

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

**From: Dustin Robson, Development Planner, Community Planning**

## **Application for Zone Change**

### **ZN 1-26-01 – Stott Farm Ltd.**

#### **REPORT HIGHLIGHTS**

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- The zone change application proposes to rezone the retained lot resulting from Consent Application B24-31-1 from ‘General Agricultural Zone (A2)’ to ‘Special Rural Residential Zone (RR-sp).’ A special provision is being proposed to permit a reduced minimum lot depth.
- The zone change application also proposes to rezone the lot to be severed from ‘General Agricultural Zone (A2)’ to ‘Special Agricultural Zone (A2-sp).’ A special provision would be included to limit residential uses on the lot to be severed to one single detached dwelling.
- The related consent application, B24-31-1, was approved by the Oxford County Land Division Committee on May 1, 2025. The subject zone change application is required to fulfill a condition of the consent.
- Planning staff are recommending that the application be approved as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to farm consolidations and non-farm rural residential development in prime agricultural areas.

#### **DISCUSSION**

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##### **BACKGROUND**

OWNERS: Stott Farm Ltd.  
915810 Motheral Road, Drumbo, ON N0J 1G0

LOCATION:

The subject lands are described as Northwest Quarter of Lot 9 and North Half of Lot 10, Concession 6 (Blenheim), Except Part 1, Registered Plan 41R-6197 and Part 6 of Registered Plan 41R-2799. The lands are located at the southeast corner of the Motheral Road and Oxford Road 29 intersection, lying to the east of the Village of Drumbo. The subject lands are municipally known as 915810 Motheral Road and 807240 Clark Road.

COUNTY OF OXFORD 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:

Lot to be Severed:

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

Lot to be Retained:

Existing Zoning: 'General Agricultural Zone (A2)'  
Proposed Zoning: 'Special Rural Residential Zone (RR-sp)'

PROPOSAL:

The zone change application proposes to rezone the retained lot resulting from consent application B24-31-1 from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp).' A special provision is being requested to permit a reduce lot depth of 50 m (164 ft) rather than the required 80 m (262.5 ft) lot depth.

The lot to be severed is proposed to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp).' A special provision is proposed on the lot to be severed that would restrict new residential dwellings from being built. The zoning would still retain the ability to have one single detached dwelling accessory to a farm on the lot to be severed.

The related consent application, B24-31-1, was approved by the Oxford County Land Division Committee on May 1, 2025. The subject zone change application is required to fulfill a condition of the related consent.

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

Plate 2, Location Map and Existing Zoning – Zoomed In, shows the location of the proposed lot to be retained and the existing zoning in the immediate vicinity.

Plate 3, Aerial Map (2020), provides an aerial view of the subject lands and surrounding area as of Spring 2020.

Plate 4, Aerial Map (2020) – Zoomed In, provides an aerial view of the proposed lot to be retained and surrounding area as of Spring 2020.

Plate 5, Applicant's Sketch, shows the configuration and dimensions of the lands to be severed and retained as proposed by the applicant.

Plate 6, Applicant's Sketch – Proposed Lot to be Retained, shows the configuration and dimensions of the lands to be retained and the location of the existing single detached dwelling.

## **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 agriculture-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.

### OFFICIAL PLAN

The subject lands are located within the ‘Agricultural Reserve’ designation according to the Township of Blandford-Blenheim 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.

The policies of Section 3.1.5.3 (Creation of Rural Residential Lots) apply to the evaluation of non-farm rural residential development proposals in the following land use designations and overlays: Agricultural Reserve, Environmental Protection Area, Open Space, Future Urban Growth, and Quarry Area.

Non-farm rural residential development shall be considered to include both the severed and retained lots, in the case of consent, and lands subject to rezoning for residential purposes, in the case of zoning by-law amendment applications. The enlarged agricultural lot that would result from a proposed non-farm rural residential development through farm consolidation shall comply with the applicable policies of Section 3.1.4.2.

Notwithstanding the policies of Section 1.5, Interpretation, for the purposes of the application of the policies in Section 3.1.5.3, the numerical references and measurements are intended to be absolute.

Section 3.1.5.3 outlines that the non-farm rural residential lots outside of a settlement shall be prohibited except in accordance with the following:

- 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,
- A proposal to create a lot for a residence surplus to a farming operation as a result of farm consolidation, provided that:
  - 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,
  - 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.

- 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 subject to the application must be zoned for agricultural use.
- The proposed rural residential lot shall not be located within the Quarry Area designation, or an area identified as a Limestone Resource or Sand and Gravel Resource Area.
- The proposed residential lot shall not be located within a Future Urban Growth Area.
- Non-farm rural residential lots shall be as small as is practical in order to preserve the County's agricultural land base. Severance proposals to create new or expanded lots for non-farm rural residential development will generally not exceed 0.8 ha (2 acres). Proposals seeking to create lots larger than this area limit will only be considered where it can be demonstrated that the additional area is required to accommodate individual on-site water services and individual on-site sewage services, the lands have topographic limitations for agricultural use or are physically separated from the remainder of the farm by significant natural heritage features and areas and/or watercourses, or to conserve cultural heritage resources. In no case shall a new or expanded non-farm rural residential lot exceed 1 ha (2.5 acres) in area.
- Existing or proposed individual on-site water services and individual on-site sewage services are demonstrated to be adequate to serve the proposed non-farm rural residential use.
- A proposal for non-farm rural residential development shall satisfy the requirements of MDS I, or not further reduce an existing insufficient setback.
- The proposed rural residential development shall have direct frontage on a permanent public road maintained year-round at a reasonable standard of construction. New vehicular access to any road shall be in accordance with the requirements of authority having jurisdiction over the road, including the applicable policies.
- To recognize and conserve heritage resources in the agricultural areas of the County.

For the purpose of considering the creation of a non-farm rural residential lot where a landowner owns multiple non-abutting farms in Oxford County, staff are to ensure that the owner is a bona fide farmer. The Official Plan contains a definition of a "farm owner" which is defined as:

An individual, partnership, or corporation which:

- a) Owns, is employed on, and manages an agricultural operation consisting of one or more agricultural lots;
- b) Earns a majority of their income from farming (the scale of the agricultural operation should be capable of generating reasonable operating profit under "normal" economic conditions);
- c) Spends a majority of their workday in the day-to-day operation of the farm on a full-time, year-round or extended seasonal basis;
- d) Demonstrates a continuing commitment to the farm operation and long-term farming, such as through sustainable farming practices, on-going farm maintenance and improvement (i.e., drainage, erosion control, soil improvement, fencing etc.), and direct investment in equipment, buildings, and crops; and,
- e) Must have a valid Farm Business Registration Number.

### ZONING BY-LAW

The subject lands are currently zoned 'General Agricultural Zone (A2)' in the Township of Blandford-Blenheim Zoning By-Law. The 'A2' zone permits a variety of agriculture-related uses, including a farm and a regulated 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). The lot to be severed would be approximately 59.8 ha (147.9 ac) in area, with a frontage of approximately 1,446 m (4,744 ft) on Motheral Road, Oxford Road 29, and Clark Road.

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 m<sup>2</sup> (30,139 ft<sup>2</sup>), 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 0.3 ha (0.9 ac), frontage of approximately 75 m (246 ft) on Clark Road. A special provision is being requested to permit a minimum lot depth of 50 m (164 ft).

The applicant has submitted a Zone Change Application that, in addition to rezoning the lot to be retained from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp),' would also rezone the lot to be severed from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp).' A special provision would be included in the A2-sp zone which would prohibit any additional dwellings on the lot to be severed. The zoning would still retain the ability to have one single detached dwelling accessory to a farm on the lot to be severed.

### AGENCY COMMENTS

The Township Chief Building Official, the Township Drainage Superintendent, and the Oxford County Public Works Department have indicated no concerns with the proposal.

### PUBLIC CONSULTATION

Notice of complete application and notice of the public meeting for the proposal was circulated to neighbouring landowners on February 19, 2026 and February 26, 2026, respectively, 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 subject zone change application and the associated 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, have been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the County Official Plan.

The creation of a lot for a surplus residence is permitted provided that the owner owns multiple farms within Oxford County. Given the farm ownership and proposed lot size of the non-farm rural residential lot, staff are generally 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.

The applicant has provided documentation confirming ownership of two non-abutting farms in the Township of Blandford-Blenheim. The subject lands contain two single detached dwellings, both of which were constructed prior to December 13, 1995, and which are accessory to a cash crop and dairy operation. Staff are also satisfied that the applicant complies with the definition of a farm owner as per the Official Plan.

It is proposed that approximately 59.8 ha (147.9 ac) of agricultural land will be severed and would contain one single detached dwelling and outbuildings associated with an existing cash crop and dairy operation on-site. The lot to be severed will continue to be used for agricultural purposes, will not result in further fragmentation of agricultural land, and will continue to allow flexibility for future changes in the type of farm operation beyond its current use. The resulting agricultural lot size and configuration is consistent with the PPS and Official Plan direction of maintaining farm parcels of adequate size to adapt to changing agricultural conditions.

The subject zone change application proposes to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' to recognize its proposed use as a non-farm rural residential lot. A special provision is being requested to permit a reduced minimum lot depth of 50 m (164 ft). The configuration has been proposed in order to avoid taking farmland out of production and would generally facilitate the building cluster as it exists today. Given that the proposed lot to be retained would be large enough to contain the existing dwelling, private well, and private septic system and given that it would protect farmland from being removed from agricultural production, staff are supportive of the proposal.

The subject zone change application also proposes to rezone the lot to be severed from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp).' A special provision is required to prohibit additional dwellings on the lands and would apply to all dwellings, including a second single detached dwelling, an additional residential unit, a bunkhouse, and a converted dwelling. The lands would retain the ability to have one single detached dwelling that is accessory to the farm and would allow the ability for the existing dwelling to be replaced in the future, if required.

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-in-principle.

The proposed amending Zoning By-Law will be brought forward for Council's consideration once the associated reference plan has been received to generate the appropriate by-law schedules.

## **RECOMMENDATIONS**

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It is recommended that the Council of the Township of Blandford-Blenheim approve-in-principle the zone change application submitted by Stott Farm Ltd. (File No. ZN 1-26-01) whereby the lands described as Northwest Quarter of Lot 9 and North Half of Lot 10, Concession 6 (Blenheim), Except Part 1, Registered Plan 41R-6197 and Part 6 of Registered Plan 41R-2799, Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' and 'Special General Agricultural Zone (A2-sp).'

## **SIGNATURES**

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**Authored by:** Original Signed By Dustin Robson, MCIP, RPP  
Development Planner

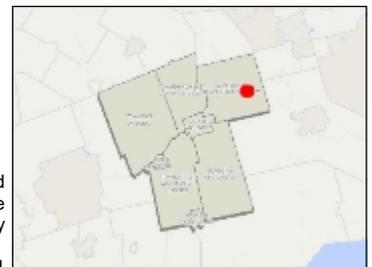
**Approved for submission:** Original Signed By Eric Gilbert, MCIP, RPP  
Manager of Development Planning



**Legend**

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- 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**



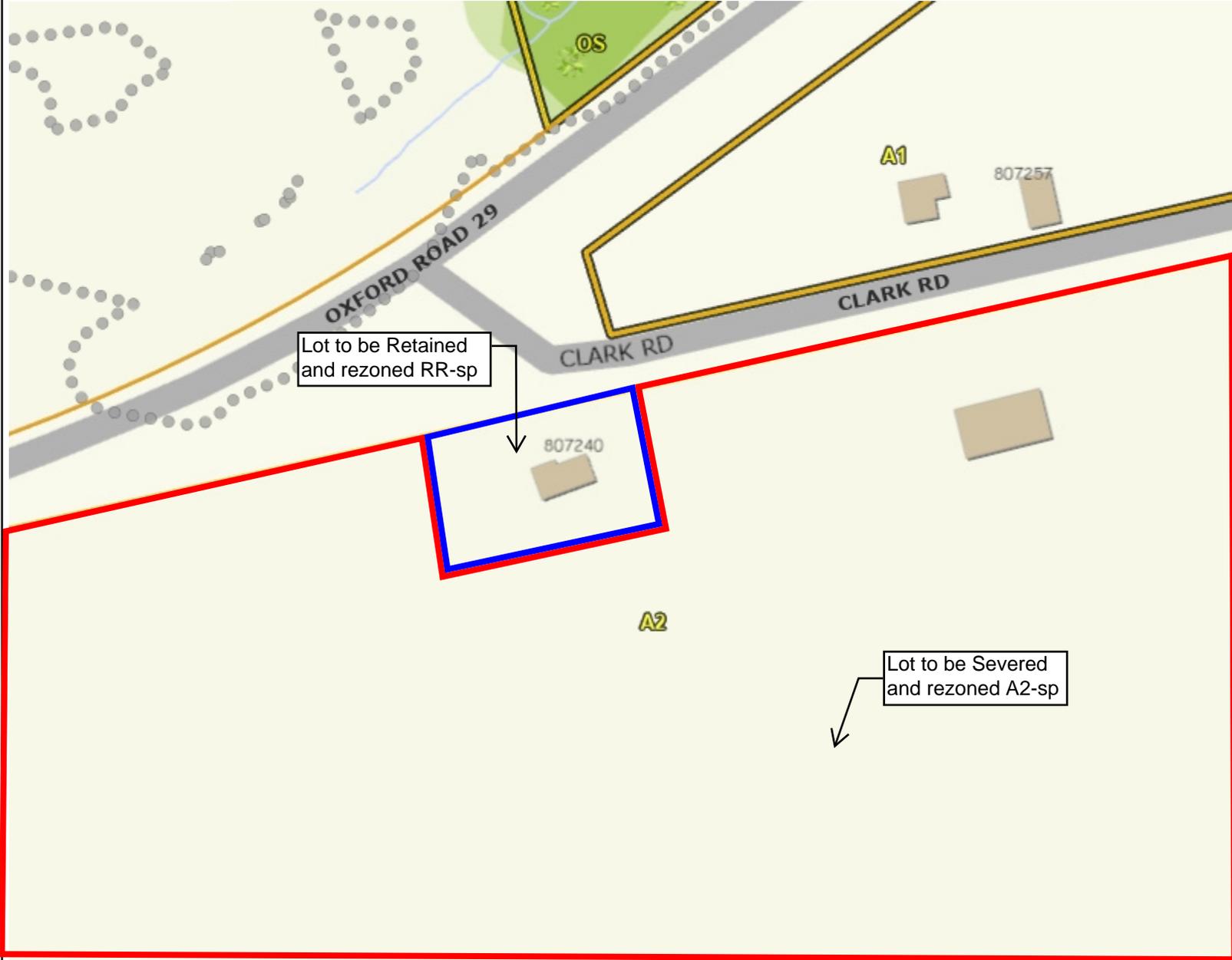
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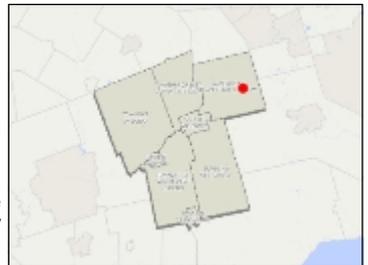
April 9, 2024



**Legend**

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**Notes**



Lot to be Retained and rezoned RR-sp

Lot to be Severed and rezoned A2-sp



0 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N



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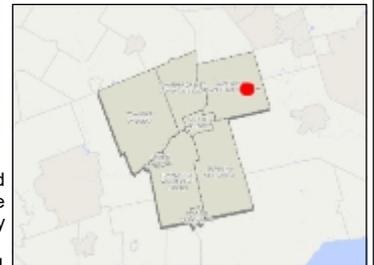
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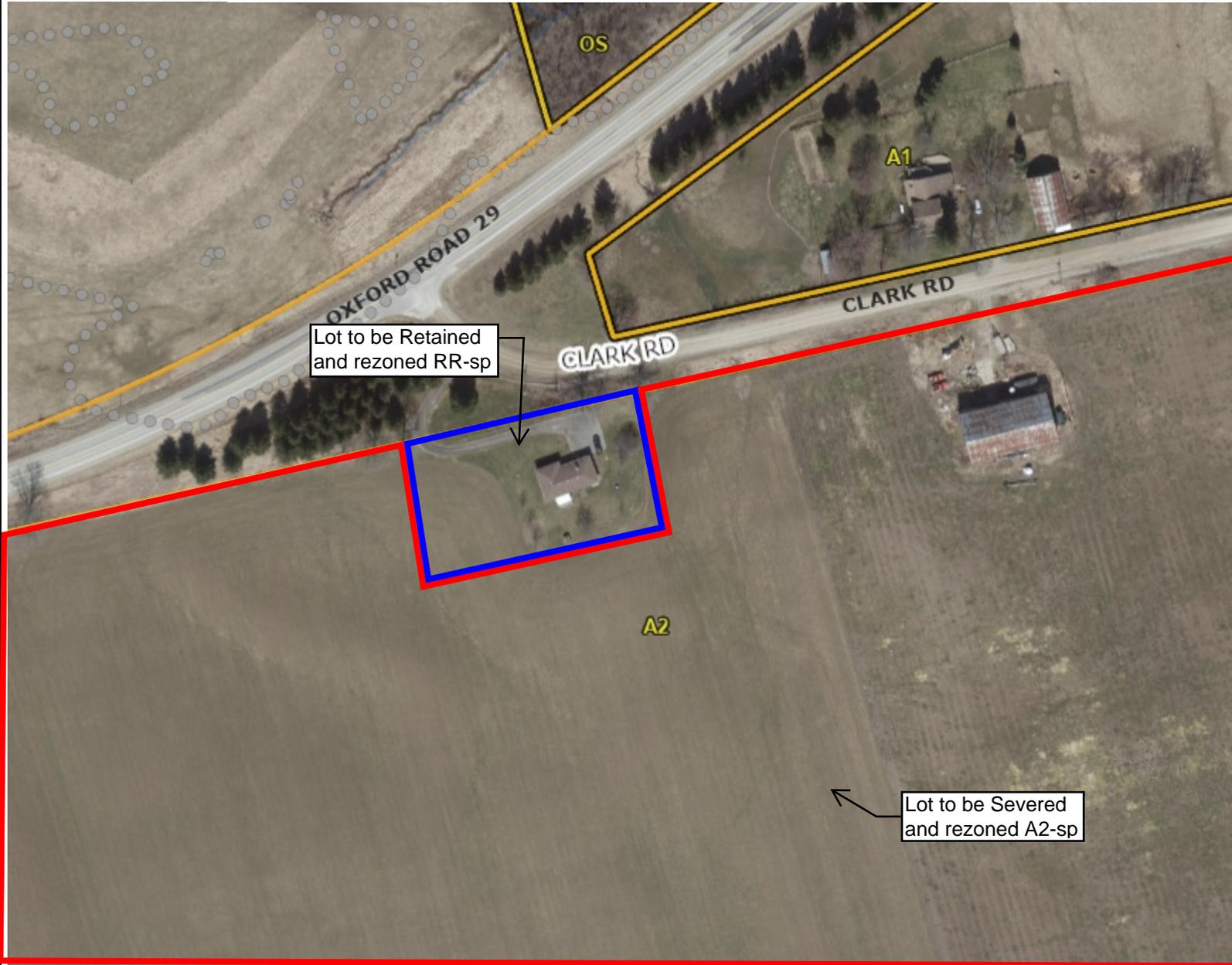
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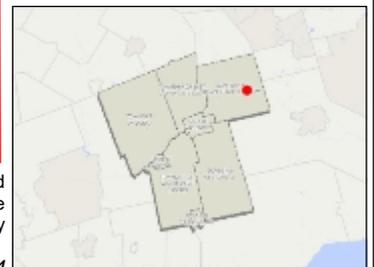
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**Notes**



Lot to be Retained and rezoned RR-sp

Lot to be Severed and rezoned A2-sp



0 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N



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April 9, 2024

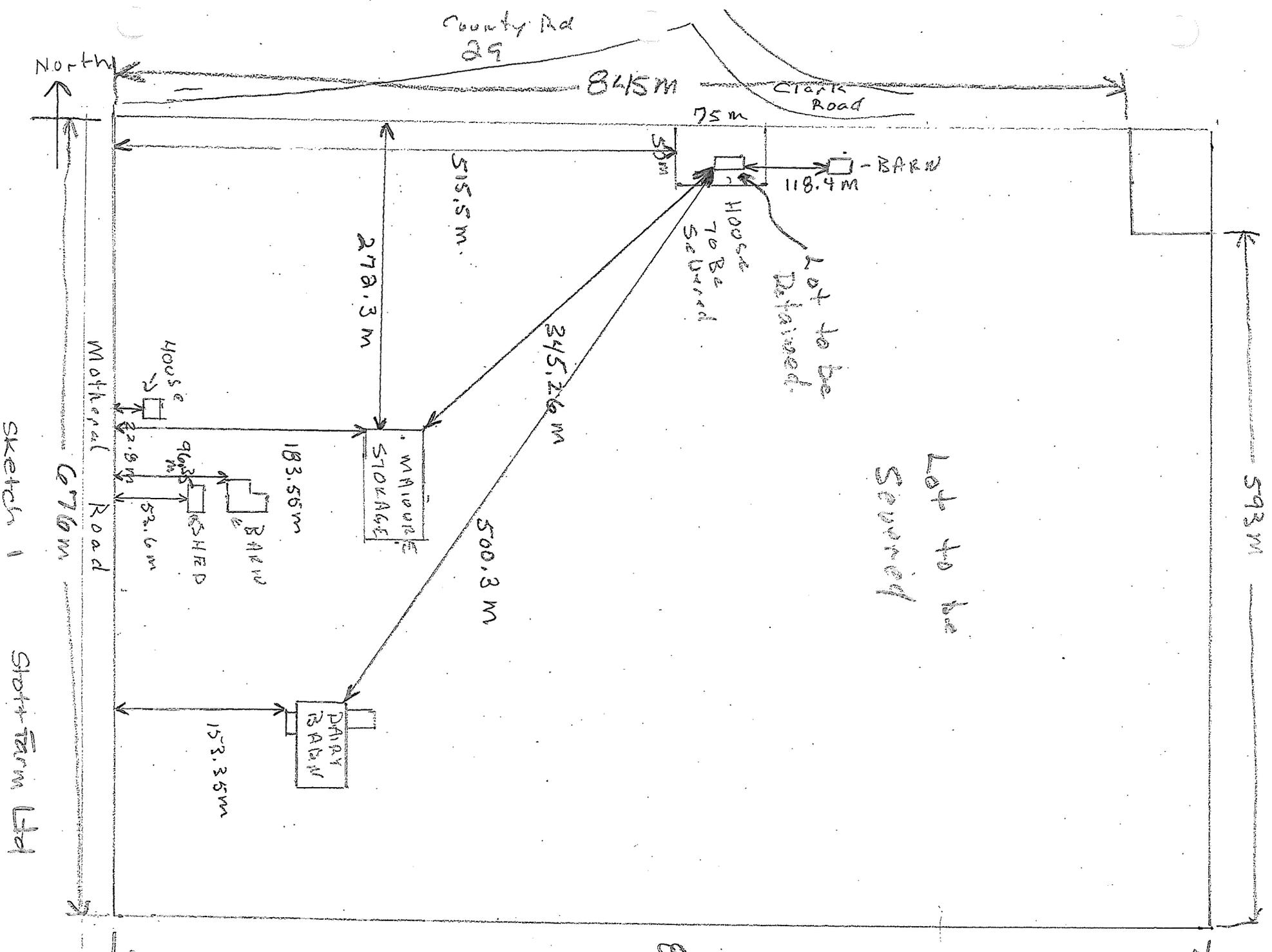
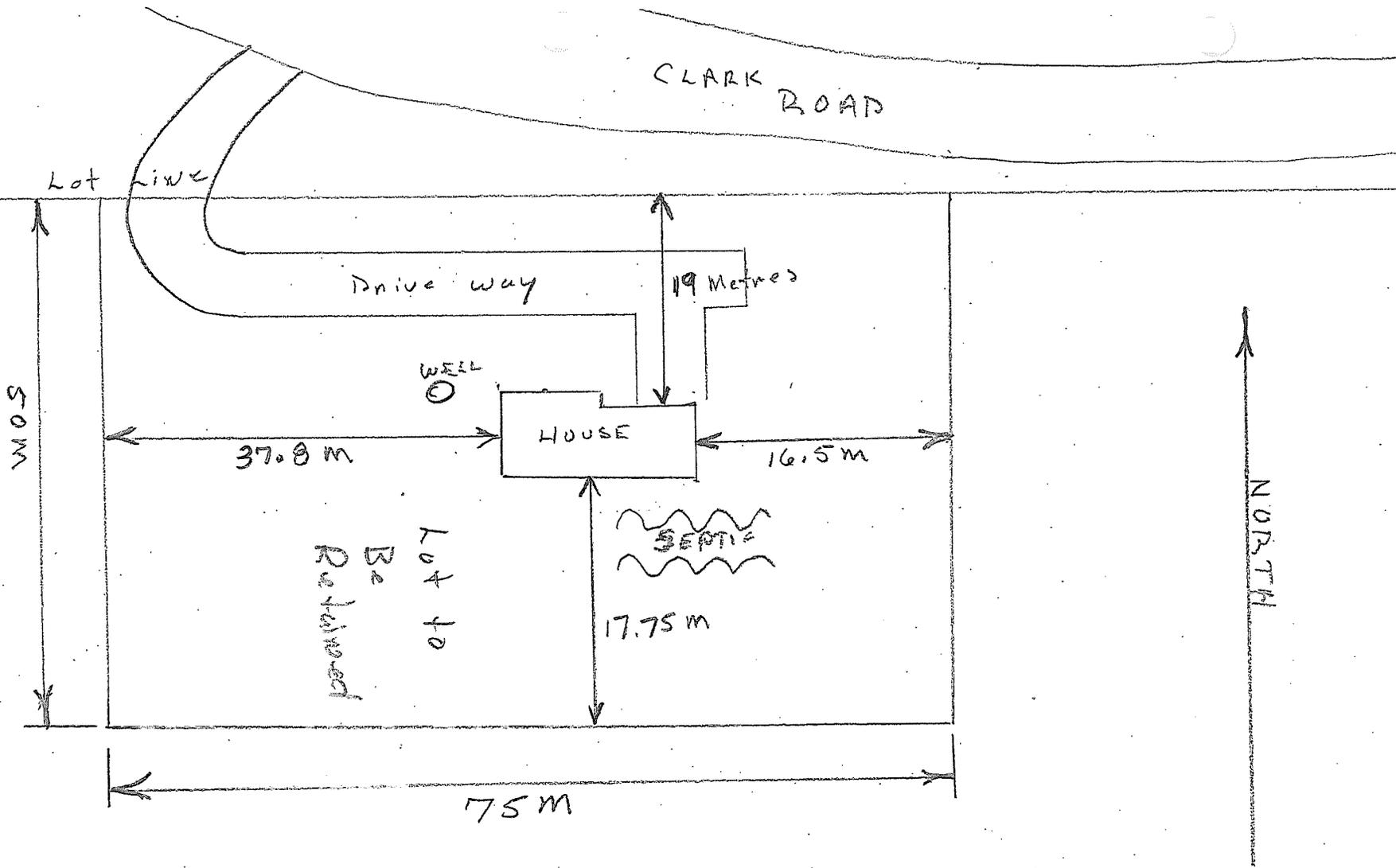


Plate 5: Applicant's Sketch  
 File No. ZN 1-26-01 (Stott Farm Ltd)  
 NW 1/4 Lots 9 Concession 6 (Blenheim) Except Part 1, Plan 41R6197; N 1/2 Lot 10, Concession 6 (Blenheim) Except Part 6, Plan 41R2799, Township of Blandford-Blenheim - 915810 Motheral Road and 807240 Clark Road



Lot to be severed

Plate 6: Applicant's Sketch - Proposed Lot to be Retained  
 File No. ZN 1-26-01 (Stott Farm Ltd)  
 NW 1/4 Lots 9 Concession 6 (Blenheim) Except Part 1, Plan 41R6197; N 1/2 Lot 10, Concession 6 (Blenheim) Except Part 6, Plan 41R2799, Township of Blandford-Blenheim - 915810 Motheral Road and 807240 Clark Road