

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, August 6, 2026

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and virtually via livestream, on Thursday, August 6, 2026, at 9:30 a.m. with the following individuals:

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

The meeting was called to order at 9:39am.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of July 2, 2026, be approved as amended, printed and circulated.”

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

Correspondence dated August 4, 2026 received from Mary Csenkey
Re: Application B26-25-6; B26-26-6 (King Street Suites Inc.)

APPLICATIONS FOR CONSENT:

B26-14-8 – Urban Cliff Developments & Cliff Zaluski
(Lts 4-7, Pt Lt 3, Plan 573, Pts 2-4, 16-21, 27, 28 & 32-35, 41R9971 and Pts 7-9, 41R10233, City of Woodstock)

Caroline Baker was present to speak to the application.

H. St. Clair presented the Staff report. The application for consent seeks to sever a lot with a frontage of 124.8 m (409.4 ft), a depth of 47.6 m (156 ft) and area of 0.7 ha (1.7 ac) and retain a lot with a frontage of 153 m (502 ft) and area of 1.8 ha (4.5 ac). The intent of the application is to sever a Highway Commercial building from a property containing three buildings. A reciprocal easement between the subject lands and 1220 Dundas Street was previously approved.

The applicants have also requested a minor variance (MV21-26) for setbacks from parking areas to address the two sites which will function as one lot. The minor variance requests a nil setback for parking areas, where the Zoning By-law requires a minimum setback of 1.5 m. The minor variance will be heard by the City of Woodstock's Committee of Adjustment. Staff recommend that the minor variance be obtained as a condition of this consent application.

The subject lands front on the south side of Dundas Street, east of Beard's Lane, and are legally described as Lots 4, 5, 6 & 7 and Part Lot 3, Plan 573, Parts 2, 3, 4, 16 to 21, 27, 28 and 32 to 35, 41R9971 and Parts 7,8 and 9, 41R10233, in the City of Woodstock, known municipally as 1222 Dundas Street.

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

C. Baker commented that this property has been comprehensively planned for highway commercial uses and has received site plan approval from the City of Woodstock. The severance would allow the businesses to buy both the severed and retained and operate their business on the property. It will continue to operate as one overall site functionally in terms of access, servicing and site circulation hence the easements proposed. The Consent would implement the approved site plan and the minor variance that's proposed is solely to deal with the parking between the two lots. They understand and accept all conditions outlined in the report.

In response to G. Brumby, the previous application that was recently approved for the land to the west of the subject lands was for a shared access easement. This application is separate and has no further impact on that approval.

No further comments or questions were received from the Committee.

B26-14-8

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

'Granted'

CONDITIONS:

1. The Owners 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 an easement created. Any proposed easements shall be reviewed by the City of Woodstock.
2. The Owners shall agree, in writing, to satisfy all requirements, financial and otherwise, of the City of Woodstock, regarding the installation of services and drainage facilities.
3. The Owners shall submit a recent survey to confirm lot sizes to the satisfaction of the City of Woodstock.
4. The Owners shall submit a plan showing all access and servicing details for the severed and retained lands to the satisfaction of the City of Woodstock and the County of Oxford.
5. A draft copy of the reference plan and Shared Easement Agreement for servicing and access 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.

6. The Owners shall obtain minor variance approval for the zoning deficiencies resulting from the proposed severance.
7. 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.
8. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

B26-23-4 – Colombo Club of Oxford
(Pt Lt 10, Conc. Broken Front (West Oxford), Township of South-West Oxford)

Rick Eus was present to speak to the application.
Ed Cowie was present to hear the application.

H. St. Clair presented the Staff report. The intent of the consent application is to facilitate the creation of one (1) new residential lot for residential development and the retention of one (1) lot for continued institutional use (Columbo Club of Oxford).

The proposed lot to be retained will be approximately 1.86 ha (4.6 ac) in area, with approximately 189.5 m (621.7 ft) of frontage on West Hill Line, and an average lot depth of 94 m (308.4 ft). This area contains an institutional use which will be maintained.

The proposed lot to be severed will be approximately 0.96 ha (2.37 ac) in area, with approximately 123 m (403.4 ft) of frontage on West Hill Line, and an average lot depth of 77.8 m (255.2 ft). This area does not contain any structures.

The subject lands are 2.8 ha (6.95 ac) in area and legally described as Part Lot 10, Concession Broken Front and located between Beachville Road and Karn Road. The lands are in the Village of Beachville and known municipally as 434719 West Hill Line.

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

R. Eus asked how much the cash in lieu of parkland fees will be. He had previously reached out to the Township to get an answer but has not heard back yet.

In response to R. Eus, H. St. Clair noted that there is a standard fee implemented but she is unsure

of the exact amount.

G. Brumby noted that cash in lieu of parkland is a common requirement and fee amounts vary by Township.

R. Eus understood and accepted the noted conditions. He noted that they may ask for a deferral on the water connection on that lot since there is no plan for any residential on there at this time. Once the lot is sold to a residential purchaser, they would be responsible for that connection.

G. Brumby noted that they have two years to meet the requirements so there is some time to fulfill that condition.

D. Paron noted that there is an active real estate listing on the property. She asked if the intent is to pass the connection responsibility on to the future purchaser.

In response to D. Paron, R Eus said that yes that is currently the process. The potential septic and house footprint has been discussed but not finalized and they have been transparent with any potential purchasers regarding the responsibilities required for this property.

In response to G. Brumby, H. St. Clair noted that the requirement for the acknowledgement of the septic system location would need to be registered on title so any future purchasers would be aware of that. There would be no requirements for the current owners to install that system. Essentially it would become an issue for the future purchaser. Planning Staff are satisfied that there is a location on the property that would accommodate that septic system but it would be essentially one system at this time pending future soil testing. A future application to subdivide this property would likely be restricted until such time as soil testing is completed.

No further comments or questions were received from the Committee.

B26-23-4

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned to the satisfaction to the Township of South-West Oxford.
2. The owner shall provide a cash-in-lieu of parkland payment, to the satisfaction of the Township of South-West Oxford.
3. The owner will satisfy all requirements, financial and otherwise, of the County, regarding the installation of a water service, to the satisfaction of the County. Both the lot to be retained and the lot to be severed must be serviced (water) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water servicing is available on West Hill Line, and the applicant will be required to connect the lot to be severed to water services.
4. The owners will enter into an Agreement with the Township of South-West Oxford confirming that any septic system, including a replacement septic system, required for use(s) on the lot to be severed via Consent File No. B26-23-4, meets all requirements as determined by the Township of South-West Oxford and is located outside of the Well Head Protection Area (WHPA) to the satisfaction of the Township of South-West Oxford, and the said Agreement shall be registered on title to the satisfaction of the Township of South-West Oxford.
5. The owners shall submit a recent survey to confirm lot sizes and setbacks to the satisfaction

of the Township of South-West Oxford.

6. 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.
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.

B26-24-8 – Quantum Enterprises Inc.

(Lt 16, Plan 573, Pt 6, 41R10640, Pt Lt 23, Plan 573, Pts 1 & 2, 41R10640, City of Woodstock)

The application was requested to be deferred by the owner until a later date. No report was presented and no decision was made.

B26-25-6; B26-26-6 – King Street Suites Inc.

(Pt Lt 4D, 5D, Blk 43, Plan 279, Town of Ingersoll)

Benjamin Graham, Dan Elliot and Rodney Lava were present to speak to the application. Mary Csenkey was present to hear the application.

H. St. Clair reviewed the staff Planning Report. The applications for consent propose the severance of approximately 288.7 m² (3,107.6 ft²) from the subject lands, to be added to the parcel to the immediate north. It is proposed that the lot to be severed will have approximately 6.2 m (20.4 ft) of frontage on King Street East and a depth of approximately 45.8 m (150.5 ft). The lot to be severed contains an existing driveway access.

It is proposed that the lot to be retained will be approximately 649.1 m² (6,987 ft²) in size with approximately 21.4 m (70.2 ft) of frontage on King Street East and an approximate depth of 43.4 m (142.4 ft). The lot to be retained contains three apartment dwelling units and no new development is proposed for the retained lands.

The lot to be enlarged is currently 599.3 m² (6,451 ft²) in size, with no frontage. The lot to be enlarged is currently vacant and two new semi-detached dwelling units and one basement dwelling unit (for a total of three dwelling units) are proposed for the enlarged lot.

An easement has also been requested over the lot to be severed, in favour of the lot to be retained to allow for continued driveway access and access to the existing parking area serving the retained lands. An additional easement over Part 22 Plan 41R-8526 on the retained lands has also been requested, in favour of the lots to be severed and enlarged to allow for additional access for the future residential development on the lot to be enlarged.

The subject lands are described as Part Lot 4D, 5D, Block 43, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of King Street East, lying between Mill Street and Carroll Street and are municipally known as 65 and 67 King Street East in the Town of Ingersoll.

One letter of concern was received from a neighbouring property owner indicating concerns with respect to loss of privacy, lot grading and drainage, increased traffic and parking congestion, pedestrian safety, increases to noise and activity and decreases to property values.

Planning staff have reviewed these concerns and note that the subject lands are sufficiently large enough to accommodate the proposed development, and all required setbacks will need to be met which would address any privacy issues. A detailed grading and drainage plan has been included as a recommended condition of approval to ensure that all stormwaters will be appropriately managed. No concerns have been identified with respect to the proposed driveway access for 3 additional dwelling units onto King Street. The area is located within the downtown core, and staff are of the opinion that 3 additional dwelling units would have minimal impact with respect to noise and activity in the area. 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.

B. Graham commented that he echoes H. St. Clair and that the points of concern in the letter have been adequately acknowledged and addressed in the Planning report. He understood and accepted all noted conditions.

In response to G. Brumby, B. Graham acknowledged that in order to address the concerns in the letter they are aware that they need to comply with the conditions outlined in the Planning report and understand their responsibilities with this development.

No further comments or concerns were received from the Committee.

B26-25-6

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

'Granted'

CONDITIONS:

1. The lots to be severed and enlarged be rezoned, to the satisfaction of the Town of Ingersoll.
2. The parcel to be severed be conveyed to the abutting landowner to the immediate north and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) and (5) of the Planning Act, RSO. 1990, as amended, and be reflected on the certificate.
3. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all requirements, financial and otherwise, of the County of Oxford regarding the installation of water and sanitary services have been met, to the satisfaction of the County of Oxford Public Works Department. Both properties must be served with water and sanitary services independently, and if any services cross the proposed property line, they shall be disconnected to the satisfaction of the County of Oxford Public Works Department.
4. If required, the Owner shall submit a grading and servicing plan, prepared by a Professional Engineer or Ontario Land Surveyor, to satisfaction of the Town of Ingersoll. The said grading plan shall demonstrate that all surface water is fully contained, does not negatively impact any adjoining property, is directed away from any existing or proposed structures and is directed to an adequate stormwater outlet.
5. If required, 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.

6. If required, the Owner shall provide survey plans for both the lot to be severed and the lot to be retained, prepared by an Ontario Land Surveyor, confirming the dimensions of the proposed lots, to the satisfaction of the Town of Ingersoll Building Department.
7. If required, the Owner shall provide confirmation of the location of any overhead or underground services installed to the retained and severed lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created. Any proposed easements shall be reviewed by the Town of Ingersoll.
8. A draft copy of the reference plan and shared easement agreement be provided to the Town of Ingersoll and the Secretary-Treasurer of the Land Division Committee, prior to the issuance of a certificate. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement and the said agreement shall be registered on title.
9. If required, the owner shall enter into a severance agreement with the Town of Ingersoll, and 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.
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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

B26-26-6

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

'Granted'

CONDITIONS:

1. A draft copy of the reference plan and shared easement agreement be provided to the Town of Ingersoll and the Secretary-Treasurer of the Land Division Committee, prior to the issuance of a certificate. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement and the said agreement shall be registered on title.
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 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. Comments received from the public were reviewed, and where appropriate, were considered in the Land Division Committee's decision to approve the application.

CARRIED.

B26-27-4 – Monheim Farm Ltd.

(Pt Lt 1, Conc. 1 (West Oxford), Pt Rdal Btn Lt 1 & The Gore (West Oxford), Township of South-West Oxford)

Ian Heikoop, Neal DeRuiter and Chelsea Brooks were present to speak to the application. Phil Karn and Kim Gadd were present to hear the application.

H. St. Clair reviewed the staff Planning report. The intent of the consent application is to create one (1) new agricultural lot to support current uses and future agricultural uses, and to retain one (1) lot for agricultural uses and continued aggregate extractive uses (Licence Nos. 2324 and 625910). No new development is proposed as part of this application.

The proposed lot to be severed is 30.02 ha (74.18 ac) in area with 500.05 m (1,640.48 ft) of frontage on Karn Road. The lot to be severed currently contains two (2) residential dwellings, a special events structure, and accessory structures.

The proposed lot to be retained is 49.6 ha in area with a frontage of 123 m (403.54 ft) on Karn Road and 563 m (1,847.11 ft) of frontage on Clarke Road. The lot to be retained contains the office and scale house for the licenced aggregate pit contained on the subject lands.

The subject lands are approximately 79.62 ha (196.75 ac) in area and legally described as Part Lot 1, Concession 1, Township of South-West Oxford, lying between Karn Road and Clarke Road and known municipally as 564962 Karn Road.

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

C. Brooks had no comments or concerns and understood and accepted all noted conditions.

In response to G. Brumby, C. Brooks advised that the reason for the application is to permit Oxford Sand and Gravel to own a portion of the property and the owners can sell a portion and retain the minimum lot size for agricultural uses.

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

B26-27-4

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

'Granted'

CONDITIONS:

1. The owners register a site plan agreement on the title of the lot to be retained confirming that the lands zoned 'ME-5' are to be used for off-site parking for the special events facility contained on lot the be severed and zoned 'A2-27', to the satisfaction of the Township of South-West Oxford.
2. The owners shall submit a recent survey to confirm lot sizes, proposed easements, and building/structure location, parking facilities, and setbacks to the satisfaction of the Township of South-West Oxford.
3. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services 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 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.

B26-28-5 – Pineridge Farms (Oxford) Ltd.
(NW ¼ Lt 13, W ½ Lt 14, Conc. 2 (West Zorra), Township of Zorra)

No one was present to speak to the application.
George Kupery was present to hear 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. It is proposed that an area of approximately 0.8 ha (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) production. No new development is proposed on either the severed or retained lands at this time.

The subject land is described as Pt. Lots 13 and 14, Conc. 2, are located on the east side of 31st Line, between Road 78 and Road 84, and are municipally known as 315822 31st Line, Township of Zorra.

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

The Committee had no comments or questions.

B26-28-5

Moved by: L. Bartlett
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. Any livestock barns and associated manure storage facilities on the lot to be retained shall be demolished, to the satisfaction of the Township of Zorra.
5. 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.
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 Land Division Committee did not receive any comments from the public respecting this application.

CARRIED.

B26-29-1 – Highview Estate Ltd.

(Lt 16, Pt Lt 15, 17, Conc. 9 (Blenheim), Township of Blandford-Blenheim)

Aleena Ashfaq was present to speak to the application.
Robert Harrison and Kristen Leach were present to hear the application.

H. St. Clair presented the Staff report. The severance 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 55 ha (136 ac), is in agricultural production, and currently contains an accessory building.

It is proposed that the lot to be retained will be 0.8 ha (2 ac) in size and will contain an existing single detached dwelling. Should severance application B26-29-1 be approved by the Land

Division Committee, the applicant has also submitted a Zone Change Application (ZN 1-26-03) to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' to recognize the new use of the lands for non-farm rural residential purposes. A special provision is being requested to permit a reduced lot frontage from 35 m (114.8 ft) to 10 m (32.8 ft).

The subject lands are described as Lot 16, Part Lots 15 and 17, Concession 9 (Blenheim). The lands are located on the north side of Township Road 9 between King Road and Oxford Road 3. The subject lands are currently municipally addressed as 846863 Township Road 9.

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

A. Ashfaq had no comments or concerns and understood and accepted the noted conditions.

In response to D. Paron, A. Ashfaq noted that this application wasn't dealt with at the same time as their previous recent application because they wanted to make sure that the first severance was done prior to year end this year. There were other timing implications associated with it, so they wanted to get it done as soon as possible.

The Committee had no comments or questions.

B26-29-1

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned to the satisfaction of the Township of Blandford-Blenheim.
2. If required, the Owner shall 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 Owner's expense, to the satisfaction of the Township of Blandford-Blenheim.
4. The Owner shall provide an As-Built Survey for the lot to be retained showing the dimensioned location of all buildings, wells, and septic components on the lands, to the satisfaction of the Township of Blandford-Blenheim.
5. The Owner shall demonstrate that the storage building on the lot to be severed has been demolished or removed, to the satisfaction of the Township of Blandford-Blenheim.
6. The Clerk of the Township of Blandford-Blenheim shall advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
7. The certificate for severance application B26-21-1 shall be issued, the transfer registered, and a copy of the registered transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for severance application B26-29-1.
8. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said Owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.

9. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

On the motion of L. Martin the Land Division Committee meeting adjourned at 10:43 am.

"Original Signed by"

CHAIRPERSON