

**To:** Chair and Members of Oxford County Land Division Committee  
**From:** Spencer McDonald, Development Planner, Community Planning

## **Application for Consent, Minor Variance and Easement B26-18-5 and A26-02-5 - Greg and Melissa DeRuiter**

### **REPORT HIGHLIGHTS**

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- The overall purpose of the application for consent is to facilitate the creation of one (1) new residential infill lot in the Rural Cluster of Dickson's Corners. An access easement has also been requested over the existing driveway on the proposed severed lot in favour of the lot to be retained for shared driveway access purposes.
- The associated application for minor variance seeks a reduced lot frontage for the lot proposed to be retained from 40 m (131.2 ft) to 29 m (95 ft).
- Planning staff are recommending approval of the applications as they are generally consistent with the policy criteria of the Provincial Planning Statement and maintain the intent and purpose of the Official Plan with respect to infill development in Rural Clusters, and the objectives of the Agricultural Reserve.

### **DISCUSSION**

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#### **Background**

OWNERS: Greg and Melissa DeRuiter  
194669 19<sup>th</sup> Line, Ingersoll, ON, N5C 3J6

AGENT: Ian Blain  
36 King St. East, Ingersoll, ON N5C 1G4

LOCATION:

The subject lands are legally described as Part Lot 2, Concession 2 (North Oxford), Township of Zorra. The lands are located on the south side of 19<sup>th</sup> Line, between Road 64 and 21<sup>st</sup> Line, and are municipally known as 194669 19<sup>th</sup> Line, Township of Zorra.

OFFICIAL PLAN: Township of Zorra Rural Cluster  
Land Use Plan

TOWNSHIP OF ZORRA ZONING BY-LAW 35-99:

Existing Zoning:	
Lots to be Severed and Retained	'Special Highway Commercial Zone (HC-4)'
Proposed Zoning	
Lot severed	'Special Rural Residential Zone (RR)'
Lot to be retained	'Special Highway Commercial Zone (HC-4)'

SERVICES:

Lot to be severed	none
Lot to be retained	private septic system and private well

ROAD ACCESS:

Both the lot to be severed and the lot to be retained have direct access onto 19<sup>th</sup> Line (County Road 119), a paved, County road.

EXISTING USES OF SUBJECT PROPERTY:

Lot to be severed	existing accessory structure (to be removed)
Lot to be retained	existing single detached dwelling and two (2) accessory structures

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ACCESS EASEMENT</u>
Area	0.48 ha (1.2 ac)	0.6 ha (1.5 ac)	484 m <sup>2</sup> (5,210 ft <sup>2</sup> )
Frontage	25 m (82 ft)	29 m (95 ft)	3 m (9.8 ft)
Depth	210 m (689 ft)	130 m (426 ft)	159 m (521.6 ft)

The purpose of the applications for consent is to facilitate the creation of one (1) new residential infill lot within the Rural Cluster of Dickson's Corners.

The subject lands are accessed from 19<sup>th</sup> Line and it is proposed that a shared access easement be created (benefitting the retained lot) to access the existing accessory structure on the lot. Proposed dimensions of the access easement are provided in the chart above.

The lot to be severed will be serviced by a privately owned and operated well and septic system. The applicant has advised that a single detached dwelling is being proposed on the 'new' lot with no new development proposed on the lot to be retained as this time.

The dimensions of the subject lands are identified in the chart above. The lot proposed to be severed contains an existing shed (to be demolished), while the lot proposed to be retained contains an existing single-detached dwelling and an accessory structure.

Surrounding land uses are primarily residential to the east, with a number of agricultural lots in the immediate vicinity on a variety of lot sizes and configurations.

MINOR VARIANCE REQUESTED:

The applicant has submitted Minor Variance Application A26-02-5 requesting a reduced lot frontage for the retained lot. The lot frontage to be reduced for the lot to be severed will be addressed via the future zone change application. The minor variance application requests a reduction from Table 16.2 – Highway Commercial Zone Provisions; to reduce the required lot frontage from 40 m (131.2 ft) to 29 m (95 ft) for a property zoned ‘Special Highway Commercial zone (HC-4)’.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands with the existing zoning in the immediate vicinity. The proposed access (driveway) easement is also shown.

Plate 2, Aerial Map (2025), provides an aerial view of the lot to be retained, lots to be severed, and lot to be enlarged.

Plate 3, Applicants’ Sketch, provides a view of the existing buildings and structures, as well as approximate dimensions, as prepared by the applicants.

## **Application Review**

### 2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) is a policy statement issued under Section 3 of the *Planning Act* that came into effect on October 20, 2024. Section 3 of the *Planning Act* requires that decisions affecting a planning matter 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 2.3.1, General Policies for Settlement Areas, establishes that settlement areas shall be the focus of growth and development and that within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas. Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive, as appropriate, and are freight-supportive. Furthermore, Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Section 2.4 of the PPS directs that planning authorities shall provide for an appropriate mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by, among other matters, establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements.

Section 3.6.4 of the PPS directs that where municipal services or private communal services are not available, planned or feasible, individual on-site sewage and water services may be used provided that the site conditions are suitable for the long-term provision of such services with no negative impacts. Negative impacts include potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features and their related hydrologic functions. Negative impacts should be assessed through environmental studies, hydrogeological or water quality impacts assessments

### Official Plan

The proposed new residential lot is contained within the Dickson's Road Rural Cluster; with the entirety of the lot being designated 'Agricultural Reserve'.

Section 4.2.2.2, Rural Clusters, establishes that a Rural Cluster is the existence of a compact grouping of non-farm related development which is of insufficient size to be considered a Village. To be considered a Rural Cluster there must be a grouping of at least ten non-farm residential lots with each lot separated from the adjoining lot by a distance of no more than 50 m (164 ft) and servicing must be by an existing communal well or by private individual wells and private sewage treatment systems. Rural Clusters may include development on either side of a public road and/or around corners.

This section also establishes that growth in the Rural Clusters will only occur through infilling that does not result in extensions in length or depth to existing development. Proposals for new infill development within designated Rural Clusters will be consistent with the following criteria:

- The proposal satisfies Minimum Distance Separation Formula I or does not further reduce an existing insufficient setback relative to this formula.
- Proposals for development in designated Rural Clusters shall be consistent with the policies of the Official Plan relating to Environmental Resources as set forth in Section 3.2.
- Prior to approval of the development proposal, applicants may be required to provide acceptable evidence that the site can provide a natural supply of water which meets or exceeds the health parameters of the Ontario Drinking Water Standards to the satisfaction of the County and the Board of Health without adversely affecting the quality or quantity of water in active wells operating in the general vicinity.
- Applications for non-farm rural residential development proposals in Rural Clusters will be required to demonstrate, to the satisfaction of the County and the Board of Health, that development proposed on private septic systems will not adversely affect the quality of groundwater and the water in active wells operating in the general vicinity.
- Proposals shall have direct frontage on a public road maintained year-round at a reasonable standard of construction. New development shall not create or increase traffic hazards in areas of limited visibility

Section 6.1.1, Range of Uses in Rural Settlements, provides guidance for development and land use within rural settlements. The principal use of land in Rural Clusters will be for low density residential purposes including permitted ancillary uses. Multiple unit residential development involving more than two units shall not be permitted. Existing commercial, industrial and minor institutional uses such as schools, churches and cemeteries and recreation and open space uses are permitted. Minor expansions to these established and new small scale commercial and cottage industry uses on private services may also be permitted.

Section 6.2.2.1 of the Official Plan provides that infill housing is defined as the placement of new residential development into established built-up areas on vacant or underutilized land. In order to efficiently utilize designated residential land, infill housing in the form of street-oriented infilling, will be supported on lands within the Village designation.

In addition, infill proposals are subject to the following criteria:

- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- existing municipal services or private services and community facilities will be adequate to accommodate the proposed infill project;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- all infill proposals will be evaluated as to the environmental impacts and constraints associated with the proposed development in accordance with Section 3.2, as well as to the potential effect of the development on heritage resources (Section 3.2.7.5);
- compliance of the proposed development with the provisions of the Zoning By-Law of the Township and other municipal by-laws.

### Zoning By-law

The subject lands are currently zoned 'Special Highway Commercial Zone (HC-4)' in the Township of Zorra Zoning By-Law. The 'HC-4' zone permits a range of highway commercial uses including the parking of one (1) truck and trailer associated with (and contained within the accessory structure) for the existing residential use on the subject property. The 'HC-4' zone requires a minimum lot area of 3,700 m<sup>2</sup> (39,827 ft<sup>2</sup>) and a minimum lot frontage of 40 m (131 ft) for non-residential uses.

It is proposed that the lot to be retained remain in the 'HC-4' zone, with a minor variance proposed as part of this application (A26-02-5) to recognize the reduced frontage of 29 m (95 ft) rather than the required 40 m (131.2 ft). No new development is being contemplated on the lot to be retained at this time.

The proposed lot to be severed will be required to be rezoned into the appropriate 'Rural Residential Zone (RR)' with a special provision added to recognize a frontage of 25 m (82 ft) rather than the required 35 m (114.8 ft). It is proposed that a single detached dwelling and attached garage be constructed on the lot to be severed, to be severed by a private well and septic system. Notwithstanding the reduced frontage, it would appear as though the lot to be severed will meet all of the requirements of the 'RR' zone, in accordance with the Township Zoning By-law.

### Agency Comments

The Township Director of Corporate and Protective Services commented that cash-in-lieu of parkland will be a requirement for the proposed new residential lot. In addition, municipal addressing will be required to be addressed to the satisfaction of the Township.

The Township Chief Building Official / Drainage Superintendent commented that there appears to be adequate room for well and septic on the proposed lot to be severed. No concerns noted from building staff.

The Upper Thames River Conservation Authority (UTRCA), Hydro One and Oxford County Public Works have indicated no comments/concerns with the proposal.

### Public Consultation

Notice of Public Meeting regarding the applications was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on May 21, 2026. At the time of writing this report, no comments were received from members of the public as a result of circulation.

## **Planning Analysis**

The application for consent and minor variance, which propose the creation of one (1) new residential infill lot in the Rural Cluster of Dickson's Corners has been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the Oxford County Official Plan.

The creation of residential lots in the Dickson Corner Rural Cluster is supported by the policies in Section 2.3.1 of the PPS which establishes that settlement areas shall be the focus of growth and development, and that Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options. Staff are also satisfied that the proposed severance will result in a new residential infill lot in a rural settlement that will not result in any fragmentation of the adjacent agricultural lands, which is also consistent with the policy direction of the PPS.

Section 4.2.2.2 of the Official Plan establishes that growth in the Rural Clusters can occur through infilling provided it does not result in extensions in length or depth to existing development and is consistent with specific criteria. Staff are of the opinion that the proposed residential lot appears to be consistent with the infilling policies and criteria and can be supported from a planning standpoint. Further, the proposal to create a new infill lot within an existing settlement (Rural Cluster of Dickson's Corners) appears to satisfy the criteria established in the County OP regarding parking, servicing, and (notwithstanding a minor frontage reduction) overall compliance with local Zoning By-laws. It is the opinion of staff that the proposal, which will introduce a new residential unit into an established streetscape pattern, is consistent with the characteristics of existing development in the immediate area and conforms to the direction provided in the Official Plan respecting infill development in rural clusters.

The applicant is requesting a reduced lot frontage for the lot to be retained, while the reduced frontage for the lot to be severed will be addressed separately through an associated application for zone change, which forms a condition of the consent (included below for the Committee's consideration). Minor Variance A26-02-5 requests a reduced frontage of 29 m (95 ft) where 40 m (131 ft) is required for a property zoned 'Special Highway Commercial Zone (HC-4)'. Planning staff are of the opinion that the request to permit a reduced frontage on the retained lot is reasonable, reflects the existing established pattern of use, is minor, and will not result in an incompatible situation or issues with visibility or safe access to 19<sup>th</sup> Line.

With respect to the proposed easement, it is understood that the purpose of this is to provide continued access to the existing accessory structure on the subject property, which will be retained with the existing dwelling on the retained lot without requiring an additional driveway

entrance onto Highway 19. The proposed easement will allow for continued driveway access to both the severed and retained lands it is the opinion of staff that the proposed easement is both appropriate and will not have any negative impacts on either the severed or retained lot, and will allow for continued access to an existing structure serving the existing residential use.

In light of the above, it is the opinion of this Office that the proposal to sever the subject lands to create one (1) new residential infill lot is consistent with the policies of the PPS and generally maintains the intent and purpose of the Official Plan with respect to compatibility, and infilling development within Rural Settlement Areas and the objectives of the Agricultural Reserve. As such, Planning staff are satisfied that the proposal can be supported from a planning perspective, subject to the recommended conditions of approval.

## **RECOMMENDATIONS**

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

### **B26-18-5**

- 1. The lot to be severed be appropriately zoned to the satisfaction of the Township of Zorra.**
- 2. The owner provide cash-in-lieu of parkland, to the satisfaction of the Township of Zorra.**
- 3. That the existing shed on the lot to be severed be removed to the satisfaction of the Township of Zorra.**
- 4. The owners shall enter into any necessary easement agreement regarding a driveway easement on the lot to be severed for the benefit of the lot to be retained to provide access to the existing garage on the retained lot. A draft copy of the reference plan and agreement for the easement shall be provided to the Township of Zorra 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.**
- 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.**

**And further, that the Land Division Committee approve Minor Variance Application A26-02-5 submitted by Greg and Melissa DeRuitter for lands legally described as Part Lot 2, Concession 2 (North Oxford), municipally known as 194669 19<sup>th</sup> Line, Township of Zorra as it relates to:**

- 1. Relief from the provisions of Table 16.2 – Highway Commercial Zone Provisions - to reduce the minimum required lot frontage from 40 m (131 ft) to 29 m (95 ft) for the lot to be retained;**

**As the proposed variance is:**

- i. deemed to be a minor variance from the provisions of the Township of Zorra Zoning By-law No. 35-99;**
- ii. desirable for the appropriate development or use of the land;**
- iii. in-keeping with the general intent and purpose of the Township of Zorra Zoning By-law No. 35-99, and,**
- iv. in-keeping with the general intent and purpose of the County Official Plan.**

## **SIGNATURES**

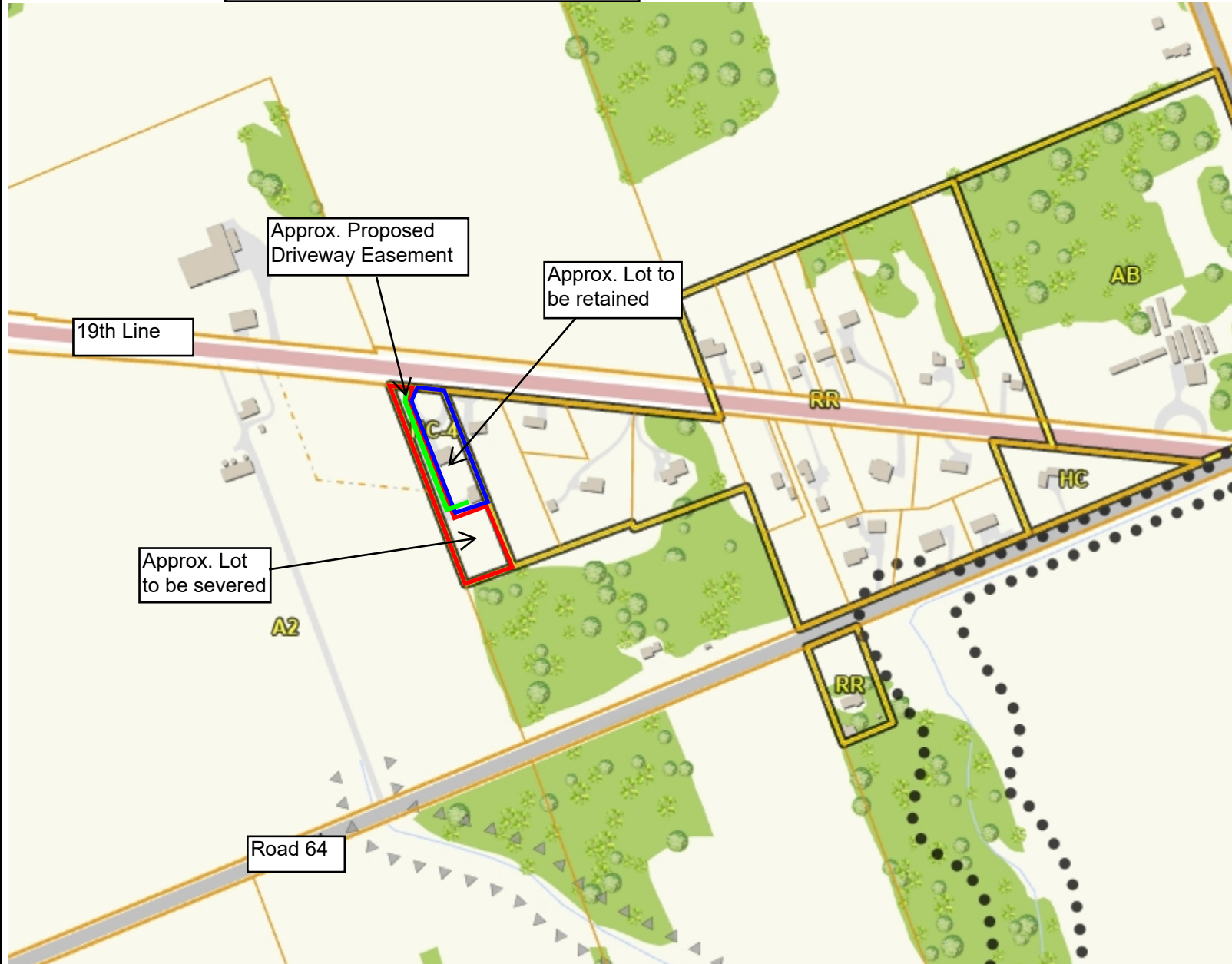
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**Authored by:** “Original Signed By”

Spencer McDonald, MCIP, RPP  
Development Planner

**Approved for submission:** “Original Signed By”

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**



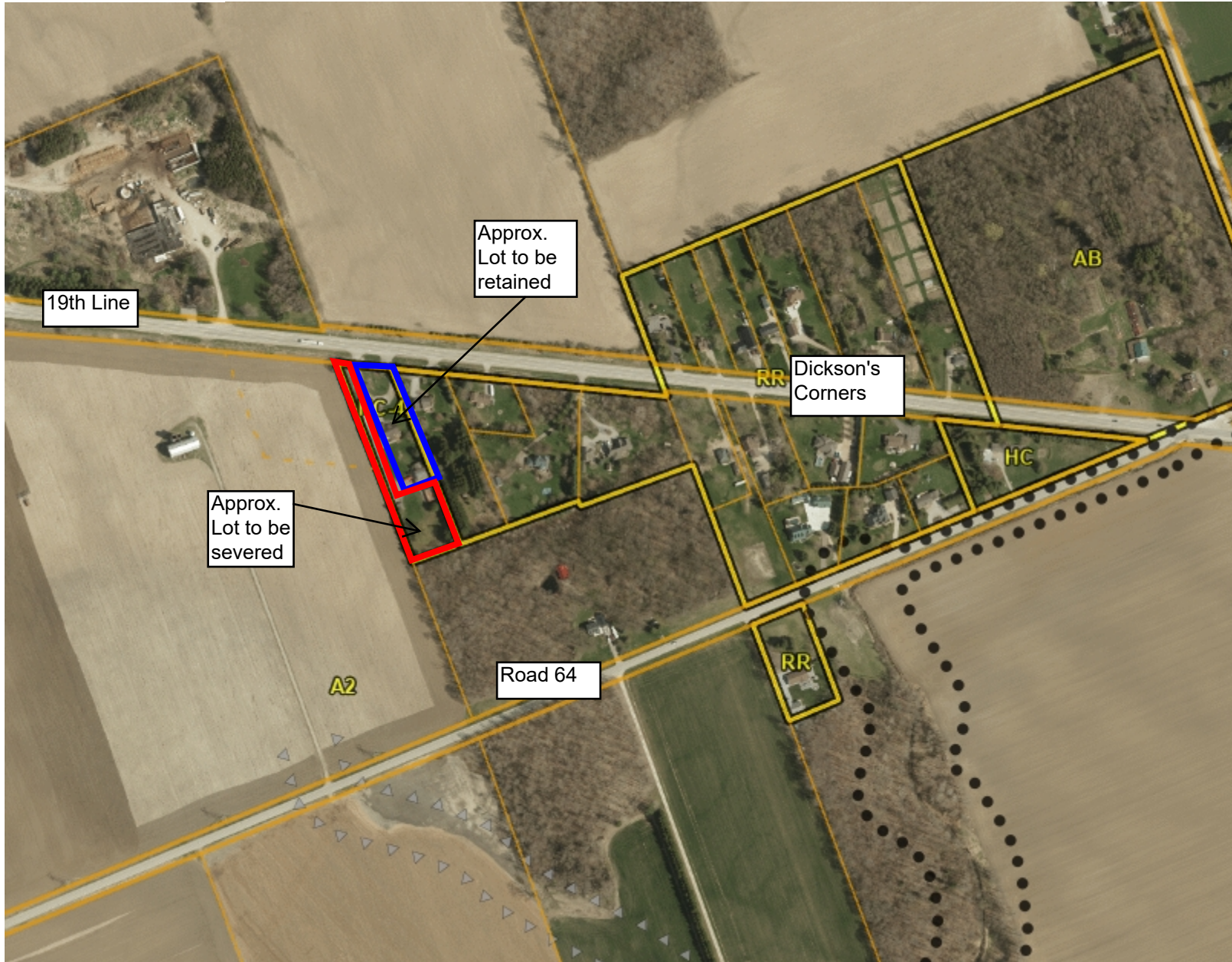
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NAD\_1983\_UTM\_Zone\_17N



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

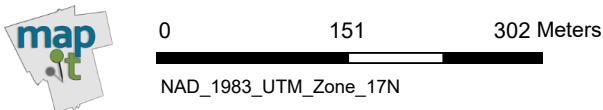
May 12, 2026



**Legend**

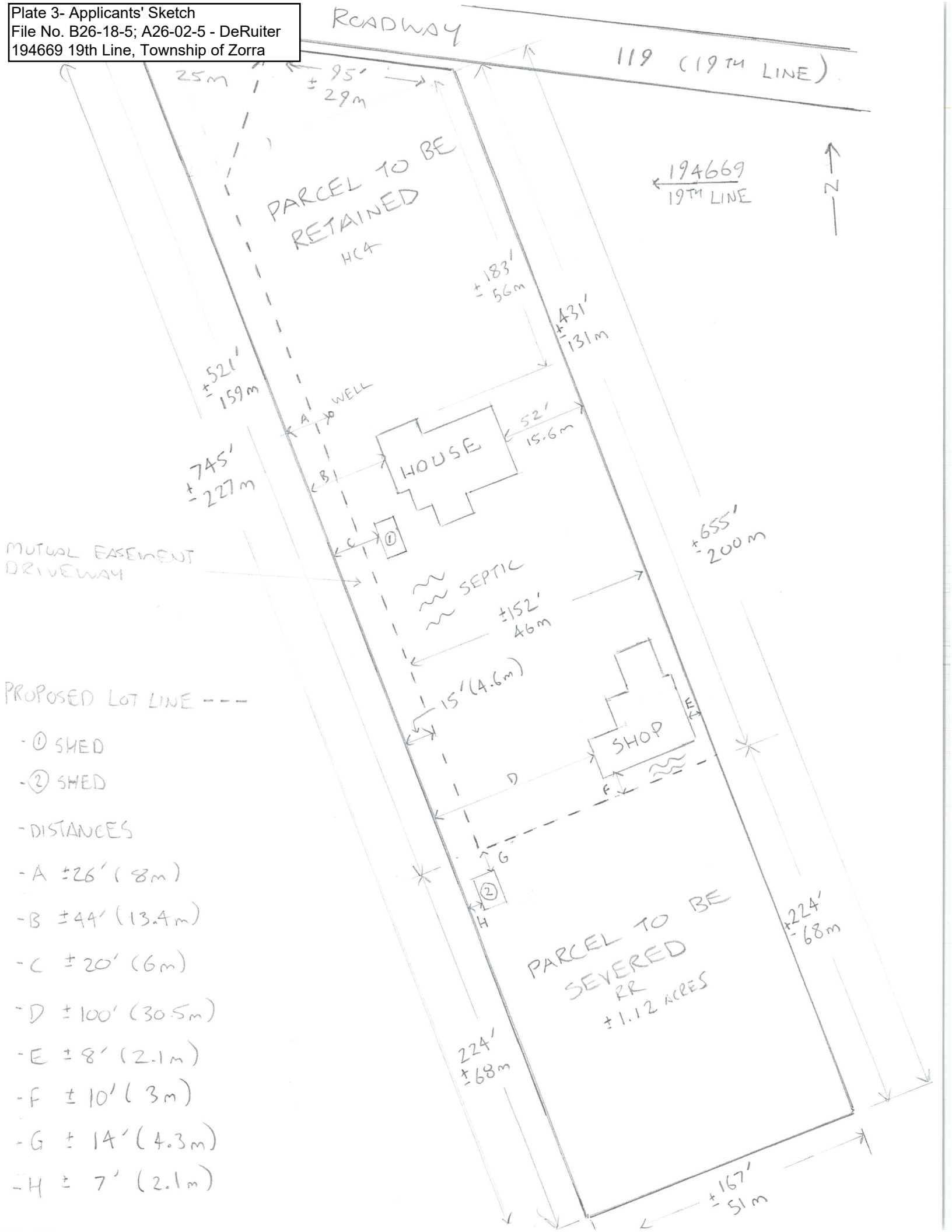
- Parcel Lines**
  - Municipal Boundary
  - Property Boundary
  - - - Assessment Boundary
  - Road
  - Unit
- Zoning Floodlines Regulation Limit**
  - ◆◆ 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays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

**Notes**



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May 12, 2026



PROPOSED LOT LINE ---

- ① SHED
- ② SHED
- DISTANCES
- A ±26' (8m)
- B ±44' (13.4m)
- C ±20' (6m)
- D ±100' (30.5m)
- E ±8' (2.1m)
- F ±10' (3m)
- G ±14' (4.3m)
- H ±7' (2.1m)

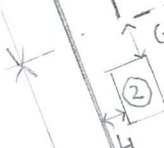
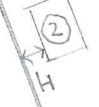
119 (19TH LINE)

← 194669  
19TH LINE



PARCEL TO BE  
RETAINED  
HCA

PARCEL TO BE  
SEVERED  
RR  
±1.12 ACRES



±521'  
±159m

745'  
±227m

±183'  
±56m

±431'  
±131m

±655'  
±200m

±224'  
±68m

224'  
±68m

±167'  
±51m

25m

±95'  
±29m

MUTUAL EASEMENT  
DRIVEWAY

ROADWAY