MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, October 1, 2026

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and virtually via livestream, on Thursday, October 1, 2026, at 9:30 a.m. with the following individuals:

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| Chairperson | - | G. Brumby |
| | - | A. Tenhove |
| | - | L. Martin |
| | - | D. Paron |
| | - | D. Matheson |
| | - | C. van Haastert |
| | - | L. Bartlett |
| Senior Planner | - | H. St. Clair |
| Secretary-Treasurer | - | A. Karn Sims |

The meeting was called to order at 9:32am.

DECLARATION OF CONFLICT OF INTEREST:

Doug Matheson declared a conflict of interest for application B24-79-5.

APPROVAL OF MINUTES:

Moved by: L. Martin
Seconded by: L. Bartlett

*"The Minutes of the Meeting of September 3, 2026, be approved as amended, printed and circulated."*

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B24-79-5 – Prychley Wood Farms Ltd.
(Firstly: Part Lot 27, Concession 2 (West Zorra) Secondly: Part Lot 28, Concession 2 (West Zorra), Part 2, 41R9686, Township of Zorra)

D. Matheson left the room due to conflict of interest.
Kate Wills was present online to speak to the application.

H. St. Clair presented the Staff report. The purpose of this application is to create one (1) new rural residential lot, by severing one of two (2) existing dwellings on the subject property, rendered surplus through a farm consolidation that occurred in 2018. It is proposed that an area of approximately 0.9 ha (2.2 ac) containing an existing dwelling be severed from the balance of the farm (approximately 60 ha / 148 ac) in size. The lands are currently under agricultural (cash cropping) and livestock production. No new development is proposed on either the severed or retained lands at this time.

The subject lands are described as West Part Lot 27, Concession 2 (West Zorra), are located on the east side of 31st Line, between Road 92 and Road 96, and are municipally known as 316686 31st Line, Township of Zorra.

Overall Planning Staff are supportive of this application and recommend approval subject to the noted conditions.

K. Wills had no questions or concerns and understood and accepted all conditions outlined in the report.

In response to C. Van Haastert regarding the appeal period for the associated Official Plan Amendment, H. St. Clair noted that we are in the last few days of the appeal period for that amendment but are confident that that condition can be met once it expires however we are including it as a condition to ensure that.

In response to A. Tenhove, H. St. Clair noted that the lot to be severed will be rezoned to a special rural residential zone to account for that reduced lot frontage. She further noted that there is a condition that both the severed and the retained lots be rezoned. The retained lot would be rezoned to a special ‘A2-sp’ zone to prohibit the development of any secondary residential units. The special ‘A2-sp’ zoning would still retain the ability of the retained lands to contain one single detached dwelling.

No further comments or questions were received from the Committee.

B24-79-5

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

*‘Granted’*

CONDITIONS:

1. The lot to be retained and the lot to be severed be appropriately zoned.

2. The Owner shall enter into an agreement with the County of Oxford, to be registered on title of the property, to prohibit the construction of a new residential dwelling of any type, including additional residential units, on the agricultural lot to be retained, to the satisfaction of Land Division Secretary-Treasurer.

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 Zorra.

4. The owner provide the final EIS to the satisfaction of the County of Oxford, and that any required zoning provisions identified by the EIS be incorporated into the implementing by-law, to the satisfaction of the Township of Zorra.

5. That the appeal period for associated file no. OP25-22-5 has ended and a final decision issued.

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 2024 Provincial Planning 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 the application.

CARRIED.

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B26-07-8 – Timothy Ede
(Part Lot 13, Concession 1 (Blandford), City of Woodstock)

Timothy Ede and Ben Graham were present to speak to the application.

H. St. Clair presented the Staff report. The purpose of the application for consent is to create one (1) new lot to be zoned for industrial use and retain a lot containing an existing single detached dwelling. The application proposes to sever lands for a contactor's yard from the existing dwelling on the subject lands. Of note, the lands were previously two lots but have since merged, and the application for severance proposes to create a slightly larger lot for the contractor's yard and shop than existed previously.

On September 17, 2026 City of Woodstock Council supported the proposed severance and conditionally approved a related zone change (ZN8-26-14) to permit the contractor's yard and a proposed shop, requiring reduced zone provisions for front yard depth, rear yard depth, side yard width and distance from an Environmental Protection Zone. In support of the application, the applicant has provided an Environmental Impact Study that was subsequently peer-reviewed and the EIS was revised in accordance with the comments of the peer-reviewer. Mitigation measures including a proposed restoration plan will be implemented through the site plan control process, subject to approval of the severance and zone change applications.

The subject lands are located on the west side of Oxford Road 4 and have an approximate area of 4,317 m² (1.97 ac) and contain a single-detached dwelling. Surrounding land uses are generally industrial, with an environmental area to the west and south bordering the property.

The subject lands are described as Part of Lot 13, Concession 1 (Blandford), and are located on the west side of Oxford Road 4, lying between Devonshire Avenue and Dundas Street, in the City of Woodstock.

Overall Planning Staff are supportive of this application and recommend approval subject to the noted conditions.

B. Graham had a question regarding Condition No. 8 of the Planning report. In response, H. St. Clair noted that the condition is referencing the landscaping within the right-of-way along Oxford Road 4 and would need to be cleared to the satisfaction of the Oxford County Public Works department.

B. Graham had no further questions or concerns and understood and accepted all noted conditions.

No comments or questions were received from the Committee.

B26-07-8

Moved by: L. Bartlett
Seconded by: L. Martin

*'Granted'*

CONDITIONS:

1. The Owner shall submit a recent survey prepared by an Ontario Land Surveyor to confirm lot sizes and building setbacks to the satisfaction of the City of Woodstock.

2. The owner shall provide the minimum required side yard setback in relation to the new property line and the existing accessory structures located on the retained lands and/or the structures shall be removed, relocated or altered to the satisfaction of the City of Woodstock Building Department.

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 enter into a severance agreement with the City of Woodstock for the lands to be severed. The severance agreement shall be registered on title by the Owner as a first encumbrance.

5. The Owner shall remove all existing structures located on the severed parcel to the satisfaction of the City of Woodstock.

6. 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.

7. The north entrance to the retained property must be removed to the satisfaction of the County of Oxford Public Works Department.

8. All landscaping and undesirable materials located within the right-of-way must be removed and the ditch must be restored to the satisfaction of the County of Oxford Public Works Department.

9. The owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.

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 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 2024 Provincial Planning 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 the application.

CARRIED.

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B26-34-8; B26-35-8 – Crestone Homes Inc.
(Lot 4, Plan 278, Part Lot 3, Plan 278, Part 2, 41R10983, City of Woodstock)

Amer Cengic was present to speak to the application.
Carol and Andy Graham were present to hear the application.

H. St. Clair reviewed the staff Planning Report. The applications have been requested to facilitate the creation of two (2) new residential lots in the City of Woodstock. It is proposed that the lot to be severed via application B26-34-8 will be approximately 195 $m^2$ (2,099 $ft^2$) with 6.4 m (21 ft) of frontage onto Huron Street, and the lot to be severed via application B26-35-8 will be approximately 156 $m^2$ (1,679.2 $ft^2$) with 5.1 m (16.7 ft) of frontage onto Huron Street. The lots to be severed are currently vacant.

It is proposed that the lot to be retained will be approximately 332 $m^2$ (3,573.6 $ft^2$) with 5.3 m (17.4 ft) of frontage on Huron Street. The lot to be retained is currently vacant. The applicant is proposing a three (3) unit street row dwelling house (townhouses) to be constructed on the lots to be severed and retained.

The subject lands are described as Lot 4, Plan 278; Part Lot 3, Plan 278, Part 2, 41R-10983, in the City of Woodstock. The subject lands are located on the northwest corner of Hughson Street and Huron Street intersection and are known municipally as 125 Huron Street.

Overall Planning staff are of the opinion that the proposal is appropriate from a Planning perspective and are recommending support subject to the noted conditions.

A. Cengic commented that they worked very well with City of Woodstock and Community Planning Office on this project. He had no questions and understood and accepted all noted conditions.

G. Brumby commented that the design is very unique and unusual but nice.

No further comments or concerns were received from the Committee.

B26-34-8

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

*'Granted'*

CONDITIONS:

1. The owner shall provide 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 easements created. Any proposed easements shall be reviewed by the City of Woodstock.

2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.

3. The Owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.

4. The Owner shall provide a draft copy of the required access agreement to be reviewed to the satisfaction of the City of Woodstock.

5. 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.

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 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 2024 Provincial Planning 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.

B26-35-8

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

*'Granted'*

CONDITIONS:

1. The owner shall provide 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 easements created. Any proposed easements shall be reviewed by the City of Woodstock.

2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.

3. The Owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water and sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.

4. The Owner shall provide a draft copy of the required access agreement to be reviewed to the satisfaction of the City of Woodstock.

5. 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.

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 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 2024 Provincial Planning 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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B26-38-8 – 100295663 Ontario Inc.
(Part Lots 17 and 18, Concession 2, Part Lot 14, Plan 1654, Parts 1-4, 41R6490, City of Woodstock)

Jeff Henry was present to speak to the application.
Steve Little was present to hear the application.

H. St. Clair reviewed the staff Planning report. The application has been requested to facilitate the creation of one (1) new industrial lot in the City of Woodstock. It is proposed that the lot to be severed will be approximately 3.97 ha (9.8 ac) with 171.9 m (564 ft) of frontage onto Juliana Drive. It is proposed that the lot to be retained will be approximately 6.58 ha (16.3 ac) with 318.2 m (1,044 ft) of frontage on Juliana Drive. The lot to be severed and retained are currently vacant. The applicant is proposing five industrial buildings to be constructed on the lots to be severed and retained.

The application for consent follows recently approved applications for Official Plan Amendment and Zone Change (OP26-03-8 and ZN8-26-02), as well as an application for Site Plan Approval which has been circulated and remains open (SP8-26-02).

The subject lands are described as Part Lots 14, 17 and 18, Concession 2, Parts 1-4, 41R6490, City of Woodstock, lying on the south side of Juliana Drive between Norwich Avenue and Springbank Avenue.

Overall Planning staff are supportive of the application and recommend approval subject to the noted conditions in the Planning report.

J. Henry commented that two days ago they received site plan approval for the subject lands. He had no further comments or concerns and understood and accepted all noted conditions.

In response to D. Paron, J. Henry noted that the Official Plan has already passed and the approval is already in full force and effect.

In response to G. Brumby, H. St. Clair noted that typically municipal addressing is assigned at the building permit stage.

J. Henry commented that there are a lot of applications moving in parallel for this project and that final building permit issuance has been waiting for site plan approval which happened on Tuesday so they should be able to get their municipal addressing completed now.

In response to G. Brumby, J. Henry noted that the property would be suitable for warehousing and a variety of businesses.

There were no further comments or concerns received from the Committee.

B26-38-8

Moved by: D. Matheson
Seconded by: D. Paron

*'Granted'*

CONDITIONS:

1. The owner shall provide 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 easements created. Any proposed easements shall be reviewed by the City of Woodstock.

2. The owner shall satisfy all requirements, financial and otherwise, of the City, regarding the installation of services and drainage facilities, to the satisfaction of the City of Woodstock.

3. The owner shall submit a recent survey prepared by an OLS to confirm lot sizes to the satisfaction of the City of Woodstock.

4. The Owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water and sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.

5. 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.

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 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 2024 Provincial Planning 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 the application.

CARRIED.

B26-36-2 – Alver Farms Ltd.
(Part Lot 15, Concession 10 (East Zorra), Township of East Zorra-Tavistock)

James Burns was present online to speak to the application.
Johnathan Hook was present to speak to the application.
Leona Hook was present to hear the application.

H. St. Clair presented the Staff report. The Application for Consent proposes the creation of one (1) new agricultural lot. The lot proposed to be severed currently contains agricultural (crop) production and no buildings or structures and would comprise 33.13 ha (81.87 ac), with a lot frontage of approximately 407.6 m (1,337.6 ft). It is proposed that a single detached dwelling would be constructed on the lot to be severed.

It is proposed that the lot to be retained will be 41.16 ha (101.71 ac) in area and have a lot frontage of approximately 715 m (2,345.8 ft) along Braemar Sideroad. The lot to be retained contains one recently constructed single detached dwelling and is primarily used for agricultural (crop) production.

The applicants have noted that the subject lands were previously separated lots, that have since been merged on title. The applicants are wishing to return the subject lands to their original boundaries through the Application for Consent.

Existing uses in proximity to the subject lands are predominantly agricultural operations on a variety of lot sizes and configurations, with some rural residential uses along Braemar Sideroad. Existing woodlots can be found to the east and west of the subject lands, with Braemar Valley RV Park and aggregates lands to the south.

The subject lands are described as Part Lot 15, Concession 10 (East Zorra) in the Township of East Zorra-Tavistock. The lands are located on the south side of Braemar Sideroad, between 11th Line in the east and 10th Line in the west. The subject lands are currently municipally addressed as 515899 11th Line and 844758 Braemar Sideroad.

Overall Planning staff are supportive of the application and recommend approval, subject to the conditions noted in the Staff report.

J. Burns thanked Planning staff for their time. He had no concerns and understood and accepted all noted conditions.

J. Hook had no comments or concerns.

The Committee had no comments or questions.

B26-36-2

Moved by: L. Martin
Seconded by: A. Tenhove

*'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 owners' expense, to the satisfaction of the Township of East Zorra-Tavistock.

2. 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.

3. 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 2024 Provincial Planning 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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B26-39-1 – Church Street Properties Inc.
(Lots 105-106, 112-113, Plan 99, Part Lot 109, Plan 99, Township of Blandford-Blenheim)

Brad and Linda Kaufman were present to speak to the application.

H. St. Clair presented the Staff report. The severance application (B26-39-1) has been submitted to facilitate the creation of one residential lot. The lot to be severed comprises approximately 1,980.5 $m^2$ (21,318 $ft^2$) and currently contains a single detached dwelling. The lot to be retained comprises approximately 1,618.7 $m^2$ (17,424 $ft^2$) and currently contains a church building that is proposed to be converted into a single detached dwelling. Should severance application B26-39-1 be approved by the Land Division Committee, the applicant has also submitted a Zone Change Application (ZN 1-26-08) to rezone the lots to be severed and retained from 'Institutional Zone (I)' to 'Residential Type 1 Zone (R1).'

Both the lot to be severed and the lot to be retained are serviced by an existing municipal water system and both lots are currently serviced by private sewage systems. Given that undersized residential lots serviced by private septic systems are being proposed, staff required a Nitrate Impact Assessment (NIA) to be submitted as part of a complete application, which has been peer reviewed and is detailed in the Planning Analysis section of this report.

The subject lands are located within an established residential neighbourhood. The surrounding uses are predominantly single detached dwellings. The lot to the east is currently vacant but has been approved for a subdivision consisting of six lots for single detached dwellings.

The subject lands are described as Lots 105-106, 112-113, and Part Lot 109, Plan 99. The lands are located on the north side of Elgin Street East and the south side of Victoria Street East, lying to the east of Main Street South. The subject lands are currently municipally addressed as 24 Elgin Street East and 23 Victoria Street East.

In reviewing the proposal against the zoning requirements for the R1 zone, both the lot to be retained and lot to be severed would have sufficient lot frontages but deficient lot areas and lot depths. A nitrate impact assessment (NIA) was required as part of the supporting information for the subject application to permit the creation of parcels with less than the minimum required lot area. The intent of requiring the NIA was to confirm the ability of the soil to accommodate a private on-site sewage disposal system and provide appropriate attenuation of nitrates, with a view to ensuring that groundwater resources are appropriately protected.

The submitted NIA, which was prepared by Hydrogeology Consulting Services Inc. (HCS), acknowledged that calculations using conservatively assessed values for daily sewage flow and annual recharge under existing conditions on the existing lot cannot meet the Ministry of the

Environment, Conservation, and Parks (MECP) Procedure D-5-4 calculations without the use of enhanced tertiary systems. The NIA, however, concluded that dividing the lands into two lots would not change the existing impact on the natural environment provided that the daily sewage flow does not exceed 1,500 L/day. Given this, the NIA further concluded that in this situation there should not be a need to replace the existing private septic systems to support the proposed severance. Oxford County retained a third-party consultant (Onterris) to peer review the NIA, which concluded that the provided information and interpretations by HCS were reasonable.

While staff acknowledge the findings of the submitted NIA and respect that the redevelopment is unlikely to worsen the existing septic situation at this time, it is the opinion of this office that if there is an opportunity to improve a situation, such as improved groundwater quality, then it should be taken. Staff are recommending that the lot to be retained, which is subject to redevelopment (converting the place of worship into a single detached dwelling), be required through a condition of approval to install a tertiary septic system which would provide a net benefit to the groundwater

Overall Planning staff are supportive of the application and recommend approval, subject to the conditions noted in the Staff report.

B. Kaufman commented that they are not a typical development company and specialize in purchasing and redeveloping churches. He spoke about their pride in working with churches and protecting the history of the buildings they redevelop and the significant financial investment they entail. He described his concerns with proposed Condition No. 5 of the Planning report which requires the installation of a new tertiary septic system to be installed. He noted the reasons why he believes that condition is unnecessary and should be removed outlining comments from the nitrate impact assessment and peer review they had done where the opinion provided was that it would not be necessary. A septic inspection report was submitted by B. Kaufman to the Committee at the beginning of the meeting. The inspection indicated that the septic system is currently in good working order. He stated that he understands the Planning department and County responsibilities pertaining to the recommended conditions but asked for some consideration for their particular circumstance given the information that has been provided and he asked the Committee to approve the application omitting Condition No. 5 and allowing them to maintain the existing functioning septic systems that are already in place.

In response to G. Brumby, B. Kaufman noted that he understands all the noted conditions but would like to appeal the imposition of condition #5 regarding the tertiary system being installed.

In response to D. Paron, H. St. Clair clarified that the applicant is proposing to convert the existing church to one single detached dwelling. The existing single detached dwelling on the severed lot would remain as a single detached dwelling and the church would be converted into a single detached dwelling.

In response to D. Paron, H. St. Clair noted that any new lots created in the area would be required to meet the minimum lot area in order to accommodate a private septic system. Any future development in Princeton would be subject to that lot area requirement to accommodate the private septic system. The 2800 $m^2$ requirement would accommodate a standard septic system. We don't require a tertiary system to be installed unless there was some compelling evidence from a nitrate assessment based on the soil type.

G. Brumby noted that the six new lots proposed to the east of the subject lands would all have to be 30000 $ft^2$.

L. Martin commented that he understands that the tertiary sanitary septic system is recommended because of the lot size however his personal opinion would be to allow the current functioning system to be acceptable and he could support the removal of Condition No. 5.

L. Bartlett commented that based on the report provided, she doesn't feel that it would be necessary to dig up and replace the existing functioning system.

In response to D. Paron, H. St. Clair noted that the recommendation for Condition No. 5 is coming from the Community Planning staff. We do have the nitrate assessment and peer review to support the applicant's request for the removal of the condition, however, this recommendation is based

solely on our future concerns for the lot. She suggested that if the Committee is leaning towards the possibility of removing Condition No. 5, her recommendation would be to instead amend Condition No. 3 relating to the severance agreement with the Township to include a clause for when a future system is required that system be a tertiary system. This would allow the applicants to maintain the current system but something would be registered on the title of the property to trigger the Township building department to review the proposal for an upgraded system at that time.

C. Van Haastert agreed with H. St. Clair's recommendation to add a clause into Condition No. 3 was an agreeable middle ground.

D. Paron agreed with H. St. Clair's recommendation as well. She noted that although the system may have been approved for 148 people that would have been based on a one day a week basis. The load will be changing significantly to approximately 8 people on a 7 days per week basis. We don't know what the impacts would be given the change to daily basis on the system. She supports H. St. Clair's idea to amend Condition No. 3 as an alternative.

G. Brumby noted that he believes Condition No. 5 should remain as recommended in the Planning report. He noted that they would have two years to convince the Township to clear it if they choose to.

In response to A. Tenhove, H. St. Clair noted that an option for the wording for the amendment to Condition No. 3 could include an additional clause stating that any future replacements of the septic system consider a tertiary system to the satisfaction of the Township of Blandford-Blenheim.

In response to G. Brumby, H. St. Clair noted that this would be an amendment to Condition No. 3 and the removal of Condition No. 5.

In response to D. Paron, H. St. Clair noted that the amendment would be a part of the severance agreement and therefore be registered on title for the property.

B26-39-1

Moved by: A. Tenhove
Seconded by: L. Martin

*'Granted'*

CONDITIONS:

1. The lot the be severed and the lot to be retained shall be appropriately rezoned, to the satisfaction of the Township of Blandford-Blenheim.

2. 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 Blandford-Blenheim.

3. The Owner shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim. The said agreement shall include a clause stating that the owner of the lot to be retained shall be required to install a tertiary sanitary septic system at such time as a replacement sanitary septic system is deemed to be necessary to service the lot to be retained, to the satisfaction of the Township of Blandford-Blenheim.

4. The Owner shall provide cash-in-lieu of parkland, to the satisfaction of the Township of Blandford-Blenheim.

5. The Owner shall be required to register the following warning clause on the subject lands to the satisfaction of the County of Oxford and the Township of Blandford-Blenheim.

   "Warning: Canadian National Railway Company or its assigns or successors in interest has

or have a rights-of-way within 300 meters from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

6. 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.

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 2024 Provincial Planning 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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B26-41-3 – James and Janice Corbeil
(Part Lot 22, Concession 8 (South Norwich), Township of Norwich)

James and Janice Corbeil were present to speak to the application.

H. St. Clair presented the Staff report. The application has been requested to separate two residential parcels that have inadvertently merged on title. It is proposed that the lot to be severed (4 West Street N) will be approximately 0.7 ha (1.7 ac) in size with approximately 40 m (131 ft) of frontage on West Street North. The lot to be severed contains a commercial building, an accessory residential dwelling with an attached garage and a pool.

It is proposed that the lot to be retained (12 West Street N) will be approximately 0.92 ha (2.27 ac) with approximately 29.3 m (96.1 ft) of frontage on West Street North. The lot to be retained contains a recently constructed single detached dwelling. No new development is proposed on either lot at this time.

The subject lands are described as Part of Lot 22, Concession 8 (South Norwich), in the Township of Norwich. The subject lands are located on west side of West Street North lying between Main Street West and Milldale Road and are municipally known as 4 and 12 West Street North, in the Village of Springford.

Overall Planning staff are supportive of the application and recommend approval, subject to the conditions noted in the Staff report.

J. Corbeil asked for clarification for Condition No. 1. H. St. Clair noted that a drainage reapportionment is a standard condition for most parcels that are being created that are subject to municipal drains. The Township will review your property to determine whether the parcels benefit from a municipal drain which is likely in this instance. It would give the Township the opportunity to make sure that both parcels are equally assessed for the municipal drain.

G. Brumby noted that it is a very standard condition for all rural properties.

In response to J. Corbeil, G. Brumby recommended that they call the drainage commissioner and ask them about their timelines to see if they could prioritize this application due to the pending sale. He further commented that they would need to speak to their lawyer or real estate agent to find out the implications to the sale of the property.

L. Martin commented that if the two parcels already have their own PINs they may already be assessed for drainage. He recommended that they call the Township and inquire with them.

In response to D. Paron, H. St. Clair noted that no variance is being requested for the retained lot because this is a technical variance.

The Committee had no further comments or questions.

B26-41-3

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

*'Granted'*

CONDITIONS:

1. 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 (Municipality).

2. 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.

3. 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 2024 Provincial Planning 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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On the motion of L. Martin the Land Division Committee meeting adjourned at 11:07 am.

*"Original Signed by"*

CHAIRPERSON