarding the installation of services and/or drainage facilities.
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 two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

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

CARRIED.

On the motion of L. Martin the Land Division Committee meeting adjourned at 10:30am.

"Original Signed by"

CHAIRPERSON