

To: Chair and Members of Oxford County Land Division Committee

From: Amy Hartley, Development Planner, Community Planning

Application for Consent B26-20-3 – Willem Duizer

REPORT HIGHLIGHTS

- The purpose of the application for consent is to sever a dwelling made surplus through farm consolidation. The applicant is proposing to retain the surplus dwelling on the lot to be retained as a non-farm rural residential use.
- It is proposed that approximately 34 ha (83.7 ac) of agricultural land will be severed. The proposed lot to be retained will be approximately 0.85 ha (2.11 ac) in size and contain the surplus dwelling.
- Planning staff are recommending approval of the application as it is generally consistent with the policy criteria of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to agricultural lot creation and non-farm rural residential development in prime agricultural areas.

DISCUSSION

Background

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

AGENT: David Roe
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 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.

OFFICIAL PLAN:

Schedule "N-1"	Township of Norwich Land Use Plan	Agricultural Reserve and Open Space
----------------	--------------------------------------	--

TOWNSHIP OF NORWICH ZONING BY-LAW 07-2003-Z:

Lots to be Severed and Enlarged:

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

Lot to be Retained:

Existing Zoning: 'General Agricultural (A2)'
Proposed Zoning: 'Rural Residential (RR)'

SERVICES: Lot to be Severed – none
 Lot to be Retained – private septic and well
 Lot to be Enlarged – private septic and well

ROAD ACCESS: Gravel Municipal Road (Old Stage Road)

PROPOSAL:

	<u>Lot to be Severed</u>	<u>Lot to be Retained</u>	<u>Lot to be Enlarged</u>
Area	34 ha (83.7 ac)	0.85 ha (2.11 ac)	22.5 ha (55.7 ac)
Frontage	79 m (259 ft)	159 m (521.6 ft)	636.6 m (2,088.5 ft)
Depth	503.4 m (2,635.8 ft)	86.7 m (284.4 ft)	350.9 m (1,151.2 ft)

The purpose of the application for consent is to facilitate a surplus farm dwelling severance.

The lot to be severed is currently vacant, used for agricultural production, and is proposed to be added to the parcel to the immediate west. The lot to be enlarged currently contains a barn, two storage sheds, and an accessory dwelling. The lot to be retained currently contains a barn that is proposed to be removed, a storage shed, a garden shed, a single detached dwelling (circa 1840) and a private septic system and well.

Surrounding land uses are predominantly agricultural with some non-farm rural residential parcels, as well as an institutional use to the northeast of the subject lands (East Oxford Public School).

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity as well as configuration of the proposed lots to be severed, retained, and enlarged.

Plate 2, Aerial Map (2025) provides an aerial view of the property and surrounding lands in the immediate area.

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

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 agricultural-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.

Section 4.1 of the PPS speaks to Natural Heritage, indicating that areas containing significant natural heritage shall be protected for the long term and the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Official Plan

The subject lands are designated 'Agricultural Reserve' and 'Open Space', as shown on Schedule 'N-1' – Land Use Plan for the Township of Norwich as contained in the Official Plan.

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, 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:

- i) 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 acre) in area. Where such lot is larger than 1 ha (2.5 acre) in area, consideration may only be given to rezoning for agricultural use, in accordance with the policies of Section 3.1.5.1; or,
- ii) A proposal to create a lot for a residence surplus to a farming operation as a result of farm consolidation, provided that:
 - a) 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,
 - b) 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 Resources, 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;
 - The lands have topographic limitations for agricultural use;
 - The lands are physical separated from the remainder of the farm by significant natural heritage features/watercourses;
 - To conserve cultural heritage resources;
- In no case will the proposed lot 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) can be achieved;
- 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; and,
- 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

Open Space areas include lands identified as being regulatory flood plan areas, public lands, pathways, and linkages between natural heritage features. In this instance, the Open Space designation reflects a tract of wetlands, woodlands and valleylands on the lot to be severed.

Zoning By-law

The subject lands are zoned 'General Agricultural (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). Once merged, the newly enlarged lot will approximately 56.45 ha (139.4 ac) in area, with frontage on both Old Stage Road and Old 14th Line and will meet the provisions of the 'A2' zone with respect to lot area, frontage, and depth.

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 lot 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 8,539 m² (2.11 ac), and a depth of 86.7 m (284.4 ft). Based on the information provided by the applicant, the proposed retained lot would appear to meet all the requirements of the 'RR' zone in the Township Zoning By-law.

Agency Comments

Township of Norwich Chief Building Official, Canada Post, Township of Norwich Fire Services, and Oxford County Public Works have indicated no concerns with the proposal.

Grand River Conservation Authority indicated that the severed and enlarged lands contain watercourses, floodplain, a wetland, and regulated allowance adjacent to these features, however, as it is proposed that the existing agricultural uses will continue, GRCA has no objection to the subject application.

Public Consultation

Public Notice of the application was circulated to neighbouring property owners on June 18, 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 application for consent, which proposes the severance of agricultural lands and the retention of a lot for non-farm rural residential use, containing an existing dwelling, has been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the County Official Plan.

It is proposed that a total of approximately 33.9 ha (83.7 ac) of agricultural land will be severed and added to the existing farm parcel to the immediate west, which is approximately 22.55 ha (55.7 ac) in area, for a total farm parcel size of approximately 56.45 ha (139.4 ac). The resulting agricultural lot size and configuration is consistent with the PPS's direction of maintaining farm parcels of adequate size to adapt to changing agricultural conditions.

The retained parcel will be approximately 0.85 ha (2.11 ac) in area and will be used for non-farm rural residential purposes. As previously outlined, a lot for a surplus residence is permitted as part of a farm consolidation subject to the area of the new lot being limited to a size needed to accommodate the use and appropriate sewage and water services. While the lot size of the proposed retained lot does exceed 0.8 ha (2 ac), the additional lot area is required to accommodate the location of the existing private well serving the dwelling. As such, staff are 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 and demonstrates the additional land is required to accommodate individual on-site water services.

The proposal also appears to maintain the general intent of the Official Plan. 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 will aid in flexibility for future changes in the type of farm operation beyond its current capabilities. Once merged, the lot to be severed and enlarged will maintain the minimum lot area, frontage, and depth requirements of the 'A2' zone.

Further, the owner has indicated that the lot to be severed will continue to be used for agricultural purposes and no new development is proposed at this time. As such, staff are satisfied that the proposal will not affect the natural heritage features within the Open Space designation on the subject lands.

The lot proposed to be retained will require a zone change from ‘General Agricultural Zone (A2)’ to ‘Rural Residential Zone (RR)’ to recognize its use as a non-farm rural residential lot. Accordingly, a condition addressing this has been included in this report for Committee’s consideration.

In light of the above, it is the opinion of this Office that the proposal to consolidate abutting farm parcels and retain a lot for non-farm residential use is consistent with the policies of the PPS and generally maintains the intent and purpose of the Official Plan. As such, Planning staff are satisfied that the proposal can be supported from a planning perspective, subject to the recommended conditions.

RECOMMENDATION

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:

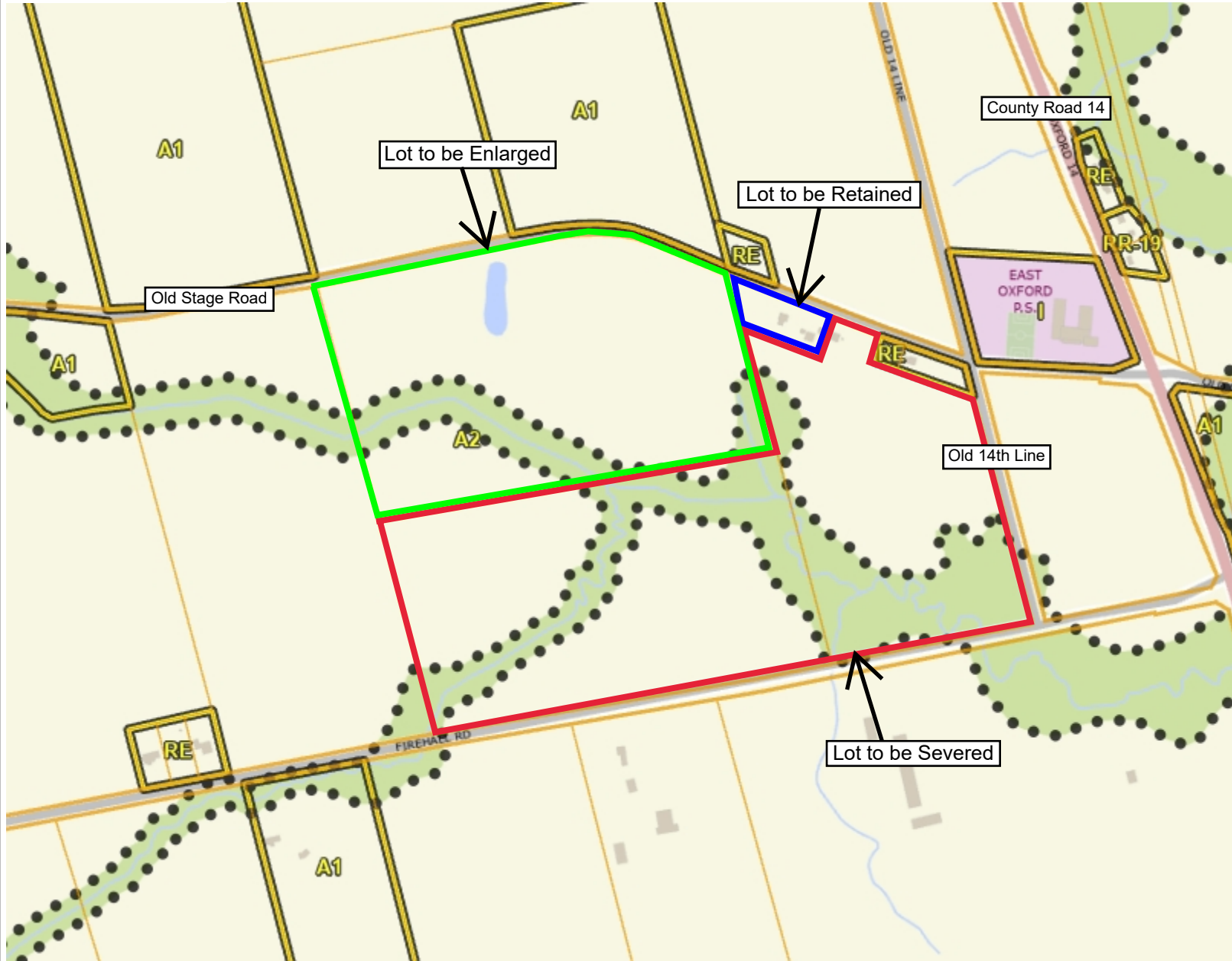
B26-20-3

- 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.**

SIGNATURES

Authored by: *Original Signed By* Amy Hartley
Development Planner

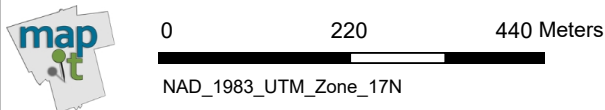
Approved for submission: *Original Signed By* Heather St. Clair, MCIP, RPP
Senior Development Planner



Legend

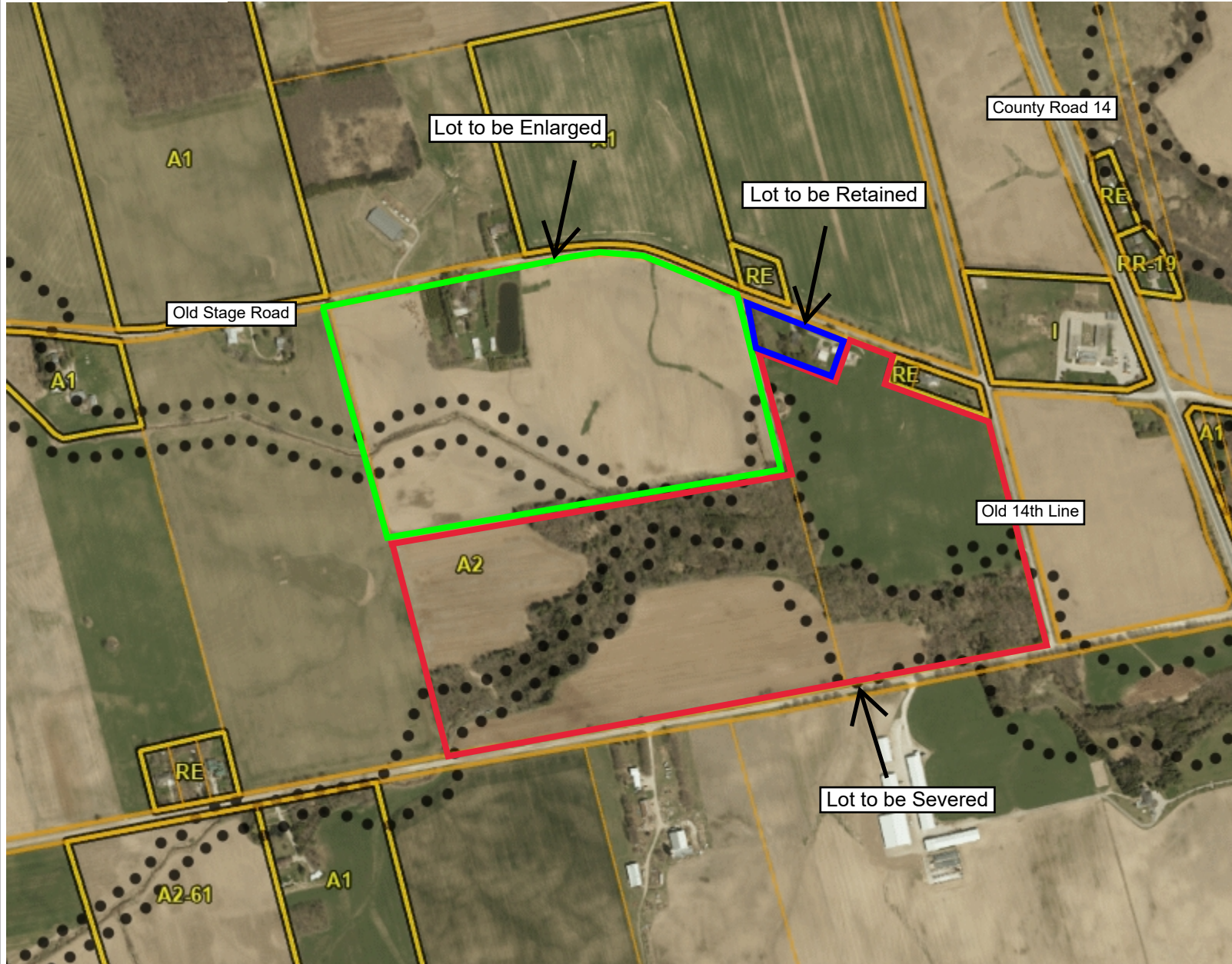
- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000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

Notes



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

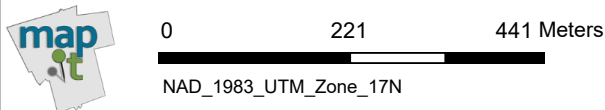
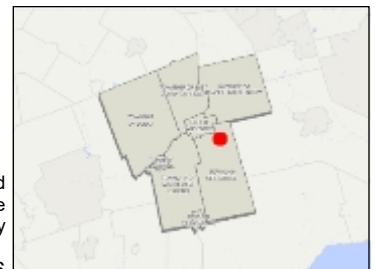
May 6, 2026



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



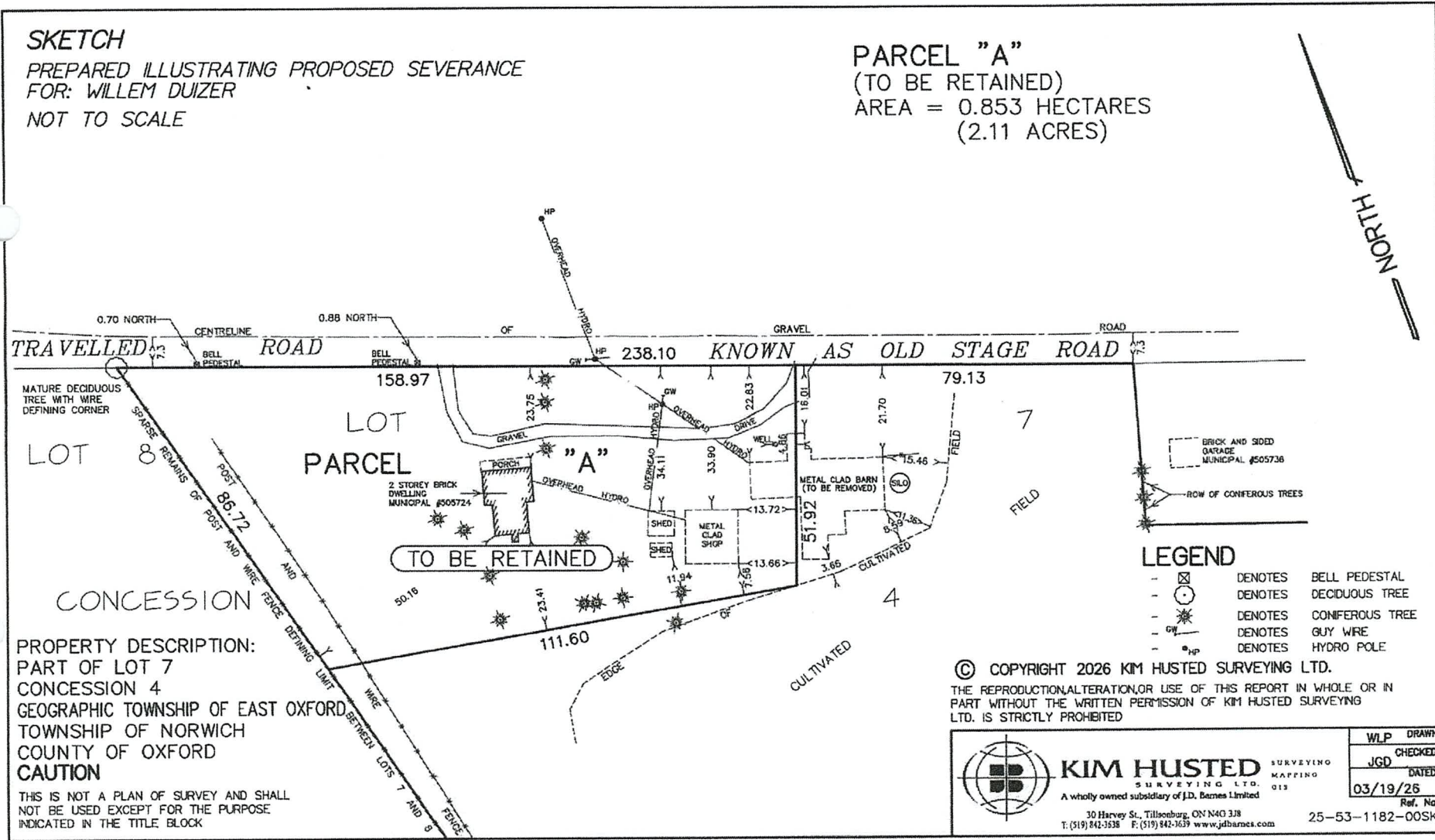
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

Plate 3: Applicant's Sketches
 File No.: B26-20-3 (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)



PROPERTY DESCRIPTION:
 PART OF LOT 7
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF EAST OXFORD
 TOWNSHIP OF NORWICH
 COUNTY OF OXFORD
CAUTION

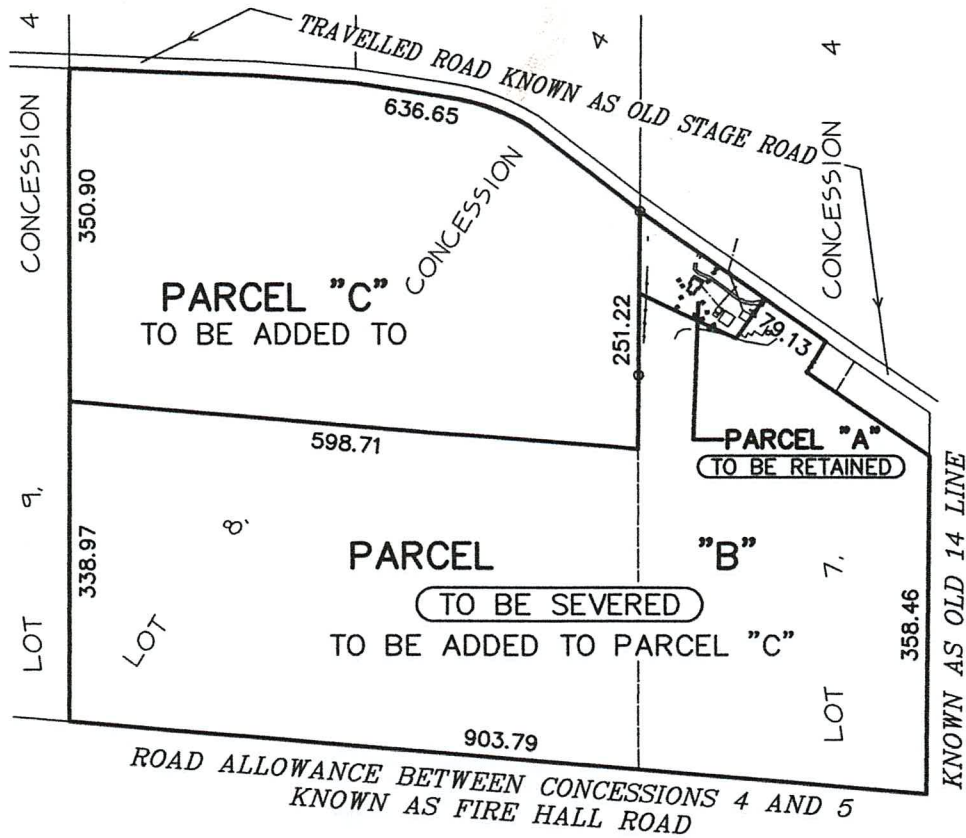
THIS IS NOT A PLAN OF SURVEY AND SHALL
 NOT BE USED EXCEPT FOR THE PURPOSE
 INDICATED IN THE TITLE BLOCK

© COPYRIGHT 2026 KIM HUSTED SURVEYING LTD.
 THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN
 PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING
 LTD. IS STRICTLY PROHIBITED

	KIM HUSTED SURVEYING		WLP DRAWN
	SURVEYING LTD. MAPPING		CHECKED
	A wholly owned subsidiary of J.D. Barnes Limited		DATED:
	30 Harvey St., Tillsonburg, ON N4G 3J8 T: (519) 842-3538 F: (519) 842-7639 www.jdbarnes.com		03/19/26
			Ref. No. 25-53-1182-00SK

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

© COPYRIGHT 2026 KIM HUSTED SURVEYING LTD.
 THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

	KIM HUSTED		SURVEYING
	SURVEYING LTD.		MAPPING
	A wholly owned subsidiary of J.D. Barnes Limited		015
30 Harvey St., Tillsonburg, ON N4G 3J8 T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com		25-53-1182-00-1SK	
		WLP DRAWN	JGD CHECKED
		DATED: 04/16/26	
		Ref. No.	