

To: Chair and Members of Oxford County Land Division Committee

From: Amy Hartley, Development Planner, Community Planning

Application for Consent B26-41-3 – James and Janice Corbeil

REPORT HIGHLIGHTS

- The purpose of the application for consent is to separate two parcels that have inadvertently merged on title.
- The lot to be severed and retained are located within the Village of Springford. The lot to be severed contains a single detached dwelling and accessory building, and the lot to be retained contains a recently constructed single detached dwelling.
- Planning staff are recommending approval of the application as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan as it pertains to severances for legal or technical reasons.

DISCUSSION

Background

OWNER: James and Janice Corbeil
4 West Street North, P.O. Box 92, Springford, ON N0J 1X0

SOLICITOR: Nesbitt Coulter LLP (c/o Thomas Henderson)
35 Perry Street, Woodstock, ON N4S 3C4

LOCATION:

The subject lands are described as Part of Lot 22, Concession 8 (South Norwich), in the Township of Norwich. The subject lands are located on west side of West Street North, lying between Main Street West and Milldale Road and are municipally known as 4 and 12 West Street North, in the Village of Springford.

OFFICIAL PLAN:

Schedule “N-1”

Township of Norwich
Land Use Plan

Settlement

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

Lot to be Severed: 'Village Zone (V)' and 'Residential Type 1 (R1)'
Lot to be Retained: 'Residential Type 1 (R1)'

SERVICES: Lot to be Severed – private septic and municipal water
Lot to be Retained – private septic and municipal water

ROAD ACCESS: paved County Road, Main Street West and West Street North

PROPOSAL:

	<u>Lot to be Severed</u>	<u>Lot to be Retained</u>
Area	0.7 ha (1.7 ac)	0.9 ha (2.3 ac)
Frontage	40 m (131.2 ft)	29 m (95.1 ft)
Depth (average)	200 m (656 ft)	152 m (498.6 ft)

The purpose of the application for consent is to separate two parcels that have inadvertently merged on title after the lot to be retained was purchased by the applicants in approximately 2001. The properties are required to be separated again as the applicants have sold the lot to be severed and it was determined to have merged during the title search process.

The lot to be severed contains an existing single detached dwelling and an accessory building, as well as a used vehicle sales business. The lot to be retained contains a recently constructed single detached dwelling. Surrounding land uses include other commercial businesses and single detached dwellings in the Village of Springford.

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 and retained.

Plate 2, Subject Lands (2025 Air Photo), provides an aerial view of the property and surrounding lands in the immediate area.

Plate 3, Applicant's Sketch, provides the dimensions of each lot as they existed prior to merging, as well as the location of the existing buildings on the lands and private services.

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.

As per the PPS, settlement areas are urban and rural settlements, which include cities, towns, villages and hamlets and can vary significantly in terms of size, density population, economic activity, diversity and intensity of land uses, service levels and types of infrastructure available.

Section 2.3 of the Provincial Planning Statement (PPS) outlines that healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 2.3 directs that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

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.

Official Plan

The lot to be severed is designated as Village, according to the Land Use Plan for the Township of Norwich, in the County Official Plan. In order to accommodate anticipated growth, the Official Plan promotes the location of non-agricultural uses within rural settlements as a means of protecting agricultural lands and natural areas, avoiding scattered development and maximizing the efficiency of municipal services.

It is an objective of the Official Plan to provide for a supply of residential land that is sufficient to accommodate the projected demand for the anticipated range of new dwelling types over the planning period. Low density residential development is permitted in the Village designation and includes those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes and converted dwellings, and the density of residential development will be restricted by the land area required for the proper operation of individual private septic systems

The Official Plan promotes appropriate infill development and intensification of land and buildings in rural settlement areas, consistent with the level of municipal services available. Within the Village designation, a range of land use is permitted with the exception of multiple unit residential development involving more than two units.

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.

Street oriented infilling is the introduction of new residential housing into an established streetscape pattern and will only be permitted if the proposal is consistent with the characteristics of existing development in the immediate area. In order that the street-oriented infill projects are sensitive to the continuity of the existing residential streetscape, Area Council and the Oxford County Land Division Committee will ensure that the proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development within the immediate residential area.

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.

Section 6.3.2 permits commercial uses within the Village designation which consist of retail and service commercial facilities and cottage industries that are small scale, suitable on private services and which serve either the population of the settlement area and the surrounding agricultural area or the travelling public. Residential uses will be restricted from the front portion of a building at street level in the Village core that is characterized by an established cluster of businesses, government services or cultural and institutional facilities.

Zoning By-law

The lot to be severed is zoned 'Village Zone (V)' and 'Residential Type 1 Zone (R1)' and the lot to be retained is zoned 'Residential Type 1 Zone (R1)'.

The Village Zone permits a variety of commercial uses and a single detached dwelling accessory to a permitted use. The Village Zone requires a cumulative lot area of 2,800 m² (30,140 ft²) for a single detached dwelling and 3,700 m² (39,828 ft²) for a non-residential use.

The R1 Zone permits a single detached dwelling, and an additional residential unit within the principal dwelling within outside of a serviced settlement. A minimum lot area of 2,800 m² (30,140 ft²) and a minimum lot frontage of 35 m (114.8 ft) for lands served by private sanitary services is required.

As per Section 2.3 of the Township Zoning By-law where a lot contains more than one zone, each portion of the lot is considered as a separate lot for the purpose of determining zoning provisions.

Agency Comments

The application was circulated to a number of agencies, and no concerns were raised as a result of the circulation.

Public Consultation

Public Notice of the application was circulated to neighbouring property owners 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 application for consent proposes to separate two parcels that have inadvertently merged as a result of the applicant purchasing both parcels in the same name. Planning staff have reviewed the applicants' request and are of the opinion that the proposal to sever the lands to reflect how they existed prior to the merger, represents a technical severance that will not result in the creation of a new lot and can therefore be considered appropriate in this instance.

Further, the proposed lot areas for the lot to be severed and retained will comply with the minimum lot area zone provisions for a residential parcel on a private septic system, which is 2,800 m² (0.7 ac), and for a cumulative lot area of 6,500 m² (1.61 ac) for a single detached dwelling and a non-residential use within the Village Zone. As the lot to be severed existed separately and contained two zones prior to the passing of the current zoning by-law, the zoning on the lot to be severed is considered legal non-conforming and will not be treated as two separate parcels as required in Section 2.3 of the Zoning By-law.

The lots to be severed and retained have existed separately since approximately 2001 when the lot to be retained was acquired by the applicants. The lots have continued to function as separate lots and after being separated again, will continue to successfully function separately.

In light of this, Planning staff are satisfied that the proposed technical severance to separate two parcels that have inadvertently merged is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan regarding legal and technical severances in Settlements and can be given favourable consideration from a planning perspective.

RECOMMENDATIONS

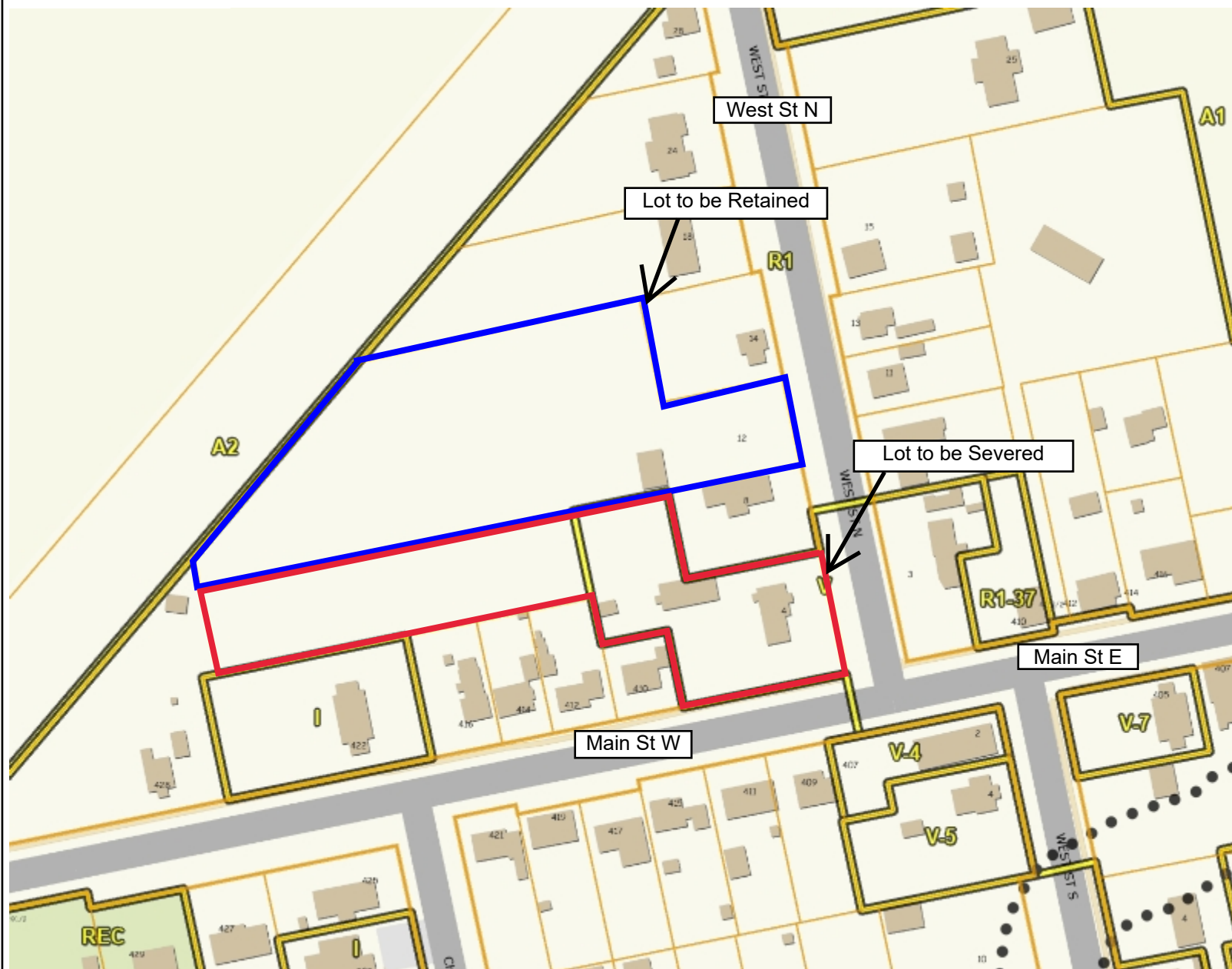
Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, and complies with the policies of the County of Oxford Official Plan and the lands are appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be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

- 1. If required, 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 (Municipality).**

2. The Clerk of the Township of Norwich 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>	Amy Hartley 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



0 48 96 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

August 31, 2026



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



Part of Lot 22, Concession 8 (South Norwich); 4 and 12 West Street North, Township of Norwich

