

MINUTES

OXFORD COUNTY LAND DIVISION COMMITTEE

HYBRID HEARING

Thursday, July 2, 2026

The Oxford County Land Division Committee met in the Council Chambers, County Administration Building, Woodstock, Ontario, and virtually via livestream, on Thursday, July 2, 2026, at 9:30 a.m. with the following individuals:

Chairperson	-	G. Brumby
	-	A. Tenhove
	-	L. Martin
	-	D. Paron
	-	D. Matheson
	-	C. van Haastert
	-	L. Bartlett
Manager of Development Planning	-	E. Gilbert
Secretary-Treasurer	-	A. Karn Sims

The meeting was called to order at 9:30am.

DECLARATION OF CONFLICT OF INTEREST:

None.

APPROVAL OF MINUTES:

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

“The Minutes of the Meeting of June 4, 2026, be approved as amended, printed and circulated.”

CARRIED.

BUSINESS ARISING FROM THE MINUTES:

None.

GENERAL BUSINESS:

None.

CORRESPONDENCE:

None.

APPLICATIONS FOR CONSENT:

B26-06-7 – The Bridges Inc.
(Pt Lt 1594, Plan 500, Pts 1-3, 41R10523 & Lt 38, 41M395, Town of Tillsonburg)

No one was present in person or online to speak to the application.

E. Gilbert presented the Staff report. The application for Consent is requesting a residential lot

addition. It is proposed that the lot to be severed will be approximately 0.32 ha (0.79 ac) in size. The lot to be severed is currently vacant and utilized by the abutting golf course. It is proposed to be added to the parcel to the immediate west. The lot to be enlarged is currently 0.38 ha (0.95 ac) in size and contain a single detached dwelling that is currently under construction. The lot to be retained will be approximately 9.7 ha (24 ac) in size and will continue to be used as a golf course.

The subject land is described as Part of Lot 1594, Plan 500, in the Town of Tillsonburg. The subject lands are located on the north side of Clubhouse Way lying between John Pound Road and Baldwin Street and are municipally known as 33 Clubhouse Drive, Town of Tillsonburg.

An Official Plan Amendment and Zone Change application have been completed and approved for the subject lands.

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

In response to D. Paron, E. Gilbert noted that the reason that the one-foot land dedication is required is because the lot to be enlarged is a whole lot in a subdivision plan so the land dedication undoes that so that we can ensure these two properties will merge.

No further comments or questions were received from the Committee.

B26-06-7

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned to the satisfaction of the Town of Tillsonburg.
2. A 0.3 m (1 ft.) x 0.3 m (1 ft.) parcel of land from the lot to be enlarged (PIN # 00035-0412) be deeded to the Town of Tillsonburg, free of any encumbrances and costs, and a copy of the registered deed be presented to the Secretary-Treasurer of the Land Division Committee prior to the issuance of the certificate for Application B26-06-7.
3. The parcel intended 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) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
4. The Owners shall submit a Lot Grading Plan and Site Servicing Plan for the lots to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.
5. The owner shall submit a recent survey to confirm lot sizes and building setbacks, to the satisfaction of the Town of Tillsonburg.
6. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial and otherwise, have been complied with.
7. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within 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.

B26-15-7; B26-16-7 – Michael Perovich
(Pt Lt 1606, Plan 500, Pt 1, 41R1737, Town of Tillsonburg)

David Roe, the agent, was present to speak to the application.

E. Gilbert presented the Staff report. The applications have been requested to facilitate the creation of two (2) residential building lots in the Town of Tillsonburg. It is proposed that the lot to be severed via application B26-15-7 will be approximately 1,886.5 m² (0.47 ac) and the lot to be severed via application B26-16-7 will be approximately 1,946.8 m² (0.48 ac) in size, both parcels will have frontage onto Young Street. The lots to be severed are currently vacant.

It is proposed that the lot to be retained will be approximately 4 ha (10 ac) with 181.8 m (596.5 ft) of frontage on Young Street. The lot to be retained currently contains a single-detached dwelling with an attached garage and a private septic system and well.

The subject lands are described as Part of Lot 1606, Plan 500, in the Town of Tillsonburg. The subject lands are located on the west side of Young Street lying south of Rouse Street and are municipally known as 93 Young Street, Tillsonburg.

The Town of Tillsonburg Council did recommend support of the application.

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

D. Roe commented that the servicing is going to be tied into the next application B26-19-7 to extend the services along Young Street and connect to the subject lands. He had no further comments or concerns and accepted all noted conditions.

No comments or questions were received from the Committee.

B26-15-7

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The Owner(s) shall agree 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 including payment of all outstanding fees regarding the same. To this regard, the lots to be severed must be independently serviced (water/sanitary). The applicant will be responsible for all construction/cost of the extension of the sanitary sewer and connections to the lots to be severed.

3. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owner(s) consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed in accordance with the Town of Tillsonburg Development Guidelines and Design Criteria.
4. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for both the proposed severed and retained lots to the satisfaction of the Town of Tillsonburg Engineering Services Department.
5. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sizes and building setbacks, to the satisfaction of the Town of Tillsonburg.
6. The Owner(s) shall covenant and agree to enter into an Off-Site Works Agreement with the Town for all works required within the Town's right-of-way related to the extension of the sanitary sewer. The Owner shall provide securities in the amount of one hundred percent (100%) of the estimated cost of the works, to be held by the Town until the works have been completed to the satisfaction of the Town and formally accepted. Upon satisfactory completion of the off-site works and in accordance with the terms of the Off-Site Works Agreement, the Town may reduce the securities to a minimum of twenty percent (20%) of the total cost of the off-site works. The remaining twenty percent (20%) shall be retained for a minimum period of two (2) years from the date of satisfactory completion as security against deficiencies. All costs will be at the Applicant's sole expense.
7. The Owner(s) shall submit detailed design drawings for the sanitary sewer extension including plan and profile drawings complete with notes and details, and a cost estimate to the Town and County of approval prior to any work being completed. All costs will be at the Applicant's sole expense.
8. The Owner shall covenant and agree that all restoration work related to the extension of the sanitary sewer must be completed as per the Tillsonburg Development Guidelines and Design Criteria. Any portion of the right-of-way affected by construction shall be fully restored to its original condition, or better, to the satisfaction of the Town of Tillsonburg, at the Applicant's sole expense.
9. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lots to be severed as per the Tillsonburg Rates and Fees By-Law as amended.
10. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.
11. 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.

B26-16-7

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

'Granted'

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. The Owner(s) shall agree 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 including payment of all outstanding fees regarding the same. To this regard, the lots to be severed must be independently serviced (water/sanitary). The applicant will be responsible for all construction/cost of the extension of the sanitary sewer and connections to the lots to be severed.
3. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and full-time inspection by the Owner(s) consultant for the entire duration of any work being completed in the Town's right-of-way. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from the consulting engineer stating that all servicing and restoration work has been completed in accordance with the Town of Tillsonburg Development Guidelines and Design Criteria.
4. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for both the proposed severed and retained lots to the satisfaction of the Town of Tillsonburg Engineering Services Department.
5. The Owner(s) shall submit a Surveyor's Real Property Report to confirm lot sizes and building setbacks, to the satisfaction of the Town of Tillsonburg.
6. The Owner(s) shall covenant and agree to enter into an Off-Site Works Agreement with the Town for all works required within the Town's right-of-way related to the extension of the sanitary sewer. The Owner shall provide securities in the amount of one hundred percent (100%) of the estimated cost of the works, to be held by the Town until the works have been completed to the satisfaction of the Town and formally accepted. Upon satisfactory completion of the off-site works and in accordance with the terms of the Off-Site Works Agreement, the Town may reduce the securities to a minimum of twenty percent (20%) of the total cost of the off-site works. The remaining twenty percent (20%) shall be retained for a minimum period of two (2) years from the date of satisfactory completion as security against deficiencies. All costs will be at the Applicant's sole expense.
7. The Owner(s) shall submit detailed design drawings for the sanitary sewer extension including plan and profile drawings complete with notes and details, and a cost estimate to the Town and County of approval prior to any work being completed. All costs will be at the Applicant's sole expense.
8. The Owner shall covenant and agree that all restoration work related to the extension of the sanitary sewer must be completed as per the Tillsonburg Development Guidelines and Design Criteria. Any portion of the right-of-way affected by construction shall be fully restored to its original condition, or better, to the satisfaction of the Town of Tillsonburg, at the Applicant's sole expense.
9. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lots to be severed as per the Tillsonburg Rates and Fees By-Law as amended.
10. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.

11. 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.

B26-19-7 – Perovich Holdings Inc.
(Pt Lt 1607, Plan 500, Pt 2, 41R3653, Town of Tillsonburg)

David Roe, the agent, was present to speak to the application.

E. Gilbert reviewed the staff Planning Report. The application has been requested to facilitate the creation of a commercial parcel. It is proposed that the lot to be severed will be approximately 1.05 ha (2.59 ac) in size, with approximately 122 m (401 ft) of frontage on Young Street. It is proposed that the lot to be severed will be developed for a car sales and service establishment.

It is proposed that the lot to be retained will be approximately 1.08 ha (2.66 ac) in size with approximately 86.2 m (282.8 ft) of frontage on Rouse Street. The lot to be retained currently contains a car sales and service establishment (MyMotors).

A reciprocating easement is also proposed as part of the application to be located between the proposed lot to be severed and lot to be retained to allow for a common use of a stormwater management area between the two lots and to maintain the stormwater drainage.

Current land uses surrounding the subject property consist of low-density residential uses to the south and west, and a mix of commercial, institutional and industrial uses to the north and east.

The subject lands are described as Part of Lot 1607, Plan 500, in the Town of Tillsonburg. The subject lands are located at the southeast corner of Rouse Street and Young Street and are municipally known as 7 Rouse Street, Tillsonburg.

The Town of Tillsonburg Council did recommend support of the application.

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

D. Roe commented that this is intended to be used for another car lot. He had no further comments or concerns and understood and accepted all noted conditions.

In response to G. Brumby, E. Gilbert noted that the Town of Tillsonburg does not have a site alteration by-law; the owner is able to start grading and site preparation work on this property prior to the application approval.

No further comments or concerns were received from the Committee.

B26-19-7

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

'Granted'

CONDITIONS:

1. The Owner(s) shall agree 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.
2. The Owner(s) shall covenant and agree to satisfy all requirements financial and otherwise, of the Town of Tillsonburg regarding the installation of services and drainage facilities to the satisfaction of the Town of Tillsonburg. Any work being done in the Town's right-of-way will require an Encroachment Permit and inspection by the Owner(s) consultant. The Owner(s) shall agree to submit a sealed letter to the Town of Tillsonburg from their consulting engineer stating that all servicing and restoration work has been completed, to the Town of Tillsonburg Development Guidelines and Design Criteria.
3. The Owner(s) shall covenant and agree to enter into an Off-Site Works agreement with the Town for all works required within the Town's right-of-way related to the extension of the sanitary sewer. The Owner shall provide securities in the amount of one hundred percent (100%) of the estimated cost of the works, to be held by the Town until the works have been completed to the satisfaction of the Town and formally accepted. Upon satisfactory completion of the off-site works and in accordance with the terms of the Off-Site Works Agreement, the Town may reduce the securities to a minimum of twenty percent (20%) of the total cost of the off-site works. The remaining twenty percent (20%) shall be retained for a minimum period of two (2) years from the date of satisfactory completion as security against deficiencies. All costs will be at the Applicant's sole expense.
4. The Owner(s) shall submit detailed design drawings for the sanitary sewer extension including plan and profile drawings complete with notes and details, and a cost estimate to the Town and County for approval prior to any work being completed. All costs will be at the Applicant's sole expense.
5. The Owner shall covenant and agree that all restoration work related to the extension of the sanitary sewer must be completed as per the Tillsonburg Development Guidelines and Design Criteria. Any portion of the right-of-way affected by construction shall be fully restored to its original condition, or better, to the satisfaction of the Town of Tillsonburg, at the Applicant's sole expense.
6. The Owner(s) shall enter into and register any necessary and sufficient easement agreements between the severed lot and the retained lot to ensure that the retained lot continues to benefit from adequate drainage and stormwater management rights, including continued access to, discharge to, and use of the shared stormwater management pond located on the severed lot. The easement(s) shall be of sufficient size, location, and scope to accommodate all existing and proposed drainage functions serving the retained lot, to the satisfaction of the Town of Tillsonburg.
7. The Owner(s) shall submit a Lot Grading Plan and Site Servicing Plan for the lot to be severed to the satisfaction of the Town of Tillsonburg Engineering Services Department.
8. The Owner(s) must submit a Surveyors Real Property Report to confirm lot sizes and building setbacks to the satisfaction of the Town.
9. The Owner(s) shall provide payment of cash-in-lieu of parkland to the Town of Tillsonburg for the lot(s) to be severed as per the Tillsonburg Rates and Fees By-Law as amended.

10. The Clerk of the Town of Tillsonburg advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town of Tillsonburg have been complied with.
11. 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.

B26-20-3 – Willem Duizer
(Pt Lt 7, Conc. 4 (East Oxford), Township of Norwich)

David Roe, the agent, was present to speak to the application.

E. Gilbert reviewed the staff Planning report. The application has been requested to facilitate a surplus farm dwelling severance. It is proposed that the lot to be severed will be approximately 34 ha (83.7 ac) in size. The lot to be severed is currently vacant and used for agricultural production and is proposed to be added to the parcel to the immediate east. The lot to be enlarged is currently 22.5 ha (55.7 ac) in size and contains a barn, two storage sheds and an accessory dwelling.

The lot to be retained is proposed to be approximately 0.85 ha (2.11 ac) in size after the lands are severed with frontage on Old Stage Road. The lot to be retained contains a barn that is proposed to be removed, a storage shed, garden shed and a single detached dwelling (circa 1840).

The subject lands are described as Part of Lot 7, Concession 4 (East Oxford), in the Township of Norwich. The subject lands are located on the south side of Old Stage Road, lying between Old 14th Line and Middletown Line and are municipally known as 505724 Old Stage Road.

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

D. Roe commented that the house was used as a place for the stagecoach to stop on its way through the area and goes back to the mid 19th century.

In response to D. Paron, D. Roe commented that the old barn's foundation is basically falling down so it needs to be removed and it straddles the lot line between the severed and retained lands. This is why condition #2 includes the accessory buildings on both the severed and retained lots in this case.

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

B26-20-3

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

'Granted'

CONDITIONS:

1. The lot to be retained be appropriately zoned to the satisfaction of the Township of Norwich.
2. The existing accessory buildings on the lot to be severed/retained be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of Norwich.
3. The parcel intended to be severed shall be conveyed to the abutting landowner to the immediate west and be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.
4. 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 Norwich.
5. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
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 the application.

CARRIED.

B26-21-1 – Highview Estate Ltd.
(Lt 16, Conc. 9 (Blenheim), Township of Blandford-Blenheim)

Aleena Ashfaq, the agent, was present to speak to the application.
Robert Harrison and Tim Bakker were present to hear the application.

E. Gilbert presented the Staff report. The Application for Consent proposes to facilitate an agricultural lot creation. The proposed lot to be severed comprises approximately 55.8 ha (138 ac), is in agricultural production, and currently contains a single detached dwelling and an accessory building. The lot to be retained is approximately 60.7 ha (150 ac) in size and is currently in agricultural production. The lot to be retained currently contains a single detached dwelling, an accessory building, and a livestock barn.

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 and the south side of Township Road 10

between King Road and Oxford Road 3. The subject lands are currently municipally addressed as 846863 Township Road 9 and 866844 Township Road 10.

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

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

The Committee had no comments or questions.

B26-21-1

Moved by: C. Van Haastert
Seconded by: L. Martin

'Granted'

CONDITIONS:

1. If required, a drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owner's expense, to the satisfaction of the Township of 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. The Clerk of the Township of Blandford-Blenheim 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 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.

B26-22-8 – Cheryl Tamburri
(Pt Lt 21 w/s Norwich Ave, Plan 189, City of Woodstock)

Cheryl and Ubacdo Tamburri, the owners, were present to speak to the application.

E. Gilbert presented the Staff report. The purpose of this application is to sever the subject property to create one new residential lot with a frontage of 10.7 m (35.1 ft), a depth of 32.3 m (106 ft) and an approximate area of 345.6 m² (3720 ft²) and retain a residential lot with a frontage of 10.7 m

(35.1 ft), depth of 33.3 m (109.3 ft) and area of approximately 356.3 m² (3835.2 ft²). The subject lands currently contain an existing semi-detached dwelling (circ. 2017). Surrounding lands are generally low-density residential uses with the New Apostolic Church to the south along Corwyn Street. Cedar Street to the southwest contains some service commercial uses.

The subject lands are described as Part Lot 21, W/S Norwich Avenue, Plan 189 as in 293575, and are located on the east side of Cronyn Street, lying between Dufferin Street and Cedar Street, in the City of Woodstock, known municipally as 25 and 27 Cronyn Street.

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

C. Tamburri had no comments or concerns and understood and accepted the noted conditions.

The Committee had no comments or questions.

B26-22-8

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

'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.
3. The owner shall satisfy all requirements, financial and otherwise, of the County, regarding the installation of water & sanitary sewer services, to the satisfaction of Oxford County Public Works Department.
4. The Owner shall submit a recent survey prepared by an OLS to confirm lot sizes and building setbacks 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.

On the motion of L. Martin the Land Division Committee meeting adjourned at 10:05 am.

“Original Signed by”

CHAIRPERSON