

To: Mayor and Members of Township of Blandford-Blenheim Council

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change

ZN 1-26-09 – Robert and Carol Ann Scott

REPORT HIGHLIGHTS

- The zone change application proposes to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a detached additional residential unit (ARU).
- Special provisions are being requested to increase the distance between an ARU and a principal dwelling and increase the maximum ground floor area of accessory buildings.
- Planning staff are supportive of the rezoning as currently proposed, as it maintains the intent and purpose of the Official Plan and Zoning By-law with respect to ARUs.

DISCUSSION

BACKGROUND

OWNERS: Robert and Carol Ann Scott
747401 Township Road 4, Princeton, ON

LOCATION:

The subject lands are described as Part Lot 7, Concession 4 (Blenheim) as in 429858, S/T BM21819. The lands are located on the north side of Township Road 4, lying between Oxford Road 3 and Blenheim Road, and are municipally known as 747401 Township Road 4.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	'Agricultural Reserve' and 'Open Space'
Schedule 'C-2'	County of Oxford Development Constraints Plan	'Erosion Hazard Land'

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

Existing Zoning: 'General Agricultural Zone (A2)'

Proposed Zoning: 'Special General Agricultural Zone (A2-sp)'

PROPOSAL:

The lands subject to the submitted zone change application are approximately 43.5 ha (107.7 ac) in size and are currently zoned 'General Agricultural Zone (A2).' The subject lands currently contain a 325.1 m² (3,500 ft²) single detached dwelling, a 128.2 m² (1,380 ft²) single detached dwelling, a 74.3 m² (800 ft²) shed accessory to the residential uses, and numerous agriculture-related accessory buildings. Surrounding lands generally contain agricultural operations of various types and scales and a cemetery exists to the immediate southeast of the subject lands.

The submitted zone change application proposes to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp).' The subject zone change application proposes to permit a detached ARU, which would be approximately 140 m² (1,500 ft²) in terms of gross floor area. The following relief is also being requested:

- Increase the maximum distance between an ARU and the principal dwelling from 30 m (98.4 ft) to 100 m (328 ft); and,
- Increase the maximum total ground floor area for accessory buildings from 225 m² (2,422 ft²) to 265.5 m² (2,858 ft²).

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

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

Plate 3, Applicant's Sketch, identifies the general site area, including the location of the proposed ARU, as provided by the applicant.

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 2.1 of the PPS provides that healthy liveable and safe communities are sustained by accommodating an appropriate range and mix of residential housing (including additional units, affordable housing, and housing for older persons) to meet long-term needs, and promoting cost-effective development that minimises land consumption and servicing costs.

Further, Section 2.2 states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents;
- Permitting and facilitating all types of residential intensification, including additional residential units and redevelopment, in accordance with policy 2.3.1.3;
- Promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Requiring transit-supportive development and prioritising intensification, including potential air rights development, in proximity to transit, including corridors and stations.

The policies of Section 4.3 require municipalities to protect prime agricultural areas for the long-term for agricultural uses. Permitted uses in prime agricultural areas include agriculture, agriculture-related uses, and on-farm diversified uses. New land uses, including the creation of new lots, shall comply with the minimum distance separation formulae.

OFFICIAL PLAN

The subject lands are located within the 'Agricultural Reserve' and 'Open Space' designations according to the Township of Blandford-Blenheim Land Use Plan in the County Official Plan. The location of the proposed ARU is entirely within the 'Agricultural Reserve' designation. The 'Agricultural Reserve' 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 for the farming operation, and accessory residential uses required for the farm.

Specifically, in the Agricultural Reserve designation, ARUs are permitted within a single detached dwelling and/or in a structure ancillary to the principal dwelling, provided that both dwellings are located on a lot zoned for agricultural or rural residential use that permits a dwelling in accordance with the policies of the Official Plan.

A maximum of two ARUs shall be permitted per farm unit, being two in a principal dwelling or one in a principal dwelling and/or one in a structure ancillary to the principal dwelling.

ARUs located outside of a settlement area shall be in accordance with the following:

- The ARU shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling, to a maximum of 140 m² (1,506 ft²);
- ARUs shall not generally be permitted where a lot or dwelling already contains other accessory residential dwelling and/or uses, including a group home, boarding, or lodging house or a home occupation that is characterised by higher occupancy such as a bed and breakfast, a farm vacation rental, or other similar uses;
- Individual on-site water supply and sewage services are demonstrated to be adequate to serve the proposed use, in accordance with the applicable policies;
- The existing principal dwelling and the lot are of sufficient size to accommodate the creation of an ARU and to provide adequate off-street parking, landscaping, stormwater management and outdoor amenity areas;
- The principal dwelling must have direct, individual vehicular access to a public street and all ARUs shall use the same driveway as the principal dwelling;
- There is adequate access from the front lot line and parking area to each ARU for both

- occupant use and emergency response;
- To the extent feasible, existing trees and other desirable vegetation are preserved;
- Land use compatibility concerns (e.g. due to proximity to industrial areas or major facilities) will not be created or intensified;
- The location of ARUs and related services and outdoor amenities shall comply with all other applicable policies of the Official Plan;
- All other municipal requirements, such as servicing, stormwater management, waste management and emergency access, can be adequately addressed.

The following additional policies shall apply to the establishment of an ARU in a detached ancillary structure;

- The lot must be a minimum of 0.6 ha (1.48 ac) in area;
- The siting, design and orientation of the ancillary structure, parking areas and outdoor amenity areas will allow for privacy for the occupants of the ARU, principal dwelling and abutting residential properties; and
- An ARU will satisfy MDS I or will not further reduce an existing insufficient setback.

An additional residential unit shall not be severed from the lot containing the principal dwelling or converted into a separately transferable unit through plan of condominium.

ZONING BY-LAW

The subject lands are currently zoned 'General Agricultural Zone (A2)' in the Township of Blandford-Blenheim Zoning By-law. The submitted zone change application proposes to rezone the lands to 'Special General Agricultural Zone (A2-sp).' The 'A2' zone permits a range of agricultural uses, such as a farm and produce stands, while also permitting residential uses such as a single detached dwelling, an existing converted dwelling, and a garden suite.

The 'A2' zone requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328 ft). For all buildings and structures other than livestock barns, manure storage buildings, and sales outlets for farm produce, the required minimum front yard depth is 15 m (49.2 ft) while the required minimum interior side yard width and rear yard depth is 7.5 m (24.6 ft).

AGENCY COMMENTS

Canada Post advised that mail delivery will be via an owner installed/maintained rural mailbox.

The Oxford County Public Works Department, the Township Chief Building Official, the Grand River Conservation Authority (GRCA), and the Southwestern Public Health have indicated no concerns or objections regarding the proposed zoning amendment.

PUBLIC CONSULTATION

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on September 10, 2026 and the Notice of a Public Meeting was circulated on September 17, 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

The submitted zone change application proposes to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a detached ARU, which would be approximately 140 m² (1,500 ft²) in size. In addition to permitting a detached ARU, the relief is being requested to increase the maximum distance between an ARU and the principal dwelling and to increase the maximum total ground floor area for accessory buildings.

It shall be noted that the proposed ARU location would utilise an existing driveway and the total amount of land used for residential purposes, including existing uses and proposed uses, would comply with the maximum 0.8 ha (2 ac) permitted within the Official Plan.

Tables 5.5.2.3 and 5.5.2.4 of the Zoning By-law, which speak to the requirements for ARUs, limit ARU gross floor area to 50% of the gross floor area of the existing dwelling, or 140 m² (1,507 ft²) of gross floor area (whichever is lesser) for A2 zoned lands. Further, Table 5.5.2.4 permits a maximum distance between the principal dwelling and the ARU of 30 m (98.6 ft).

The purpose and intent of the criteria contained in Table 5.5.2.4 is generally to ensure that any detached ARU remains clearly secondary to the principal dwelling, and, that sufficient space exists to accommodate not only all dwellings and their associated buildings and structures but also the necessary private septic systems and wells.

When calculating gross floor area and ground floor area of accessory buildings, ARUs shall be included in the cumulative calculations. The A2 zone permits a maximum gross floor area of 225 m² (2,422 ft²) for all accessory buildings. The lands currently contain an approximately 74.3 m² (800 ft²) shed that is accessory to the existing residential use on-site. The proposed detached ARU would have a gross floor area of approximately 140 m² (1,500 ft²). The inclusion of the ARU would result in a cumulative gross floor area for accessory buildings of approximately 213.6 m² (2,300 ft²), which is compliant with the permitted maximum of 225 m² (2,422 ft²).

In addition to the maximum gross floor area, the Township Zoning By-law also limits the maximum ground floor area for accessory buildings to a cumulative total of 225 m² (2,422 ft²). The existing shed has a ground floor area of approximately 74.3 m² (800 ft²) while the detached ARU proposes a ground floor area of approximately 191.1 m² (2,058 ft²). The addition of the ARU would result in a cumulative accessory building ground floor area total of approximately 265.5 m² (2,858 ft²), which is approximately 40.5 m² (436 ft²) more than the permitted maximum. In the opinion of staff, the proposed increase is reasonable and will not negatively impact surrounding lands.

The applicants are requesting relief from the maximum distance of an ARU from the principal dwelling (limited to 30 m (98.6 ft)) to permit a distance of 100 m (328 ft). The proposed ARU is to be located as identified on Plate 3 of Report 2026-305, which would be on the western side of the existing cluster. The intent of the provision limiting the distance from the principal dwelling is to ensure both dwellings are located within the same general cluster, does not unnecessarily remove agricultural lands from production, does not result in the unnecessary removal of vegetation, and does not adversely impact surrounding agricultural operations. Increasing the distance between a principal dwelling and an ARU shall be limited to situations where there are no reasonable options within 30 m (98.4 ft) of the dwelling, or slightly outside of the 30 m (98.4 ft) radius.

The applicants have worked with staff to establish the need for a deviation from the maximum distance of 30 m (98.4 ft). Existing Hydro One infrastructure traverses the farm cluster from the western extent to the principal dwelling. Originally, the applicants were proposing the ARU further south than the current location which would have been located under the Hydro One infrastructure. In response, Hydro One provided a letter (attached to this report) advising that the location would be encroaching on their pole line and would require the relocation of the infrastructure to the municipal right-of-way. All costs associated with the relocation, which is advised as being significant, would be the responsibility of the landowner. Hydro One advised the landowner to look at alternative locations for the ARU which has resulted in the current proposal. Planning staff note that if this infrastructure was relocated, the setback to the principal dwelling would only be marginally reduced.

In reviewing options for the ARU to be located within 30 m (98.4 ft) of the principal dwelling, staff note that the Hydro One infrastructure extending to the principal dwelling in addition to the existing septic eliminates the potential for the ARU to be located to area to the immediate west of the principal dwelling. Approximately 40 m (131.2 ft) to the north of the principal dwelling is an identified floodplain. In the opinion of staff locating a residential use within proximity to an identified floodplain, which has the ability to shift and expand over time, should be avoided. The area northeast of the second existing single detached dwelling is also occupied by a septic system serving the dwelling.

The proposed location for the ARU is on existing farmland and would result in the removal of approximately 0.2 ha (0.6 ac) from agricultural production. In addition to the removal of farmland, the location is outside of the established farm cluster and would introduce a new sensitive land use that would require surrounding landowners to consider if an expansion to existing livestock operations or the establishment of new livestock operations is contemplated.

While recognising the removal of farmland and possible MDS implications, staff are of the opinion that in this specific situation the proposed location can be considered given the limited options on-site to locate the ARU closer to the principal dwelling. The applicants have ensured that the amount of farmland being removed is limited and any future MDS implications are minimised by proposing the ARU to be located as close to the established cluster as possible. The proposed location will also make use of the existing driveway.

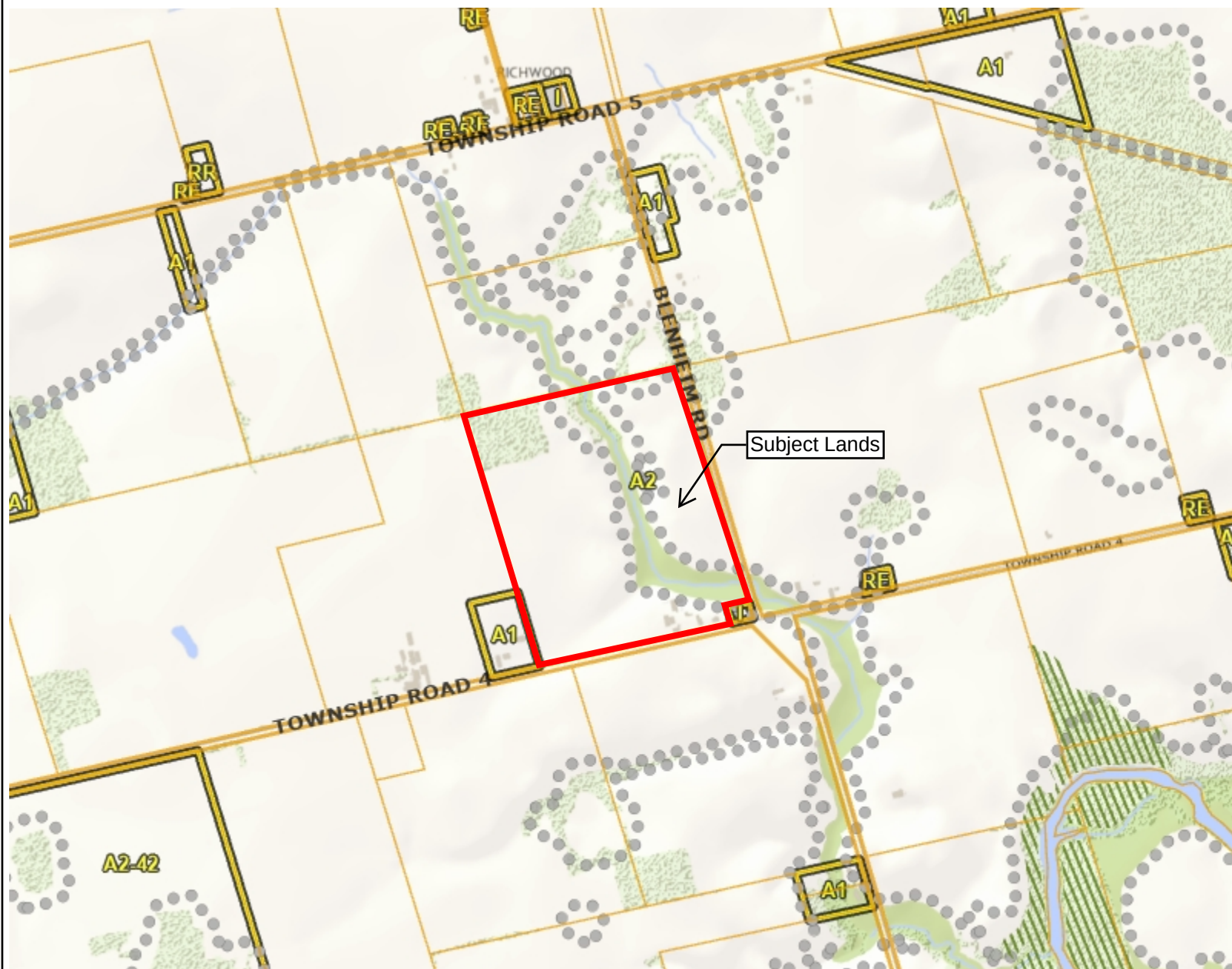
In light of the information above, Staff are supportive of a detached ARU on the subject lands and the relief requested as the proposal meets the general intent and purpose of the Official Plan and Zoning By-law. Staff recommend that the application be approved as proposed.

RECOMMENDATIONS

It is recommended that the Council of the Township of Blandford-Blenheim approve the zone change application submitted by Robert and Carol Ann Scott, whereby lands described as Part Lot 7, Concession 11 (Blenheim) as in 429858, S/T BM21819, in the Township of Blandford-Blenheim, are to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a detached additional residential unit (ARU) with a maximum distance between an ARU and a principal dwelling of 100 m (328 ft) and a maximum ground floor area for accessory buildings of 265.5 m² (2,858 ft²).

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

Environmental Protection

Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

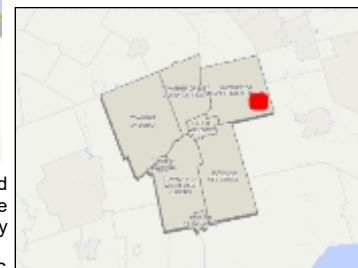
Zoning Floodlines

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



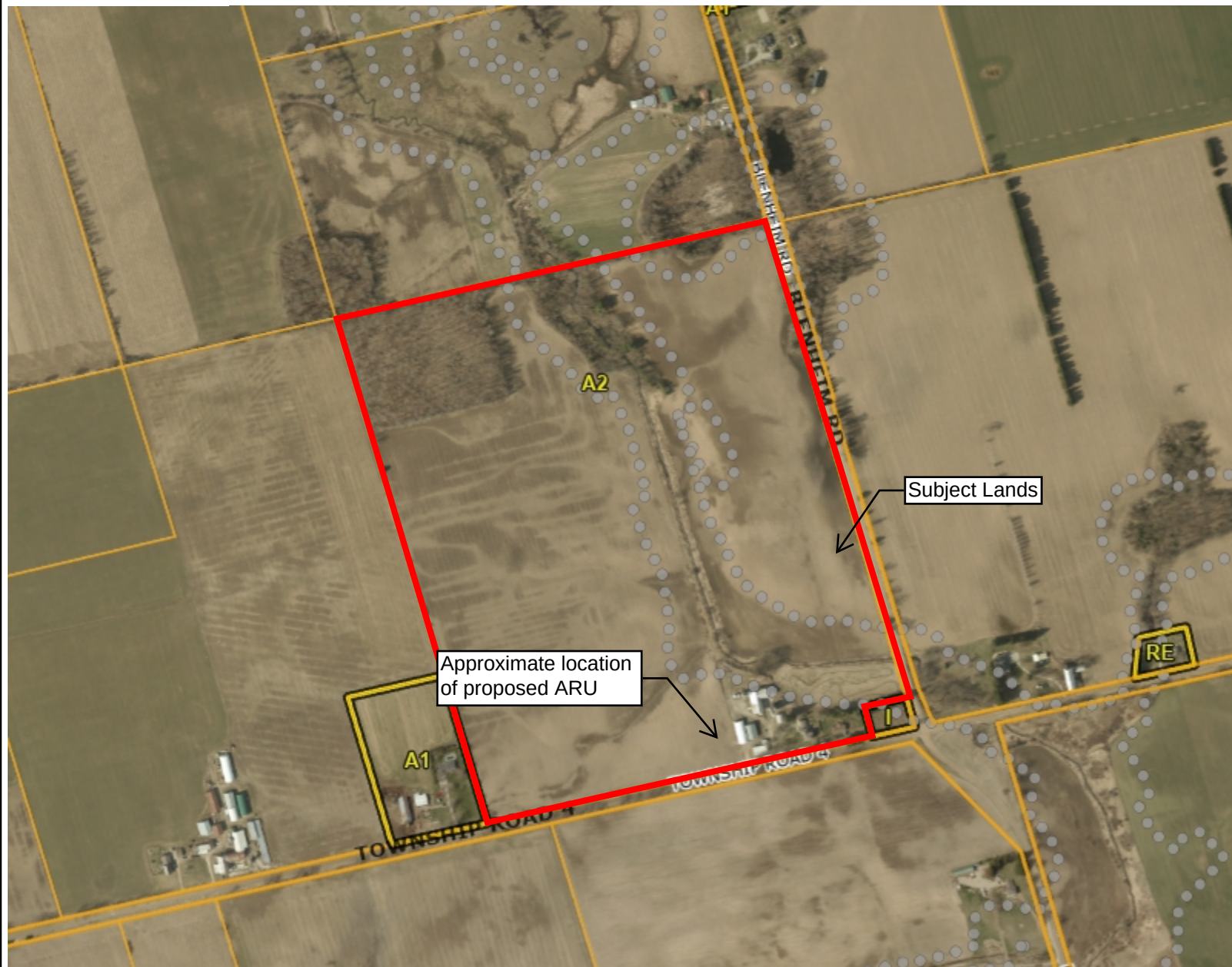
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NAD_1983_UTM_Zone_17N



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

September 10, 2026



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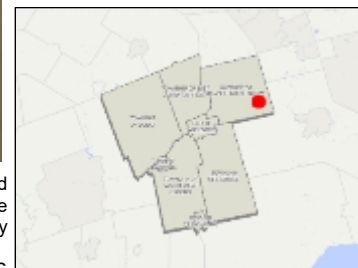
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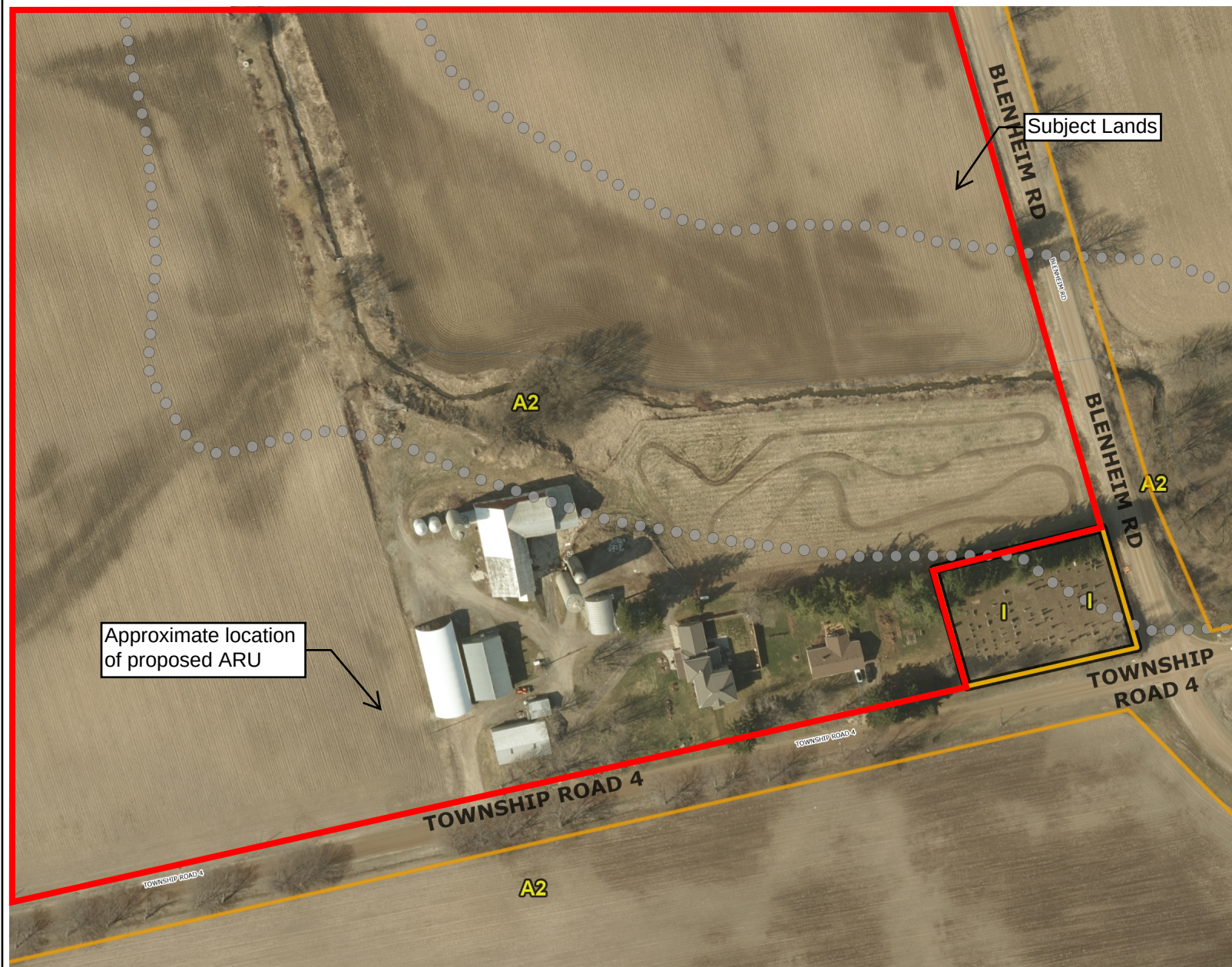
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September 10, 2026



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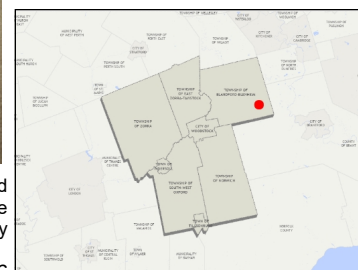
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Notes



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NAD_1983_UTM_Zone_17N



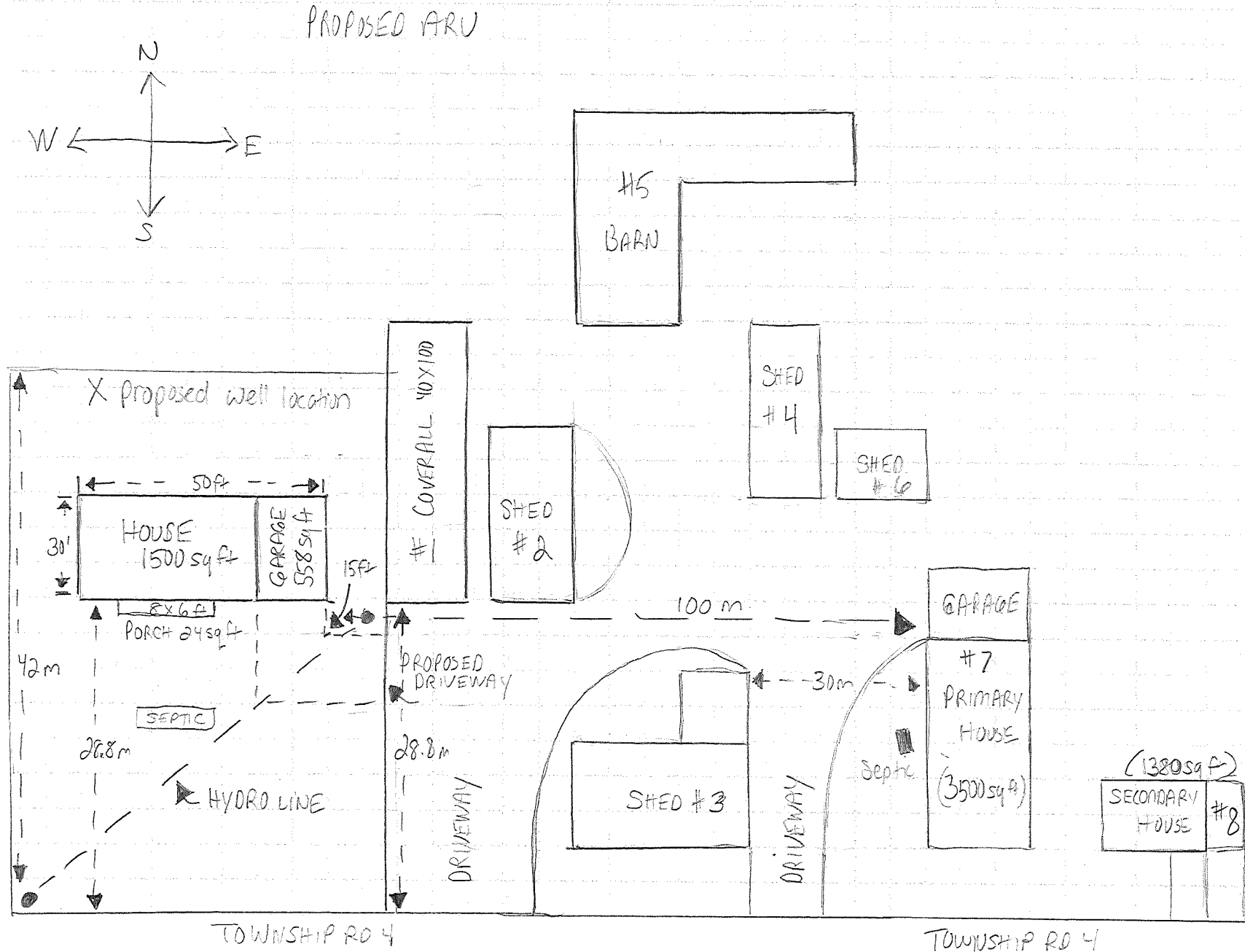
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September 10, 2026

SCALE:

SKETCH/SITE PLAN

USE THIS PAGE FOR SKETCH (OR SURVEY PLAN IF AVAILABLE) AND ATTACH TO THE APPLICATION FORM.
WITHOUT SKETCH OR SURVEY PLAN, THE APPLICATION WILL NOT BE PROCESSED.
SKETCH OR SURVEY PLAN MUST CONTAIN THE INFORMATION SET OUT IN ITEM 5 OF THE ZONE CHANGE APPLICATION GUIDE.



Hydro One Networks Inc.
462 Woodall Way
Woodstock, On

Tel: 519-320-4293

www.HydroOne.com



Robert Scott,

Hydro One has legacy plant running through private property in this location; if modified, would need to be re-engineered to meet current policy and design standards. As measured on site, the proposed location to build the new dwelling on the property would be encroaching on our pole line per [Hydro One – Building Near Powerlines](#)

Based on the current location of Hydro One infrastructure and current location of the buildings on the property, the only solution would be to relocate multiple poles out to the municipal right-of-way; this would involve the landowner having to re-construct the electrical service that services the farm, removal of multiple large mature trees near/on municipal right-of-way and construct approximately 170m of new overhead powerlines requiring approximately 4 poles on right-of-way. All costs associated with these modifications would be at the responsibility of the customer and due to the **significant** cost of the relocation work, the customer was advised to exhaust all options for building in alternative locations on the property prior to requesting Hydro One relocate the pole line.

Thank you

Gardner Cole and Matthew Vanden Boomen