

To: Chair and Members of Oxford County Land Division Committee

From: Dustin Robson, Development Planner, Community Planning

Application for Consent B26-21-1 – Highview Estate Ltd.

REPORT HIGHLIGHTS

- The application for consent proposes to sever a lot for agricultural purposes and retain a lot for a similar use. The lot to be severed currently contains a single detached dwelling, a shed, and is used for cash-cropping purposes, while the lot to be retained contains a barn, shed, and a dwelling accessory to the farm, which consists of both livestock and cash-cropping components.
- Planning staff are recommending approval of the application, as it is consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan regarding the creation of agricultural farm parcels.

DISCUSSION

Background

OWNER/APPLICANT: Highview Estate Ltd.
826619 Township Road 8, Drumbo, ON N0J 1G0

SOLICITOR: White Coad LLP (Aleena Ashfaq)
408 Dundas Street, Woodstock, ON N4S 1B9

LOCATION:

The subject lands are described as Lot 16, Part Lots 15 and 17, Concession 9 (Blenheim), Township of Blandford-Blenheim. The lands are located between Township Road 9 and Township Road 10, lying between King Road and Oxford Road 3, and are municipally known as 846863 Township Road 9 and 866844 Township Road 10, in the Township of Blandford-Blenheim.

OFFICIAL PLAN:

Schedule “B-1”	Township of Blandford-Blenheim Land Use Plan	‘Agricultural Reserve’
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TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

Lots to be severed and retained:

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

SERVICES:

Lot to be Severed Existing private well and septic system
 Lot to be Retained Existing private well and septic system

ROAD ACCESS:

Lot to be severed: Gravel, Township Road (Township Road 9)
 Lot to be retained: Gravel, Township Road (Township Road 10)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	55.8 ha (138 ac)	60.7 ha (150 ac)
Frontage	760 m (2,493.3 ft)	1,205 m (3,953.4 ft)
Depth	810 m (2,657.4 ft)	504 m (1,653.5 ft)

The purpose of the application for consent is to create one new agricultural parcel in the Township of Blandford-Blenheim. The lot to be severed currently contains a single detached dwelling accessory to the farm, a shed, and the land is in agricultural production (cash-crop). The lot to be retained contains a livestock barn, shed, and a single detached dwelling accessory to a farming operation (livestock and cash crop). Both the lot to be severed and the lot to be retained are serviced by private septic and well.

The subject lands contain an area of natural heritage features as identified in the Official Plan and the Oxford Natural Heritage Systems Study. No immediate development is proposed at this time as a result of this application and staff are satisfied that the proposal will have no impact on the identified natural heritage area. The proposed new lot line will not cause fragmentation of this area and there will be adequate tillable land remaining on both parcels to continue the principal cash-crop use. Surrounding lands uses are predominantly agricultural operations ranging in type and size.

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 immediate vicinity.

Plate 3, Applicants' Sketch, depicts the proposed configuration of the lots to be severed and retained, along with the location of existing buildings and structures, 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 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

The subject lands are located within the Agricultural Reserve designation according to the 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 as well as accessory residential uses required for the farm.

The objective of the policies contained within Section 3.1.4.2.4 (Creation of Agricultural Lots and Agricultural Lot Additions) is to provide for a range of farm parcel sizes that are appropriate for agricultural uses common to the area, while providing flexibility for future agricultural uses. These policies are also intended to ensure new farm parcels are capable of sustaining viable agricultural operations, while minimizing farmland fragmentation and the creation of irregularly shaped

parcels. These policies also ensure Minimum Distance Separation II (MDS II) is satisfied and provincial criteria for agricultural consents are met.

The policies of Section 3.1.4.2.4 apply to proposals for the creation of new farm parcels. These policies require the following criteria to be evaluated:

- the intended use of the land being severed and retained must be farming or conservation;
- proposals must satisfy MDS;
- new farm parcels must have sufficient size to maintain flexibility to permit a change in the commodity produced, the scale of operation, diversification and/or intensification;
- suitability and configuration of the parcel size relative to the type of agriculture common to the area;
- limit further fragmentation of agricultural lands with Class I to III soil capability;
- both the lot to be severed and the lot to be retained shall maintain a minimum size of 30 ha (74.1 ac);
- maintaining woodlands as part of the farm, unless acquired for preservation or conservation purposes via conveyance to the County and/or public authorities; and,
- compliance with the Environmental Resources policies of Section 3.2

The following site-specific criteria are also considered in the review of consent applications for farm parcels:

- the amount of workable land relative to parcel sizes;
- the size and configuration of the parcels for tillage or livestock purposes;
- the presence of farm buildings or structures to support the proposed use; and,
- frontage on a public road, maintained year round at a reasonable standard of construction.

Zoning By-law

The subject lands are zoned 'General Agricultural Zone (A2)' in the Township of Blandford-Blenheim Zoning By-law, which allows for a wide range of agricultural uses, together with a single detached dwelling, accessory to the farm. The 'A2' zone requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328.1 ft) for the development of farm buildings.

It is proposed that the lot to be severed will be approximately 55.8 ha (138 ac) in area, with approximately 760 m (2,493.3 ft) of frontage, while the lot to be retained will be approximately 60.7 ha (150 ac) in area and have a frontage of approximately 1,205 m (3,953.4 ft), which is consistent with the lot area and frontage provisions of the Zoning By-law for lands zoned 'A2'.

Agency Comments

The Township Chief Building Official advised that the submitted MDS calculations are in compliance.

The Township Director of Public Works advised that they have no concerns but did comment that any additional driveways required due to the severance will require Township approval and a permit.

Enbridge provided a copy of their guidelines and regulations for development within the vicinity of their infrastructure.

Oxford County Public Works Department, the Grand River Conservation Authority (GRCA), Canada Post, and Southwestern Public Health have indicated no concerns with the proposal.

Public Consultation

Notice of the public meeting for the proposal was circulated to neighbouring landowners 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

It is the opinion of this office that the applicant's proposal to sever one new agricultural lot, while retaining a lot for similar purposes, is consistent with the policies of the Provincial Planning Statement (PPS), maintains the intent and purpose of the County Official Plan and satisfies the provisions of the Township Zoning By-law.

Specifically, staff are of the opinion that the proposal complies with the PPS with respect to creation in prime agricultural areas as both the lots to be severed and retained will continue to be utilized for agricultural purposes and will be sufficiently sized to maintain flexibility for changes to future farm operations.

Staff are further satisfied that the proposal is in-keeping with the intent of the Official Plan. The lots to be severed and retained will generally be compatible with the scale of existing agricultural operations in the vicinity, which primarily consists of cash crop operations. Staff note that Section 3.1.4.2.4 of the Official Plan provides direction that irregular shaped lots shall be avoided. While staff acknowledge that the proposed lot lines for the lot to be severed are not of the traditional shape, staff also note that the lines are proposed as shown in order to keep agricultural fields that have historically been farmed together intact. Further, the lot line, as proposed, will avoid any fragmentation of the existing natural heritage features in the area. In this instance, staff are of the opinion that the proposed irregular shape of the lot to be severed is appropriate given the historic planting pattern and are supportive.

Staff also note that the proposed lots to be severed and retained will comply with the relevant provisions of the Township of Blandford-Blenheim Zoning By-law for lands zoned 'A2'. The lot to be severed is approximately 55.8 ha (138 ac) in area with approximately 760 m (2,493.3 ft) of frontage, while the lot to be retained will be approximately 60.7 ha (150 ac) in area and have a frontage of approximately 1,205 m (3,953.4 ft), which is consistent with the lot area and frontage provisions of the Zoning By-law for lands zoned 'A2'.

Planning staff are satisfied that the proposed consent application is consistent with the policies of the Provincial Planning Statement (PPS) and maintains the intent of the Official Plan and can be supported from a planning perspective, subject to the conditions recommended below.

RECOMMENDATIONS

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

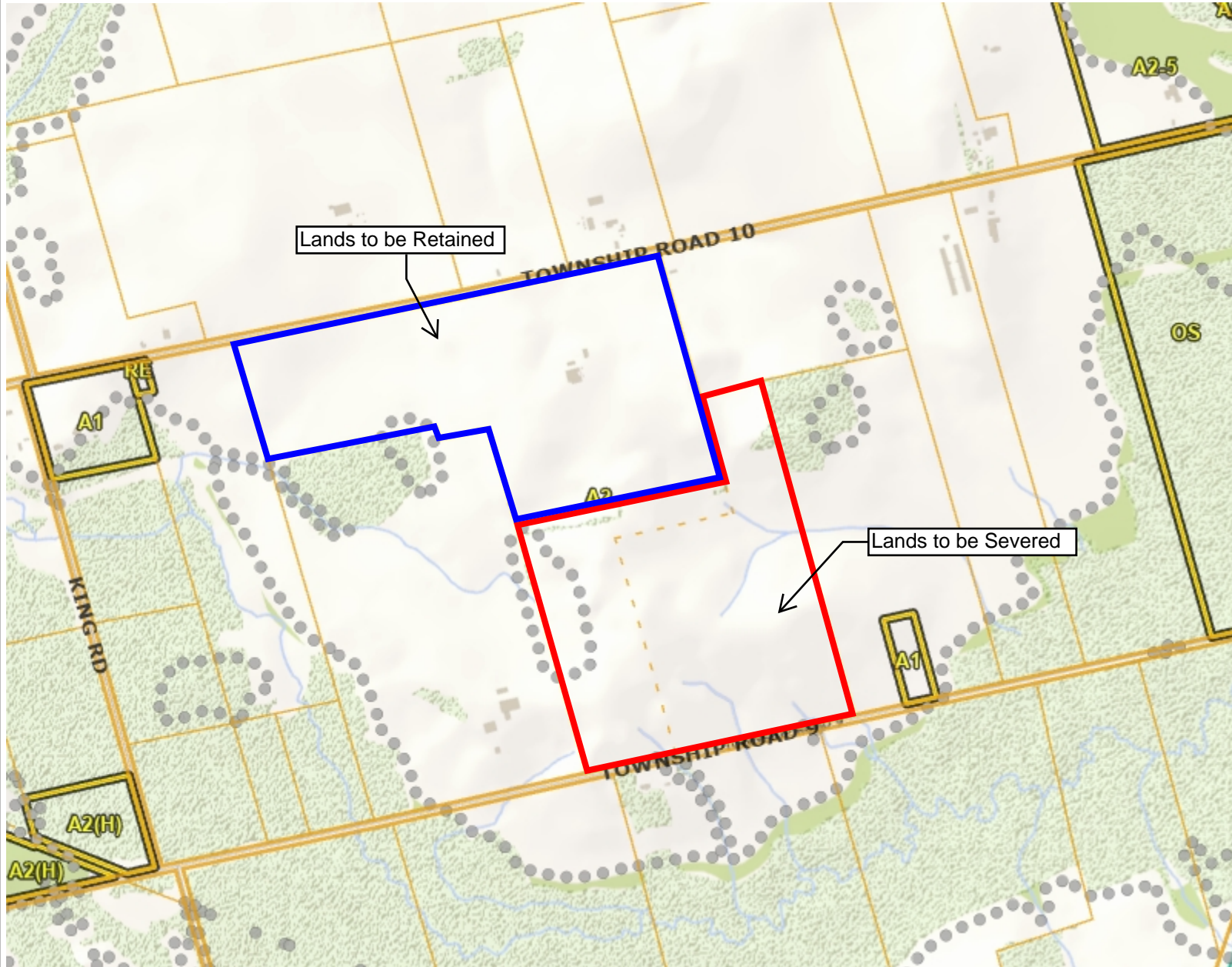
- 1. If required, a drainage assessment re-apportionment be undertaken, pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owner’s expense, to the satisfaction of the Township of Blandford-Blenheim.

- 2. If required, the Owner shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.

- 3. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.

SIGNATURES

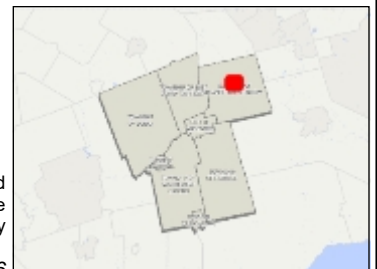
Authored by:	<i>‘Original signed by’</i>	Dustin Robson, MCIP, RPP Development Planner
Approved for submission:	<i>‘Original signed by’</i>	Heather St. Clair, MCIP, RPP Senior Development Planner



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



Lands to be Retained

Lands to be Severed



0 409 818 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

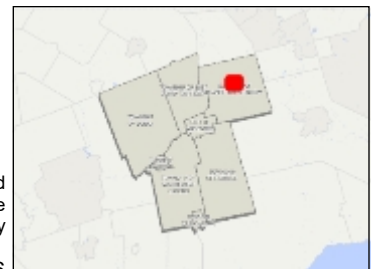
May 7, 2026



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