

To: Mayor and Members of Township of Norwich Council

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change

ZN 3-26-07 – Drew Vandescheur and Sierra Demaere

REPORT HIGHLIGHTS

- The zone change application proposes to rezone the subject lands from 'Rural Residential Zone (RR)' to 'Special Rural Residential Zone (RR-sp)' to facilitate the replacement of an existing single detached dwelling.
- Special provisions are being proposed to recognize a deficient lot area, lot frontage, and lot depth. A reduced rear yard depth is also proposed.
- Planning staff are recommending the application be approved as it is consistent with the Provincial Planning Statement and maintains the intent of the Official Plan with respect to infill development within a Rural Cluster.

DISCUSSION

BACKGROUND

OWNERS: Drew Vandescheur and Sierra Demaere
12205 Baseline Road, La Salette, ON N4S 1H0

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

LOCATION:

The subject lands are described as Lot 11, West of Main Street, Plan 183 (Norwich), in the Township of Norwich. The lands are located on the west side of Base Line, lying between Cecilia Street and Potters Road, and are municipally known as 812205 Base Line, in the Rural Cluster of Hawtrey.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "N-1"	Township of Norwich Land Use Plan	'Agricultural Reserve'
Schedule 'C-3'	County of Oxford Settlement Strategy Plan	'Rural Cluster'

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

Existing Zoning: 'Rural Residential Zone (RR)'

Proposed Zoning: 'Special Rural Residential Zone (RR-sp)'

PROPOSAL:

The subject lands currently contain a single detached dwelling approximately 86.3 m² (928.9 ft²) in size. The proposal is to replace the existing dwelling with a new single detached dwelling approximately 185.8 m² (2,000 ft²) in size. The zone change application proposes to rezone the subject lands from 'Rural Residential Zone (RR)' to 'Special Rural Residential Zone (RR-sp)' to recognize the existing deficient lot area, lot frontage, and lot depth. A special provision is also requested to permit a reduced rear yard depth of 7.6 m (24.9 ft).

The subject lands are located in the Rural Cluster of Hawtrey. Rural residential uses exist to the north and to the south of the subject lands. Agricultural operations currently exist to the west and east of the subject lands.

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

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

Plate 3, Applicants' Sketch, identifies the general site area as provided by the applicants.

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.

The PPS provides that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which, among other matters, efficiently use land and resources and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

Section 3.6 of the PPS states that where municipal sewage and water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.

OFFICIAL PLAN

The subject lands are located within the Rural Cluster of Hawtrey and designated 'Agricultural Reserve' according to the Township of Norwich Land Use Plan 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.

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

According to Section 4.2.2.2, a Rural Cluster is the existence of a compact group of non-farm related development which is of an insufficient size to be considered a village. To be considered a Rural Cluster, there shall 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). Servicing in Rural Clusters shall be by an existing communal well or by private individual wells and private sewage treatment systems.

Growth in Rural Clusters in Oxford County shall only occur through infilling, which shall not result in extensions in length or depth to existing development. Notwithstanding this, where existing or potential water quality or quantity or sewage disposal problems are identified, infill development may be restricted.

Proposes for new infill development within designated Rural Clusters will be consistent with the following criteria:

- Minimum Distance Separation Formula I (MDS I) shall be satisfied or an existing insufficient setback shall not be further reduced.
- Shall be consistent with the Environmental Resource policies outlined in Section 3.2.
- 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 without adversely affecting the quality of quantity of water in active wells operating in the general vicinity.
- Applicants shall demonstrate that development proposed on private septic systems will not adversely affect the quality of groundwater and the water in the general vicinity.
- Direct frontage on a public road maintained year-round is required. New development shall not create or increase traffic hazards in areas of limited visibility.

ZONING BY-LAW

The subject lands are currently zoned 'Rural Residential Zone (RR)' in the Township of Norwich Zoning By-law. The 'RR' zone permits residential uses including a single detached dwelling, a converted dwelling, and a garden suite. The 'RR' zone requires a minimum lot area of 2,800 m² (30,140 ft²), a minimum lot frontage of 35 m (114.8 ft), and a minimum lot depth of 80 m (262.5 ft). A minimum front yard depth of 10 m (49.2 ft), a minimum interior side yard width of 1.5 m (4.9 ft), and a minimum rear yard depth of 15 m (49.2 ft) is required in the 'RR' zone.

A replacement single detached dwelling is proposed for the subject lands which are approximately 809 m² (8,708 ft²) in size, has a lot frontage of approximately 20.1 m (65.9 ft), and has a lot depth of approximately 40.2 m (131.8 ft). A front yard depth of 15.8 m (51.8 ft), an interior side yard width of 2.7 m (8.8 ft), and a rear yard depth of 7.6 m (24.9 ft) is proposed for the new single detached dwelling. Special provisions are being proposed to recognize the deficient lot area, lot frontage, and lot depth that currently exists. A special provision is also proposed to permit a reduced rear yard depth.

AGENCY COMMENTS

The Oxford County Public Works Department, the Township Fire Chief, the Township Building Department, Canada Post, Enbridge, Southwestern Public Health, and the Long Point Region Conservation Authority (LPRCA) have indicated no concerns with the proposal.

PUBLIC CONSULTATION

Notice of complete application and notice of the public meeting were circulated to neighbouring landowners on July 23, 2026 and August 25, 2026, respectively, in accordance with the requirements of the Planning Act. As of the date of this report, a letter of support has been received from an adjacent land owner supporting the replacement dwelling.

Planning Analysis

The zone change proposes to rezone the subject lands from 'Rural Residential Zone (RR)' to 'Special Rural Residential Zone (RR-sp).' The purpose of the rezoning is to facilitate the replacement of the existing single detached dwelling with a larger single detached dwelling. The zone change application proposes to recognize the existing deficient lot area, lot depth, and lot frontage of the lands. A reduced rear yard depth is also requested.

Planning staff have reviewed the application under the policy direction of the Provincial Planning Statement (PPS) and the Official Plan.

With regard to the PPS, staff are satisfied that the effect of the proposed rezoning will be the redevelopment of an existing lot within the designated settlement area of the Rural Cluster of Hawtrex. The proposal is consistent with the intent of the PPS with respect to providing for the efficient use of lands within a settlement area, as it will facilitate the utilization of an existing undersized lot for continued residential use.

Planning staff are also of the opinion that the proposal maintains the general intent and purpose of the Official Plan with respect to directing residential development within designated settlement areas. The proposal would constitute a redevelopment of an existing lot and meet the applicable criteria for residential proposals in Rural Clusters, as contained in the Official Plan.

The subject lands maintain direct access to a public road (Base Line) that is maintained year round and no concerns of traffic hazards were raised through the internal staff circulation. Additionally, no concerns were raised regarding additional MDS impacts on surrounding livestock operations.

It is recognized that the subject lands are undersized with respect to the minimum lot area, lot frontage, and lot depth provisions of the Zoning By-law. However, given that the subject lands are an existing lot of record (i.e. created before the current zoning standard was established), it can be considered somewhat differently than a new lot from a zoning perspective. Given the deficient size of the existing lot, staff required a hydrogeological assessment to be submitted as part of the submission package. The purpose of a hydrogeological assessment is to confirm the availability of potable water, location of water table, soil types, and the ability of the soil to accommodate a private on-site sewage disposal system.

The applicant contracted Ian D. Wilson Associates to perform a hydrogeological assessment of the subject lands for the proposed single detached dwelling. The assessment concluded that the groundwater conditions are favourable for domestic water requirements. The assessment further concluded that under the MECP Procedure D-5-4 there is no meaningful difference in impact between the existing dwelling and the proposed dwelling under the nitrate guidelines and the sewage impact of the lot will not change with the proposed re-development. It was noted that lot design is recommended to ensure that an appropriate-sized sewage disposal area (which can be reduced with available technology) is available with the house design and that all applicable setbacks are maintained.

In addition to recognizing the deficient lot area, lot frontage, and lot depth, the applicants are also requesting a reduction to the minimum rear yard depth from 15 m (49.2 ft) to 7.6 m (24.9 ft). Staff have reviewed the request and are supportive in this circumstance. Given the existing lot size there are limitations as to where a dwelling can be located and meeting all required yard depths/widths can be challenging. Given that the lands abut an agricultural lot, reducing the rear yard depth will not impact privacy. Further, staff are of the opinion that sufficient space will continue to exist on-site for the required off-site parking, private services, and amenity space.

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

RECOMMENDATIONS

It is recommended that the Council of the Township of Norwich approve the zone change application submitted by Drew Vandescheur and Sierra Demaere (File No. ZN 3-26-07) whereby the lands described as Lot 11, West of Main Street, Plan 183 (Norwich) are to be zoned from 'Rural Residential Zone (RR)' to 'Special Rural Residential Zone (RR-sp).'

SIGNATURES

Authored by: Original Signed By

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission: Original Signed By

Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

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

Notes





Legend

Parcel Lines

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

Zoning Floodlines

Regulation Limit

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

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

Notes



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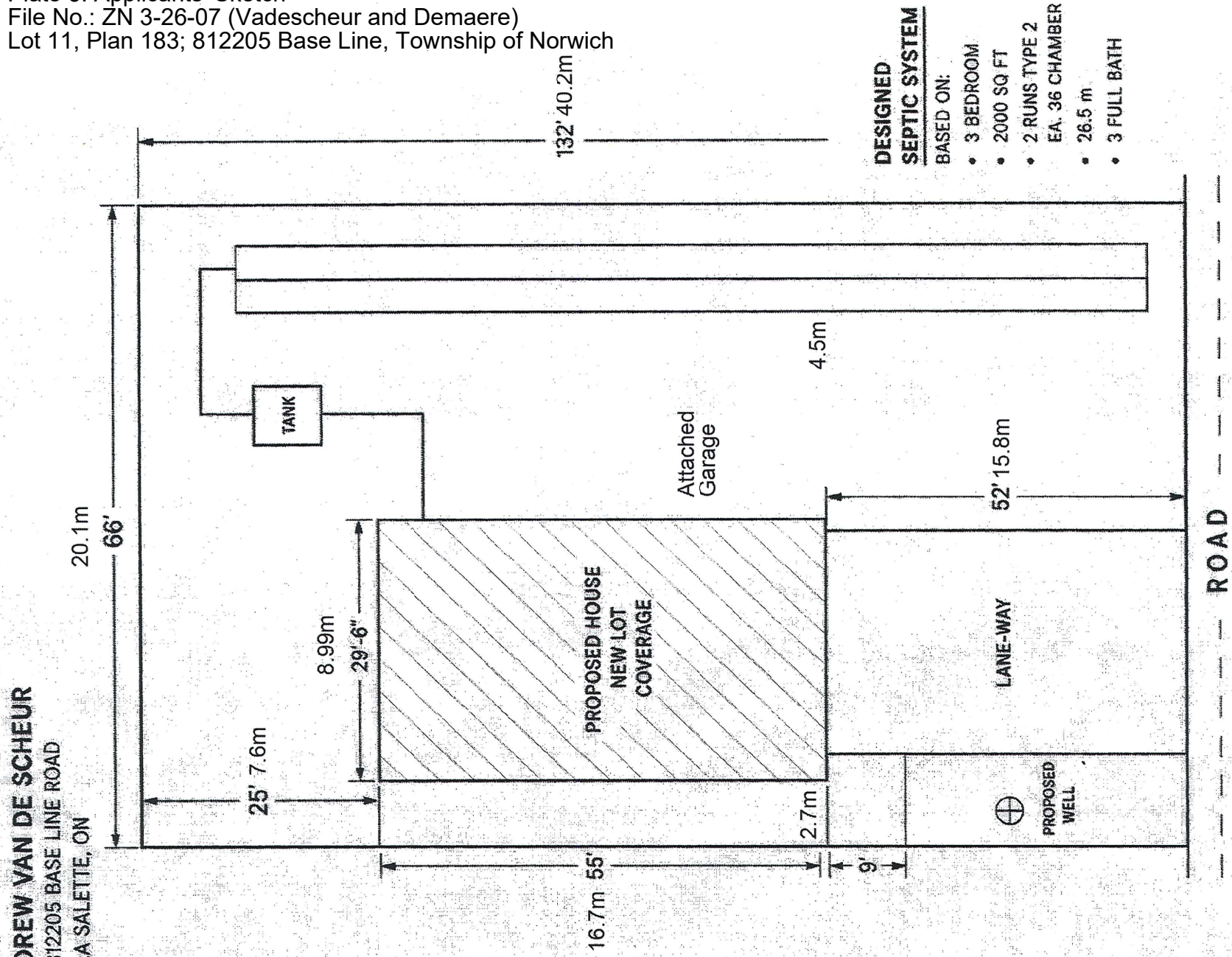
NAD_1983_UTM_Zone_17N



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

August 25, 2026

Plate 3: Applicants' Sketch
 File No.: ZN 3-26-07 (Vadescheur and Demaere)
 Lot 11, Plan 183; 812205 Base Line, Township of Norwich



NOTES:
 1. ALL DIMENSIONS ARE IN FEET.
 2. DRAWING NOT TO SCALE.

Amy Hartley

From: Adrien Scholten [REDACTED]
Sent: Thursday, August 27, 2026 8:12 PM
To: Planning
Subject: File comments ZN 3-26-07

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi,

Re zone change -Vandescheur, Demaere property.

I am a neighbor to this zone change to build a house in Hawtrey. I fully approve and support the rezoning and building of new house there. If anything this has taken too long(people should be accountable for this delay) and approval should be granted as these future residents seek to have a home of their own and improve our village as this property was in neglect by former owner. In times like these we need houses built so I urge you to approve asap!

Adrien Scholten

Sent from my Galaxy