

To: Mayor and Members of Township of Norwich Council

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change

ZN 3-26-08 – Willem Duizer

REPORT HIGHLIGHTS

- The zone change application proposes to rezone the retained lot resulting from consent application B26-20-3 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR).'
- Consent application B26-20-3 was approved by the Land Division Committee on July 2, 2026 and the subject zone change application is required to fulfill a condition of consent.
- Planning staff are recommending approval as it is consistent with the PPS and maintains the intent of the Official Plan with respect to farm consolidations and non-farm rural residential development in prime agricultural areas.

DISCUSSION

BACKGROUND

OWNERS: Willem Duizer
774481 Oxford Road 14, Woodstock, ON N4S 7V8

AGENT: David Roe (Civic Planning Solutions Inc.)
61 Trailview Drive, Tillsonburg, ON N4G 0C6

LOCATION:

The subject lands are described as Part of Lot 7, Concession 4 (East Oxford), in the Township of Norwich. The 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.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "N-1"	Township of Norwich Land Use Plan	'Agricultural Reserve and Open Space'
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TOWNSHIP OF NORWICH ZONING BY-LAW 07-2003-Z:

Lots to be Severed and Enlarged:

Existing Zoning: 'General Agricultural Zone (A2)'
Proposed Zoning: 'General Agricultural Zone (A2)'

Lot to be Retained:

Existing Zoning: 'General Agricultural Zone (A2)'
Proposed Zoning: 'Rural Residential Zone (RR)'
Recommended Zoning: 'Special Rural Residential Zone (RR-sp)'

PROPOSAL:

The zone change application proposes to rezone the retained lot resulting from Severance B26-20-3 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR).' The related consent application, B26-20-3, was approved by the Land Division Committee on July 2, 2026. The subject zone change application is required to fulfill a condition of the related consent.

The lot to be severed comprises approximately 34 ha (83.7 ac), is currently in agricultural production, and contains a barn that is proposed to be removed. It is proposed that the lot to be severed will be added to the agricultural lot to the immediate northwest. The lot to be enlarged is approximately 22.5 ha (55.7 ac) in size and currently contains a barn, two sheds, a single detached dwelling (circ. 1845), and a private septic system and well.

The lot to be retained comprises approximately 0.85 ha (2.1 ac), currently contains a barn that is proposed to be removed, two sheds, a single detached dwelling (circ. 1840), and a private septic system and well.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2025) with Existing Zoning, provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2025.

Plate 3A, Applicant's Sketch, provides the dimensions of each lot, as proposed by the applicant, as well as the location of the existing buildings on the lands.

Plate 3B, Applicant's Sketch – Lot to be Retained, provides the dimensions of the lot to be retained.

APPLICATION REVIEW

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, "shall be consistent with" all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 4.3 of the PPS directs that prime agricultural areas shall be protected for long term agricultural use. In prime agricultural areas, permitted uses include agricultural uses, agriculture-related uses, and on-farm diversified uses. All types, sizes, and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. New land uses, including the creation of new lots, shall comply with the Minimum Distance Separation formulae (MDS I).

Furthermore, Section 4.3.3 (Lot Creation and Lot Adjustments) discourages the creation of new lots in prime agricultural areas and provides only four instances where such lot creation may be permitted, as summarized below:

- For agricultural uses, provided the lots are of a sufficient size for the type of production common in the area and are sufficiently large enough to maintain flexibility in adapting the operation in the future;
- For agriculture-related uses;
- For a surplus farm residence resulting from a farm consolidation, provided that:
 - The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and,
 - The planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and,
- For infrastructure facilities and corridors in lieu of an easement or right-of-way.

The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1(c), which permits a lot for a surplus residence subject to the area of the new lot being limited to a minimum size needed to accommodate the uses and appropriate sewage and water services.

OFFICIAL PLAN

The subject lands are located within the 'Agricultural Reserve' and 'Open Space' designations according to the Township of Norwich Land Use Plan in the Official Plan. The lot to be retained is located entirely within the 'Agricultural Reserve' designation.

According to Section 3.1.1, the goal of the Agricultural Reserve policies is to ensure prime agricultural lands are preserved for food and fibre production by avoiding the fragmentation of the land base, by minimizing conflict between agricultural and non-agricultural uses, and by supporting the needs of the agricultural community by permitting land uses which are complementary to, and supportive of, agriculture.

The goal of the Agricultural Reserve designation is to minimize conflict with farm operations and non-farm uses, including commercial, industrial, and residential. Further, a strategic aim of the Agricultural Reserve policies is to prevent situations of land use conflict in the agricultural designations by careful management of non-farm uses, including rural residential development, recreational uses, commercial and industrial uses, and aggregate resource extraction.

The policies of Section 3.1.5.3 (Creation of Rural Residential Lots) permit the consideration of non-farm rural residential lots in the following circumstances:

- A proposal to rezone an existing industrial (with the exception of aggregate or limestone industrial), commercial, or institutionally zoned lot to a residential use, provided such lot does not exceed 1 ha (2.5 ac) in area. Where such lot is larger than 1 ha (2.5 ac) in area, consideration may only be given to rezoning for agricultural use, in accordance with the policies of Section 3.1.5.1; or,
- A proposal to create a lot for a residence surplus to a farming operation as a result of farm consolidation, provided that:
 - The proposal is to retain an existing permanent, habitable dwelling that was constructed prior to December 13, 1995, where such dwelling is contained on an agricultural lot that is to be legally consolidated with an abutting agricultural lot, to form one larger agricultural lot under identical ownership, or;
 - The proposal is to retain an existing permanent, habitable dwelling, where the farm owner owns multiple agricultural lots which may or may not abut, and providing:
 - The lot containing the surplus dwelling proposed to be severed contains a minimum of 2 existing dwellings, and all such dwellings were constructed prior to December 13, 1995;
 - The resulting agricultural lot is owned by the farm owner; and,
 - The resulting agricultural lot is rezoned to prohibit the future construction of a new residential dwelling of any type and an agreement for such prohibition is also registered on the property title. The requirement for the Zoning By-law amendment and agreement, as noted above, shall be implemented through conditions imposed by the County's Land Division Committee at the time that provisional consent approval is given.

If the proposal to create a non-farm rural residential lot qualifies under one of the listed scenarios above, then the proposal shall be reviewed against the following criteria:

- The proposal shall not result in the severance of the only dwelling from an agricultural lot, except in the case of a farm consolidation involving the merger of abutting agricultural lots as one larger lot under identical ownership, where one of the agricultural lots to be consolidated is vacant, but the existing zoning would permit the construction of an accessory dwelling on that lot.
- The lands shall be zoned for agricultural use.
- The proposed non-farm rural residential lot shall not be located within a Quarry Area, Limestone Resource, or Sand and Gravel Resource Area.
- The proposed non-farm rural residential lot shall not be located within a Future Urban Growth Area designation.
- The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with Section 3.1.5.3, which permits a lot for a surplus residence subject to the area of the new lot being limited to a minimum size needed to accommodate the uses and appropriate sewage and water services. Non-farm rural residential lots shall generally not exceed 0.8 ha (2 ac) in size. Proposals to exceed 0.8 ha (2 ac) shall demonstrate the following:
 - The additional area is required to accommodate individual on-site water services and individual on-site sewage services;
 - The lands have topographic limitations for agricultural use;
 - The lands are physically separated from the remainder of the farm by significant natural heritage features/watercourses;
 - The additional area is required to conserve cultural heritage resources;
 - Proposed lots will not exceed 1 ha (2.5 ac) in size;
- The proposal can demonstrate the ability to provide adequate on-site private services;
- Compliance with Minimum Distance Separation formulae (MDS);

- The proposed non-farm rural residential lot shall have direct frontage on a permanent public road maintained year-round and receives approval for access through the appropriate road authority;
- Compliance with relevant Environmental Resource policies;
- Any enlarged agricultural lot that would result from a proposal for non-farm rural residential development through farm consolidation shall comply with the applicable policies of Section 3.1.4.2.4;
- The proposed non-farm rural residential lot may only contain an existing barn or other farm structures where they are suitable to be used as accessory structures to a residential use and have been formally converted such that they are no longer suitable for the housing of livestock or poultry or storage/handling of manure, and/or are protected pursuant to the Ontario Heritage Act; and,
- Where a barn or other farm structure exists within the immediate vicinity of a non-farm rural residential lot to be created through a farm consolidation, the demolition or formal conversion of such structure shall be required, to ensure it cannot be used for the housing of livestock or poultry or storage/handling of manure in the future.

Pursuant to Section 3.1.6, consents for severance involving agricultural uses and non-agricultural uses, including rural residential uses, may be considered for the following reasons:

- To create or alter any private easement or right-of-way;
- To correct or confirm valid title for an agricultural lot which is held in distinct and separate ownership;
- To make minor adjustments to the boundaries between abutting lots to conform to existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, individual on-site water services and individual on-site sewage services on abutting lots; or,
- To permit the severance of non-farm rural residential zoned lands, where they will be legally consolidated with an abutting agricultural lot to form one lot under identical ownership and rezoned for agricultural purposes.

ZONING BY-LAW

The subject lands are currently zoned 'General Agricultural Zone (A2)' in the Township of Norwich Zoning By-law. The 'A2' zone permits a variety of agricultural uses including a farm and a regulated farm. The 'A2' zone requires a minimum lot area of 20 ha (49.4 ac) and a minimum lot frontage of 100 m (328.1 ft). The lot to be severed would be approximately 34 ha (83.7 ac) and will be severed and merged with the existing farm parcel to the northwest, which is approximately 22.5 ha (55.7 ac) in area, for a total farm parcel size of approximately 56.5 ha (139.4 ac).

The lot to be retained is proposed to be used for non-farm rural residential purposes and will be rezoned to recognize the use of the lands accordingly. The 'Rural Residential Zone (RR)' requires a minimum lot area of 2,800 m² (30,139 ft²), a minimum frontage of 35 m (114.8 ft), and a minimum lot depth of 80 m (262.5 ft). The lot to be retained is proposed to have an approximate area of 0.85 ha (2.1 ac), an approximate lot frontage of 158.9 m (521.3 ft), and an approximate lot depth of 69.3 m (227.3 ft). A special provision will be required to permit the reduced lot depth.

AGENCY COMMENTS

The Oxford County Public Works Department, the Township Fire Chief, the Township Building Department, Canada Post, and the Grand River Conservation Authority (GRCA) have indicated no concerns with the proposal.

PUBLIC CONSULTATION

Notice of complete application and notice of the public meeting were circulated to neighbouring landowners on August 10, 2026 and August 25, 2026, respectively, in accordance with the requirements of the Planning Act. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The subject zone change application and the associated application for consent, which proposes the severance of agricultural lands and the retention of a lot for non-farm rural residential use have been reviewed under the policy direction of the PPS and the Official Plan.

It is proposed that approximately 34 ha (83.7 ac) of agricultural land will be severed and merged with the existing farm parcel to the immediate northwest, which is approximately 22.5 ha (55.7 ac) in area, for a total farm parcel size of approximately 56.5 ha (139.4 ac). The resulting lot size and configuration is consistent with the PPS for maintaining farm parcels of adequate size to adapt to changing agricultural conditions.

The lot to be retained will be approximately 0.85 ha (2.1 ac) in area and will be used for non-farm rural residential purposes. Given the lot size, staff are generally satisfied that the proposal is consistent with the policies of the PPS regarding non-farm rural residential uses and lot creation in prime agricultural areas.

The subject application proposes to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize a non-farm rural residential lot. In reviewing the proposal, Staff do note that a special provision is required to permit a reduced lot depth of 69 m (226.3 ft). Given the large frontage of the lands staff are of the opinion that even with the reduced lot depth the developable area of the lot is sufficient to accommodate the necessary servicing, parking, and amenity space. As such, staff are satisfied that the frontage is appropriate.

In light of the foregoing, it is the opinion of this Office that the proposal is consistent with the policies of the PPS and maintains the intent of the Official Plan and Planning staff recommend that the subject zone change application be approved.

RECOMMENDATIONS

It is recommended that the Council of the Township of Norwich approve the zone change application submitted by Willem Duizer (File No. ZN 3-26-08) whereby the lands described as Part Lot 7, Concession 4 (East Oxford), are to be partially zoned from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp).'

SIGNATURES

Authored by: Original Signed By

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission: Original Signed By

Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ♦♦ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



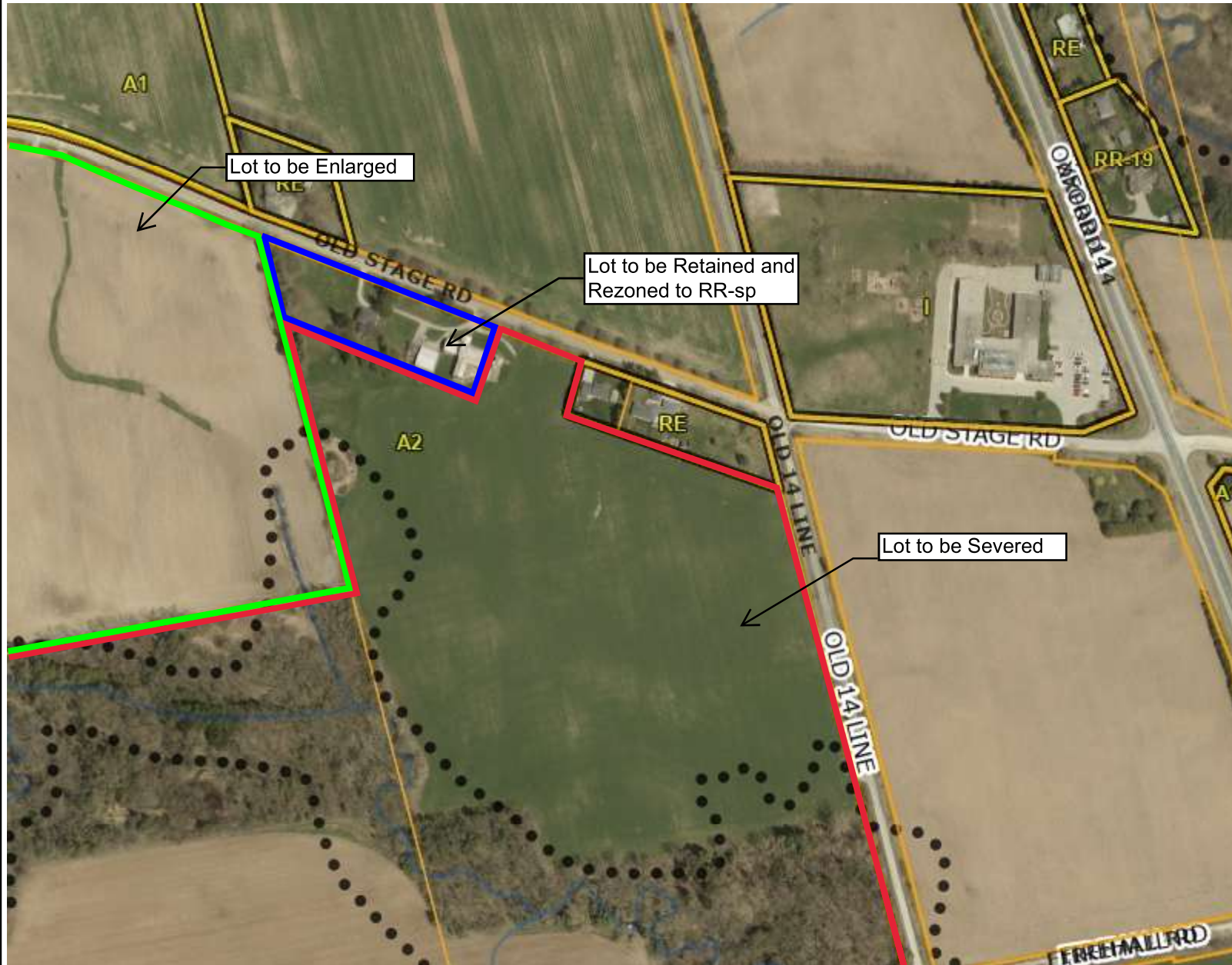
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NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 7, 2026



Legend

Parcel Lines

- Municipal Boundary
- Property Boundary
- - - Assessment Boundary
- Road
- Unit

Zoning Floodlines

Regulation Limit

- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 102 205 Meters

NAD_1983_UTM_Zone_17N



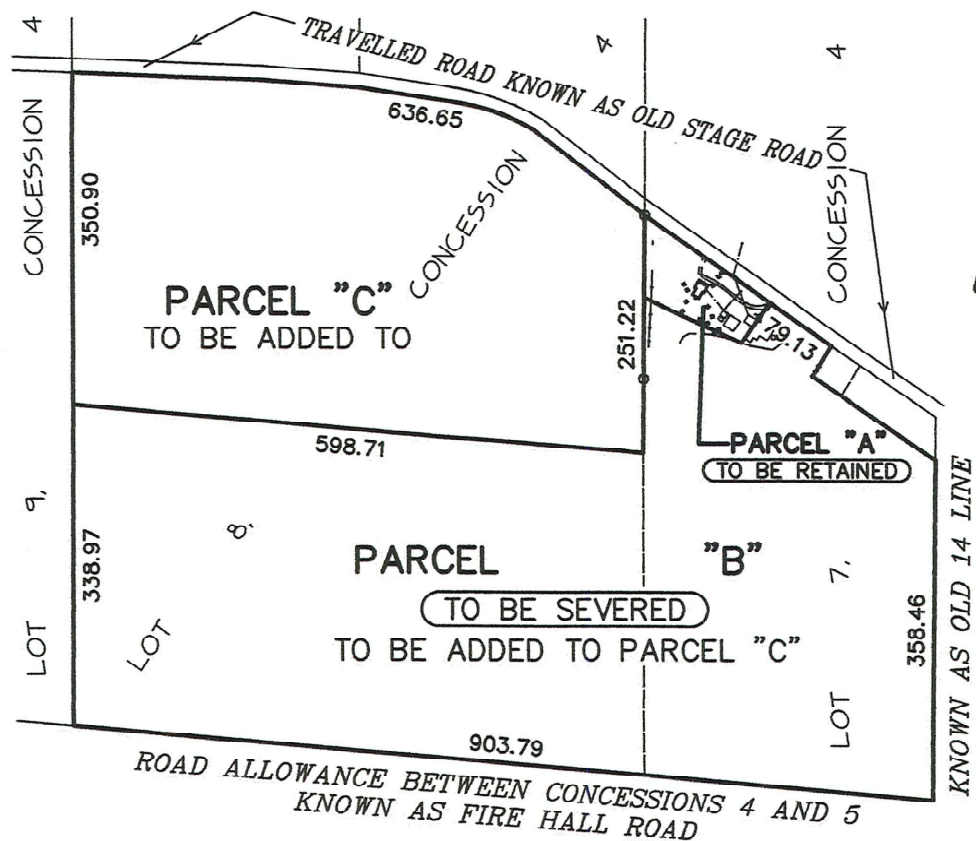
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August 25, 2026

SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: WILLEM DUIZER

NOT TO SCALE



PARCEL "A"
(TO BE RETAINED)
AREA = 0.853 HECTARES

PARCEL "B"
(TO BE SEVERED)
(TO BE ADDED TO PARCEL "C")
AREA = +/- 33.9 HECTARES

PARCEL "C"
(TO BE ADDED TO)
AREA = 22.55 HECTARES

PROPERTY DESCRIPTION:
PART OF LOTS 7 AND 8
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF EAST OXFORD
TOWNSHIP OF NORWICH
COUNTY OF OXFORD

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CAUTION

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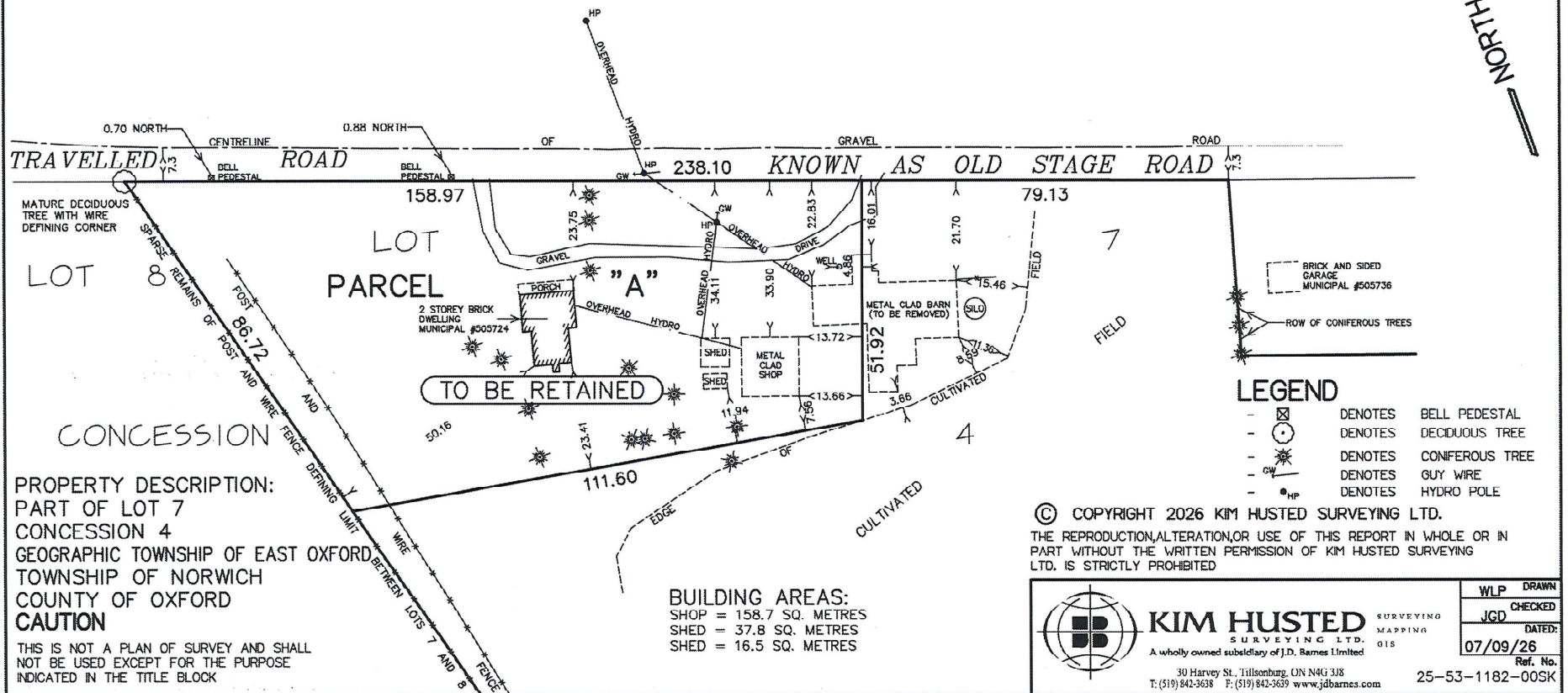
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JGD	CHECKED
04/16/26	DATE
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Plate 3A: Applicant's Sketch
File No.: ZN 3-26-08 (Duizer)
Pt Lt 7, Concession 4 (East Oxford); 505724 Old Stage Road, Township of Norwich

SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: WILLEM DUIZER
NOT TO SCALE

PARCEL "A"
(TO BE RETAINED)
AREA = 0.853 HECTARES
(2.11 ACRES)



K:\25-53-1182 - Willem Duizer\00 - Sketch for Sever and Survey Reference Plan\DRAWING\25-53-1182-00rpd.dwg 7/9/2026 08:43:06

Plate 3B: Applicant's Sketch - Lot to be Retained
File No.: ZN 3-26-08 (Duizer)
Pt Lt 7, Concession 4 (East Oxford); 505724 Old Stage Road, Township of Norwich