

To: Chair and Members of Oxford County Land Division Committee

From: Dustin Robson, Development Planner, Community Planning

## Application for Consent B26-10-1 – Van Wees Roses Inc.

### REPORT HIGHLIGHTS

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- The application for consent proposes a lot addition in the Township of Blandford-Blenheim to fulfill a condition of draft plan approval that will facilitate the creation of 41 new residential parcels in the Village of Princeton.
- The proposed lot addition will have the effect of increasing the agricultural lot area of an existing 'General Agricultural Zone (A2)' lot on Highway 2.
- Planning staff are recommending approval of the application as it is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to minor boundary adjustments for lands designated for agricultural purposes.

### DISCUSSION

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#### Background

OWNER/APPLICANT: Van Wees Roses Inc.  
358 Parrott Place, Woodstock, ON N4T 1V4

AGENT: Monteith Brown Planning Consultants (Jay McGuffin)  
219 Oxford Street West, Unit 302, London, ON N6H 1S3

SOLICITOR: Craig Robson  
99 Stanley Street, Alymer, ON N0B 1E0

LOCATION:

The subject lands are described as Part Lot 12, Concession 1 (Blenheim), Part 3, Plan 41R-10461 and Part 1, Plan 41R-10475. The lands are located on the north side of Highway 2 and the east side of Emma Street. The subject lands are located on the east side of the Village of Princeton and are not currently municipally addressed.

OFFICIAL PLAN:

Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	'Settlement'
Schedule "C-3"	County of Oxford Settlement Strategy Plan	'Village'

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW NO. 1360-2002:

Lot to be Severed:

Existing Zoning:	'Development Zone (D)'
Requested Zoning:	'Special General Agricultural Zone (A2-sp)'

Lot to be Retained:

Existing Zoning:	'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3)'
Requested Zoning:	'Residential Type 1 Zone (R1)'

Lot to be Enlarged:

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

Lots to be Severed, Retained, and Enlarged - None

ROAD ACCESS:

Lot to be Severed:	None
Lot to be Retained:	Paved, County Road (Highway 2) and Paved, Township Street (Emma Road)
Lot to be Enlarged:	Paved, County Road (Highway 2)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ENLARGED LOT</u>
Area	1 ha (2.4 ac)	14.8 ha (36.5 ac)	52.5 ha (129.7 ac)
Frontage	nil	103 m (337.9 ft)	344 m (1,128.6 ft)
Depth	214.7 m (704.3 ft)	500 m (1,640.4 ft)	960 m (3,149.6 ft)

The application for consent proposes to sever approximately 1 ha (2.4 ac) of vacant lands to be conveyed to the agricultural lot to the immediate east while retaining a parcel 14.8 ha (36.5 ac) in size. The lot to be severed is currently vacant and is in cash crop production, while the lot to be

enlarged (687065 Highway 2) is also currently in agricultural production (cash cropping) and will continue to be used for agricultural purposes. The lot to be severed does not have frontage while the lot to be enlarged has approximately 960 m (3,149.6 ft) of frontage on Highway 2.

The lands proposed to be retained are currently vacant of any buildings and structures and have historically been used for agricultural production (cash cropping) but are located within the settlement boundary for the Village of Princeton. For the Land Division Committee's information, the lands proposed to be retained are currently subject to subdivision application SB23-05-1, which proposes 41 residential lots for single detached dwellings. The lot to be retained maintains frontage on Emma Street and Highway 2.

Surrounding land uses consist of agricultural uses on a variety of lot sizes and configurations to the east and south of the subject lands. Residential uses are located to the west of the subject lands. Industrial and institutional uses located within the Village of Princeton are also within close proximity to the subject lands.

Plate 1, Location Map and Existing Zoning, shows the location of the subject lands 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 area.

Plate 3, Applicant's Sketch, shows the approximate lands to be severed, enlarged and retained as prepared by the applicant. It is noted that the southwest portion of the retained lands has been transferred to the Township of Blandford-Blenheim for stormwater management purposes.

## **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. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with the 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 2.1.4 requires that planning authorities provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1.6 outlines that planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long term

- care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and,
  - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2.1, Housing, provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 4.3 (Agriculture) of the PPS directs that prime agricultural areas shall be protected for long term agricultural use.

Further, 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:

- a) 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;
- b) for agricultural-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
  - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
  - 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and
- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights of way.

The policies of the PPS also direct that lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which are defined to mean consents for the purpose of

easements, corrections of deeds, quit claims and minor boundary adjustments that do not result in the creation of a new lot.

### Official Plan

Section 1.5 of the Official Plan outlines when and how interpretations of the information contained within the Official Plan and its schedules may occur. It is advised in Section 1.5 that the designations identified on schedules within the Official Plan are intended to show general use area and the boundaries are subject to minor variation without amendment to the Official Plan.

In reviewing Schedule “B-1” Township of Blandford-Blenheim Land Use Plan it appears that the entirety of the lot to be severed and the lot to be retained are shown to be within the Village of Princeton settlement boundaries. That said, Planning staff are of the opinion that the lot to be severed could reasonably be interpreted as being located outside of the settlement boundaries. The lot to be severed is minimal in size, is not to be incorporated into the planned residential subdivision on the lot to be retained, and cannot be developed on its own as there is not road access to the site. In the opinion of staff, the best use of the lot to be severed is for it to be conveyed to the active agricultural operation to the east as it would allow the lot to be severed to continue being used for agriculture. The existing settlement boundaries would be reviewed through a future Official Plan review and updated to reflect any interpreted minor variations.

With the interpretation that the lot to be severed is located outside of the Village of Princeton settlement boundaries, both the lot to be severed and the lot to be enlarged are considered to be located within the Agricultural Reserve designation in the County of Oxford Official Plan. In the Agricultural Reserve designation, lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms together with farm buildings and structures necessary to the farming operation, and accessory residential uses required for the farm.

The policies regarding boundary adjustments in areas designated for agriculture are outlined in Section 3.1.4.4.4 (Easements, Rights-of-Way, Correction of Title and Boundary Adjustments) in the Official Plan. Specifically, these policies permit minor adjustments to the legal boundaries of lots to conform to existing patterns of exclusive use and occupancy or to rectify problems created by the encroachment of buildings, structures, private water supply or private sewage disposal facilities on abutting lots.

The proposed lot to be retained is located within the Village of Princeton, designated as ‘Village’ and ‘Settlement’ according to Schedule “C-3” County of Oxford Settlement Strategy Plan and Schedule “B-1” Township of Blandford-Blenheim Land Use Plan, respectively.

According to Section 2.1.1 (Growth Management), to manage growth, it is a strategic initiative of the Official Plan to ensure settlements are developed with efficient land use patterns and densities to minimize land consumption, to control infrastructure costs, and to limit growth pressure in rural areas. Further, Section 4.1 (Strategic Approach) states that the County shall aim to ensure existing designated land supplies and infrastructure will be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 4.2.2.3 (Villages) directs that villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development to be predominately serviced by individual private sewage disposal systems and by either individual wells or existing centralized water supply facilities. Growth in Villages will occur through infilling

and by small plans of subdivision which would constitute minor infilling and rounding out of existing development within the limits of the Village designation.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) states that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

### Zoning By-law

The subject lands are currently zoned 'Development Zone (D)' in the Township of Blandford-Blenheim Zoning By-Law. The lot to be severed and conveyed to the lot to the east is proposed to continue to be used for agricultural (cash cropping) purposes and no new development is being proposed as part of this application.

The 'General Agricultural Zone (A2)' requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328.1 ft). Once merged, the newly enlarged lot will be approximately 53.5 ha (132.1 ac), with approximately 344 m (1,128.6 ft) of frontage on Highway 2, and will meet the provisions of the 'A2' zone with respect to lot area, frontage, and depth.

Staff are recommending that the lot to be severed be subject to a 'Special General Agricultural Zone (A2-sp)' that would prohibit livestock barns and manure storage facilities given the proximity to the settlement boundaries of the Village of Princeton. The lot to be enlarged, which is currently zoned 'General Agricultural Zone (A2)' will continue to be zoned A2. The resultant property once the lot to be severed and the lot be enlarged are consolidated will be split zoning of A2 and A2-sp.

### Agency Comments

The Oxford County Public Works Department, the Township Public Works Director, Southwestern Public Health, and Hydro One have indicated no concerns.

### Public Consultation

Notice of the public meeting for the proposal was circulated to neighbouring landowners on May 21, 2026 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

Planning staff have reviewed the applicant's request and are of the opinion that the proposal represents an agricultural lot addition that will not result in the creation of a new lot and can therefore be considered appropriate in this instance.

The purpose of the application for consent is to facilitate a lot addition that would sever approximately 1 ha (2.4 ac) from a lot that is designated for development but has historically been used for agricultural purposes (cash cropping). The lot to be severed is proposed to be conveyed to the existing agricultural lot to the immediate east (687065 Highway 2), which is approximately 52.5 ha (129.7 ac).

The purpose of the proposed consent and conveyance is to expand the agricultural operation of the agricultural lot to the east, while also separating the land that will remain agricultural from the retained lot, which will be developed in the future. The retained lands, being approximately 14.8 ha (36.5 ac) in size, are currently subject to subdivision application SB23-05-1, which proposes 41 residential lots for single detached dwellings. Separating the lot to be severed from the lot to be retained will facilitate a 41 unit residential plan of subdivision and provide a suitable use for the severed lands, which cannot be integrated into the residential subdivision.

Staff are satisfied that the conveyance of approximately 1 ha (2.4 ac) will not negatively impact the developability of the retained lands, which are located within the settlement boundary of the Village of Princeton. The lot to be retained is currently zoned 'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3).' Township of Blandford-Blenheim Council have approved-in-principle zone change application ZN 1-23-10 which will rezone the lot to be retained to 'Residential Type 1 Zone (R1)' to permit the future 41 unit residential subdivision.

The newly enlarged parcel will continue to be used for agricultural purposes, will not result in further fragmentation of agricultural land, and the increase in parcel size for the enlarged lands will aid to increase the parcel's viability as it will become more flexible in response to future changes in the type of farm operation. The lot to be enlarged, which is currently zoned 'General Agricultural Zone (A2)' will continue to be zoned A2. The resultant property once the lot to be severed and the lot be enlarged are consolidated will be split zoning of A2 and A2-sp. The A2-sp zoning on the lands to be severed will prohibit livestock facilities given its proximity to the Village of Princeton settlement boundaries to the north, south, and west.

In light of the foregoing, it is the opinion of this Office that the proposed consent is consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the County Official Plan and can therefore be given favourable consideration, subject to the recommended conditions contained in this report.

## **RECOMMENDATION**

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**Whereas the application for consent is consistent with the 2024 Provincial Planning Statement and complies with the Policies of the County of Oxford Official Plan we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:**

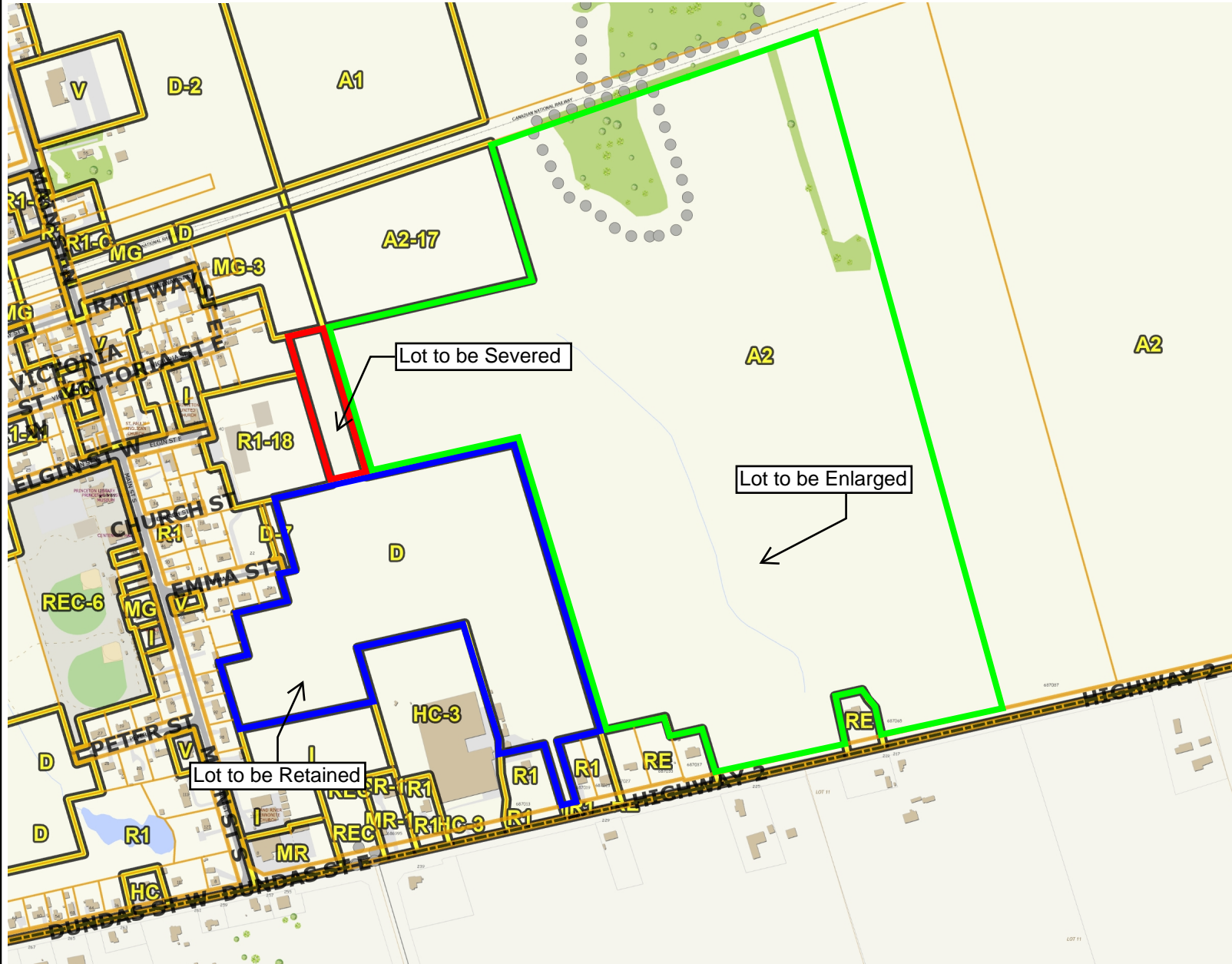
- 1. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east and be consolidated with said Owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.**
- 2. The lot to be severed shall be appropriately zoned to the satisfaction of the Township of Blandford-Blenheim.**
- 3. If required, the Owner shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.**
- 4. If required, a drainage assessment reapportionment shall 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.**

5. **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.**

## **SIGNATURES**

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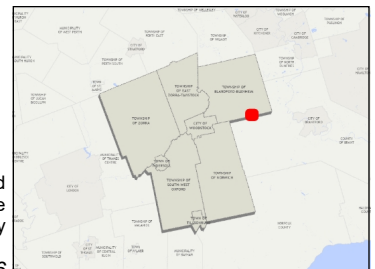
<b>Authored by:</b>	<i>"Original Signed By"</i>	Dustin Robson, MCIP, RPP Development Planner
<b>Approved for submission:</b>	<i>"Original Signed By"</i>	Heather St. Clair, MCIP, RPP Senior Development Planner



**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**



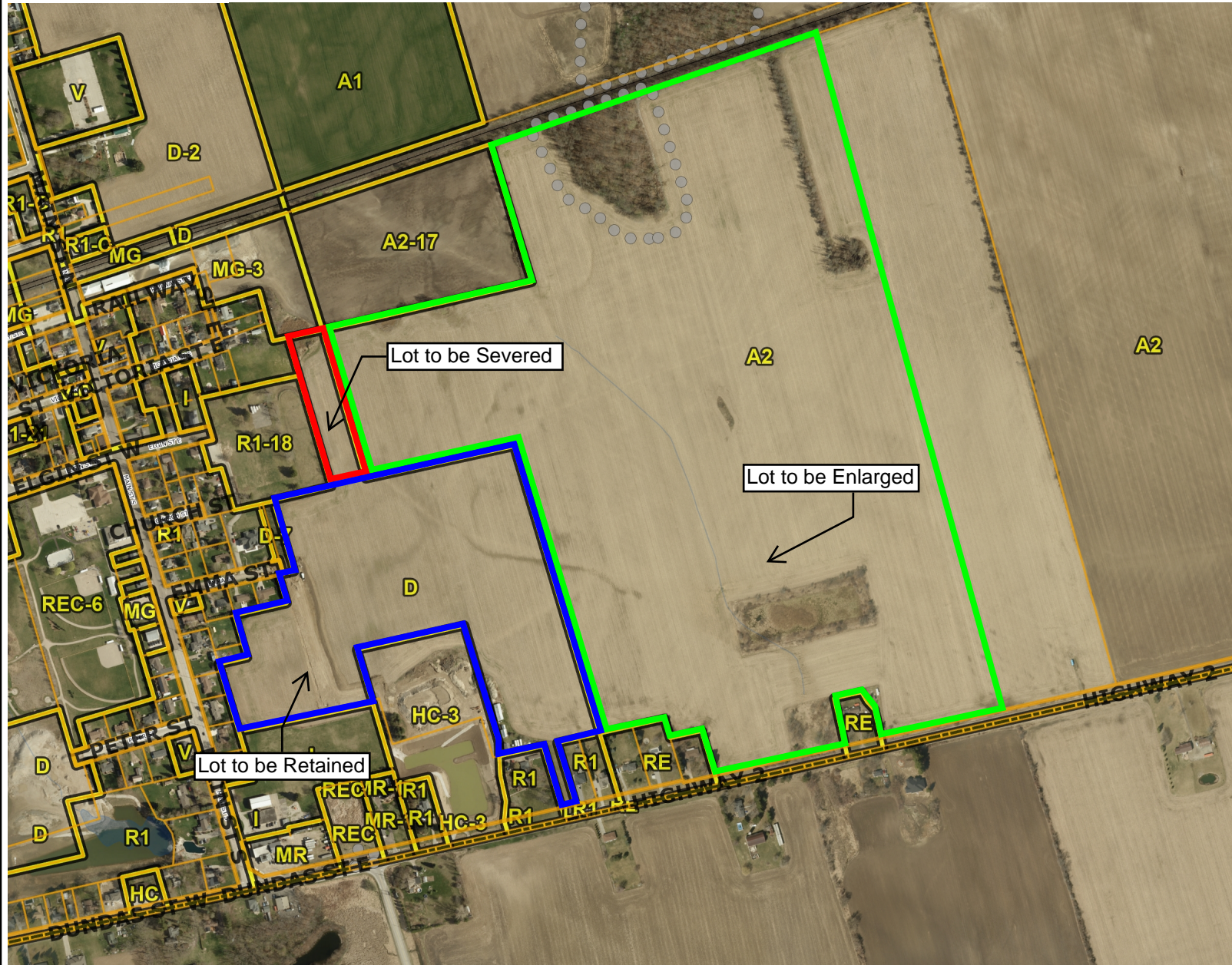
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NAD\_1983\_UTM\_Zone\_17N



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

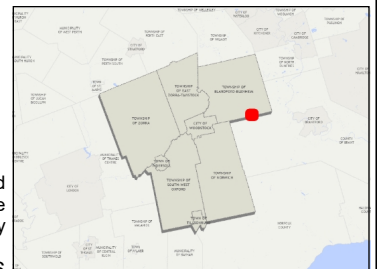
April 6, 2026



**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**



0 205 409 Meters

NAD\_1983\_UTM\_Zone\_17N



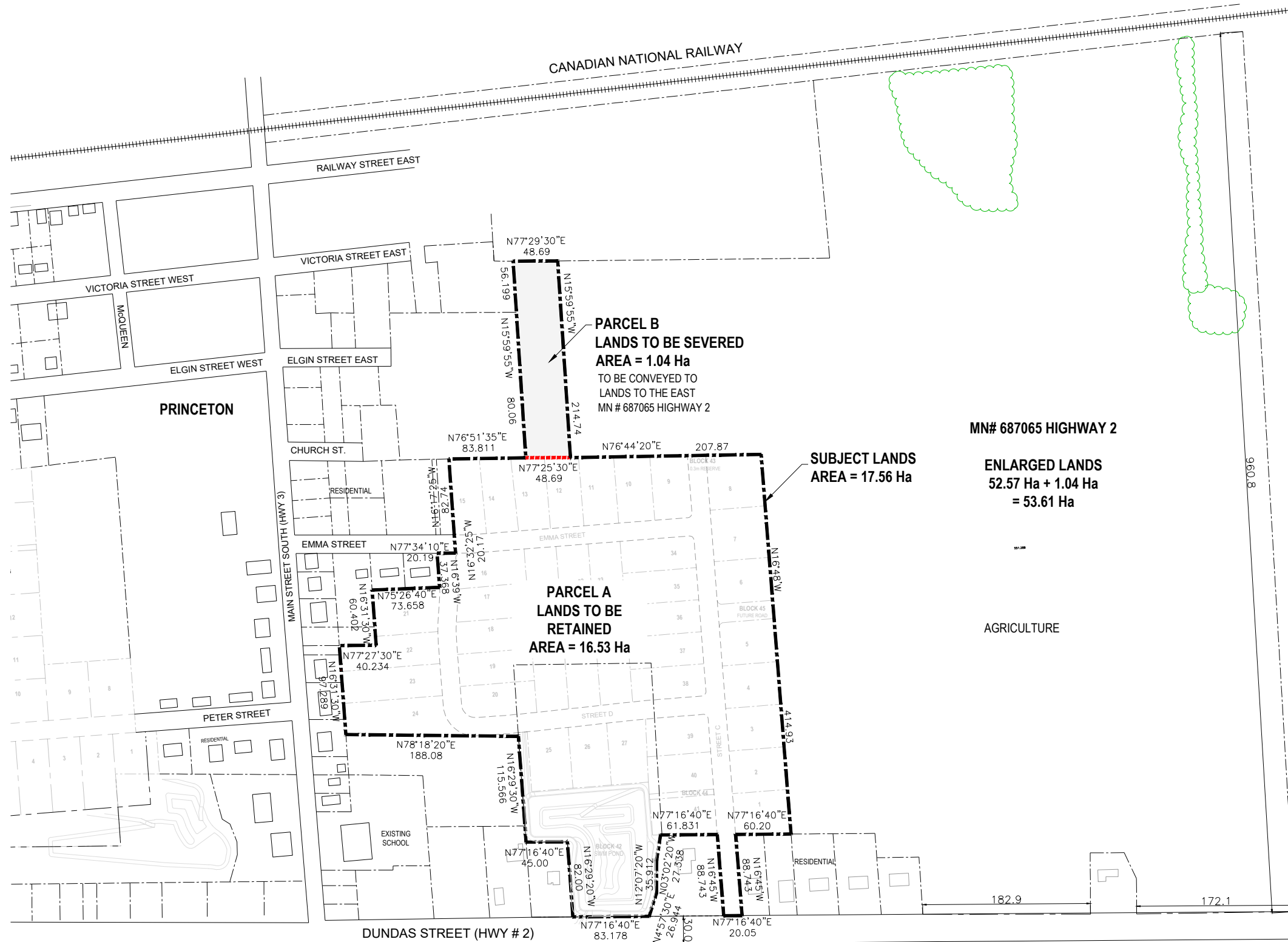
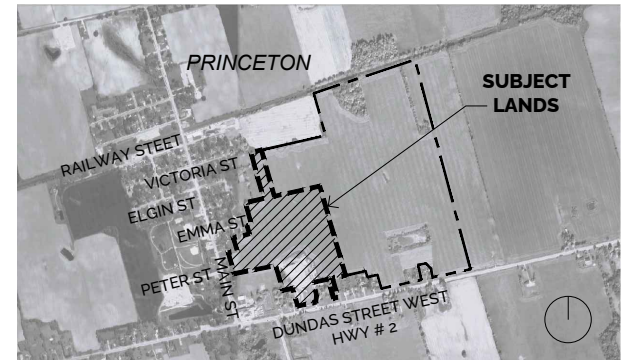
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

May 12, 2026

**SEVERANCE SKETCH**  
 687003 HIGHWAY 2  
 BLANDFORD-BLENHEIM  
 TOWNSHIP

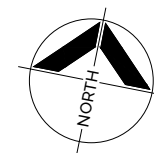
KEY PLAN

N.T.S.



**LEGEND**

- SUBJECT LANDS
- PROPOSED SEVERANCE LINE
- LAND TO BE SEVERED



Feb 02, 2026  
 21-1100  
 SCALE 1: 5000 (11x17)

Plate 3: Applicant's Sketch  
 File No. B26-10-1 (Van Wees Roses Inc.)

Part Lot 12, Concession 1 (Blenheim), Part 3, Plan 41R-10461, and Part 1, Plan 41R-10475

Note: Block 42 has been transferred to the Township of Blandford-Blenheim for stormwater management purposes. Parcel A is now approximately 14.8 ha (36.5 ac).

**MONTEITH  
 BROWN**  
 PLANNING CONSULTANTS

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