

To: Chair and Members of Oxford County Land Division Committee

From: Dustin Robson, Development Planner, Community Planning

Application for Consent B26-29-1 – Highview Estate Ltd.

REPORT HIGHLIGHTS

- The application for consent proposes a farm consolidation, whereby approximately 55 ha (136 ac) of agricultural land will be severed and conveyed to the approximately 38 ha (94 ac) agricultural lot to the immediate east.
- The proposed lot to be retained will be approximately 0.8 ha (2 ac) in size and contains an existing single detached dwelling.
- 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 with respect to farm consolidations and non-farm rural residential development in prime agricultural areas.

DISCUSSION

Background

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

APPLICANT: Robert Harrison
866829 Township Road 10, Bright, ON N0J 1B0

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	'Agricultural Reserve'
	Land Use Plan	

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)' and 'Special Rural Residential Zone (RR-sp)'

SERVICES:

Lot to be Severed	None
Lot to be Retained	Existing private well and septic system
Lot to be Enlarged	None

ROAD ACCESS:

Lots to be severed, retained, and enlarged	Gravel, Township Road (Township Road 9)
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PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ENLARGED LOT</u>
Area	55 ha (136 ac)	0.8 ha (2 ac)	38 ha (94 ac)
Frontage	760 m (2,493.3 ft)	10 m (32.8 ft)	333 m (1,092.5 ft)
Depth	810 m (2,657.4 ft)	290 m (951.4 ft)	415 m (1,361.5 ft)

For the Committee's information the subject lands were previously subject to severance application B26-21-1 (Highview Estate Ltd.), which was considered at the July 2, 2026 Land Division Committee (LDC) meeting (please refer to Plate 5). B26-21-1 was conditionally approved to sever the existing 116.5 ha (287.8 ac) agricultural lot into two agricultural lots, with the lot to be severed being approximately 55.8 ha (138 ac) and the retained lot being approximately 60.7 ha (150 ac).

Severance application B26-29-1 (Highview Estate Ltd.) relates to the lot to be severed of B26-29-1. The proposal is to sever approximately 55 ha (136 ac), which is currently in agricultural production (cash-crop), and contains an accessory building (to be removed). It is proposed that the lot to be severed will be added to the agricultural lot to the immediate east. The lot to be enlarged is approximately 38 ha (94 ac) in size, is in agricultural production (cash-crop), and is vacant of any buildings or structures.

It is proposed that the lot to be retained will be approximately 0.8 ha (2 ac) in area with approximately 10 m (32.8 ft) of frontage on Township Road 9. The lot to be retained contains an existing single detached dwelling (circ. 1860).

A zone change application has also been received by the Township to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' to recognize the change in land use that will result from the proposed severance. A special provision will be required to permit the reduced frontage of 10 m (32.8 ft) for the lot to be retained.

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. Surrounding land 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, Applicant's Sketch, depicts the proposed configuration of the lots to be severed, enlarged, and retained, with the location of existing buildings and structures, as provided by the applicant. For reference, Plate 3 also identifies the configuration of the retained lands via B26-21-1.

Plate 4, Applicant's Sketch – Lot to be Retained, depicts the zoomed in configuration of the lot to be retained, with the location of existing buildings and structures, as provided by the applicant.

Plate 5, B26-21-1 Severance, shows the proposal from severance application B26-21-1, which was conditionally approved by the LDC on July 2, 2026.

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 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.

The goal of the Agricultural Reserve designation is to minimize conflict with farm operations and non-farm uses, 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 Resource, 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 services;
 - The lands have topographic limitations for agricultural use;
 - The lands are physically separated from the remainder of the farm by significant natural heritage features/watercourses;
 - The additional area is required to conserve cultural heritage resources;
 - Proposed lots will not 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);
- 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;
- 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;
- The proposed non-farm rural residential lot may only contain an existing barn or other farm structures where they are suitable to be used as accessory structures to a residential use and have been formally converted such that they are no longer suitable for the housing of livestock or poultry or storage/handling of manure, and/or are protected pursuant to the Ontario Heritage Act; and,
- Where a barn or other farm structure exists within the immediate vicinity of a non-farm rural residential lot to be created through a farm consolidation, the demolition or formal conversion of such structure shall be required, to ensure it cannot be used for the housing of livestock or poultry or storage/handling of manure in the future.

Pursuant to Section 3.1.6, consents for severance involving agricultural uses and non-agricultural uses, including rural residential uses, may be considered for the following legal or technical reasons:

- To create or alter any private easement or right-of-way;
- To correct or confirm valid title for an agricultural lot which is held in distinct and separate ownership;
- To make minor adjustments to the boundaries between abutting lots to conform to existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, individual on-site water services and individual on-site sewage services on abutting lots; or,
- To permit the severance of non-farm rural residential zoned lands, where they will be legally consolidated with an abutting agricultural lot to form one lot under identical ownership and rezoned for agricultural purposes.

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 agricultural uses, including a farm, a regulated farm, and a single detached dwelling if accessory to a farm or 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). Once merged, the newly enlarged lot will be approximately 93 ha (229.8 ac) with approximately 1,093 m (3,585.9 ft) of frontage on Township Road 9.

The lot to be retained is proposed to be used for non-farm rural residential purposes and will be required to be rezoned to recognize the use of the lands as such. 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 area of 0.8 ha (2 ac) and a lot frontage of approximately 10 m (32.8 ft) on Township Road 9.

Agency Comments

The Township Chief Building Official advised that as the lot to be severed has no livestock facility or anaerobic digester, MDS I is not required for the proposed lot to be retained.

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.

Oxford County Public Works Department, the Grand River Conservation Authority (GRCA), Canada Post, Hydro One, 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 July 23, 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 submitted application for consent, which proposes a farm consolidation and the retention of a lot for non-farm rural residential use, has been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the County Official Plan.

It is proposed that approximately 55 ha (136 ac) of agricultural land will be severed and added to the existing farm parcel to the immediate east, which is approximately 38 ha (94 ac) in area, for a total farm parcel size of approximately 93 ha (229.8 ac). The resulting agricultural lot size and configuration is consistent with the PPS direction of maintaining farm parcels of adequate size to adapt to changing agricultural conditions.

The retained parcel will be approximately 0.8 ha (2 ac) in area and will be used for non-farm rural residential purposes. As previously outlined, the creation of 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 minimum size needed to accommodate the uses and appropriate sewage and water services. Given the lot size, 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 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.

The Official Plan states that proposals for the retention of surplus farm dwellings 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. While the lot to be enlarged is vacant of a dwelling it does meet the minimum lot size of 30 ha (74.1 ac) to qualify for a building permit to allow for the construction of a single detached dwelling accessory to a farm.

The applicants are proposing a minimum frontage of 10 m (32.8 ft) for the lot to be retained, while the required minimum frontage for an 'RR' zoned lot is 35 m (114.8 ft). In the opinion of staff, the developed area of the lot is sufficient to accommodate the necessary private servicing, off-street parking, and amenity space. Further, the proposal has been reviewed by the Township Director of Protective Services who has not indicated any concern with the proposed 10 m (32.8 ft) frontage when it comes to access to the site for fire apparatuses. As such, staff are satisfied that the proposed frontage is appropriate in this instance. Planning staff are recommending that as a condition of approval, the applicant be required to rezone the retained lands to a special 'RR' zone to permit the use of the retained lands as non-farm rural residential and to permit a reduction to the minimum lot frontage to 10 m (32.8 ft).

In order to ensure that severance application B26-21-1 is completed and closed prior to B26-29-1 being finalized, a condition has been included requiring the certificate for B26-21-1 to be issued first.

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.

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, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

1. The lot to be retained be appropriately zoned 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. If required, a drainage assessment reapportionment 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.
4. The Owner shall provide an As-Built Survey for the lot to be retained showing the dimensioned location of all buildings, wells, and septic components on the lands, to the satisfaction of the Township of Blandford-Blenheim.
5. The Owner shall demonstrate that the storage building on the lot to be severed has been demolished or removed, to the satisfaction of the Township of Blandford-Blenheim.
6. The Clerk of the Township of Blandford-Blenheim shall advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.
7. The certificate for severance application B26-21-1 shall be issued, the transfer registered, and a copy of the registered transfer be provided to the Secretary-Treasurer of the Land Division Committee, prior to the issuance of the certificate for severance application B26-29-1.
8. The parcel intended to be severed be conveyed to the abutting landowner to the immediate east 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.

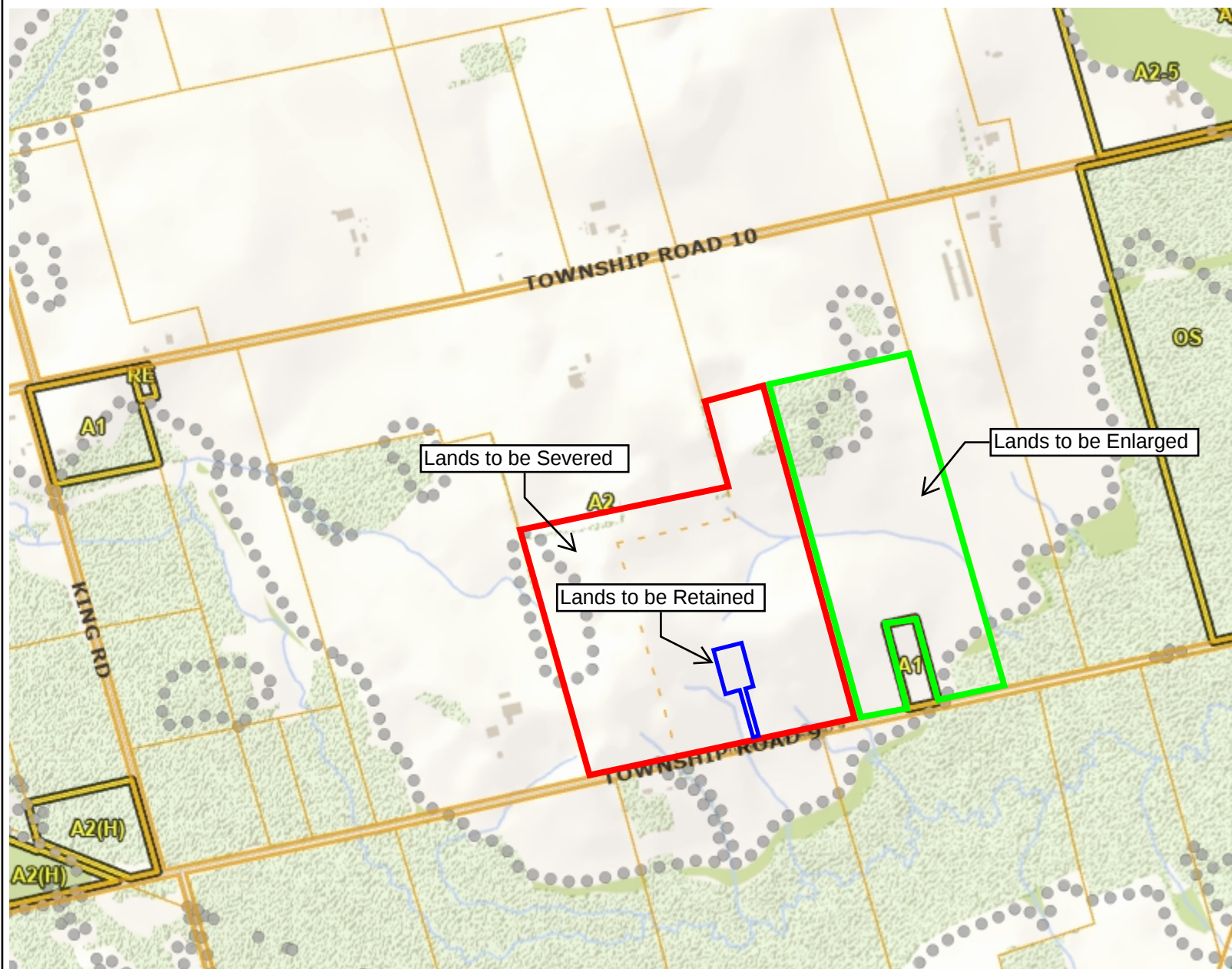
SIGNATURES

Authored by: *'Original signed by'*

Dustin Robson, MCIP, RPP
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

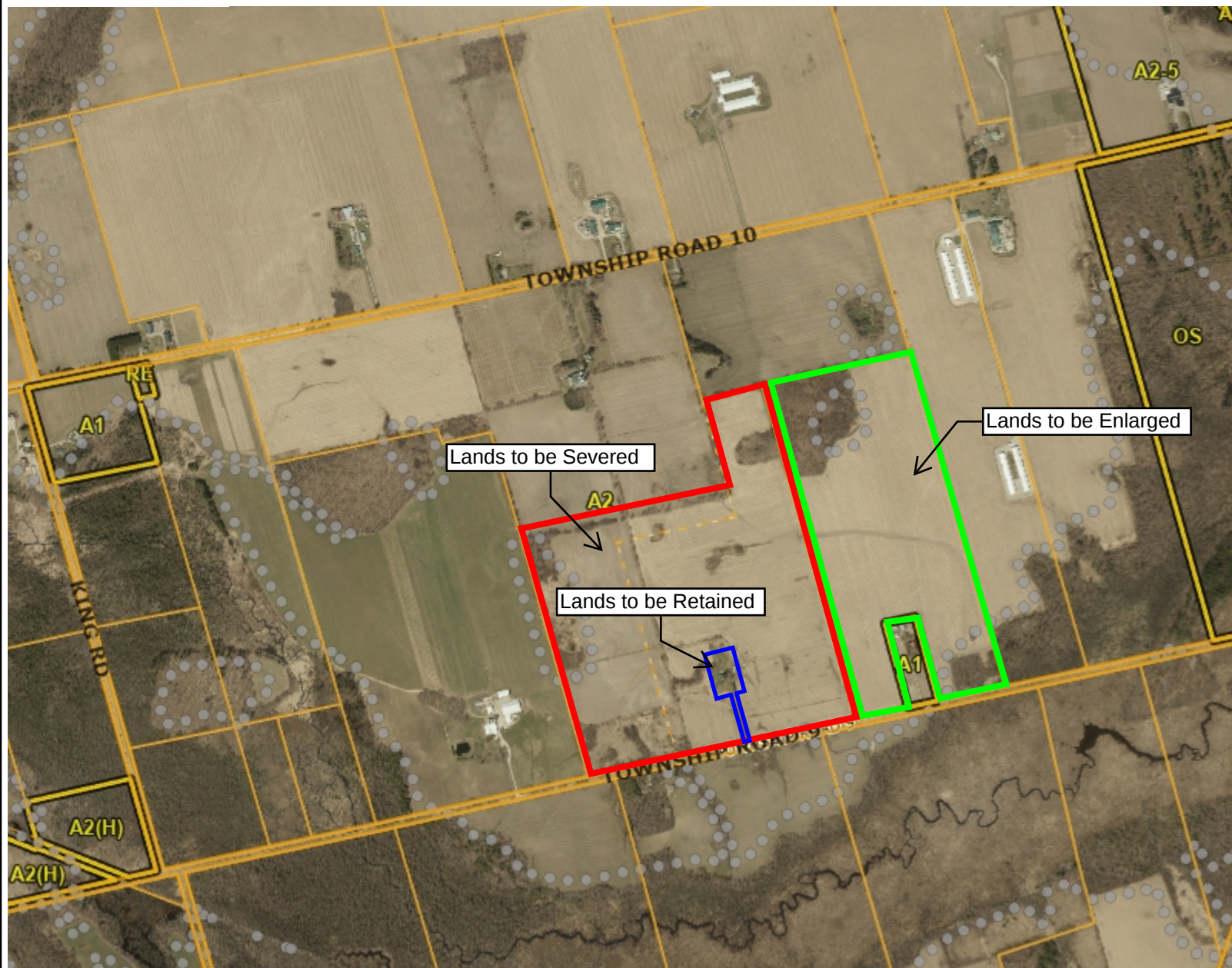
- Regulation Limit

- Regulatory Flood And Fill Lines

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

Notes





Legend

Parcel Lines

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

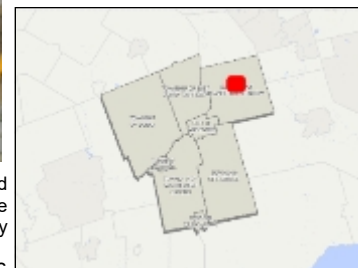
Zoning Floodlines

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



0 409 818 Meters

NAD_1983_UTM_Zone_17N



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May 7, 2026

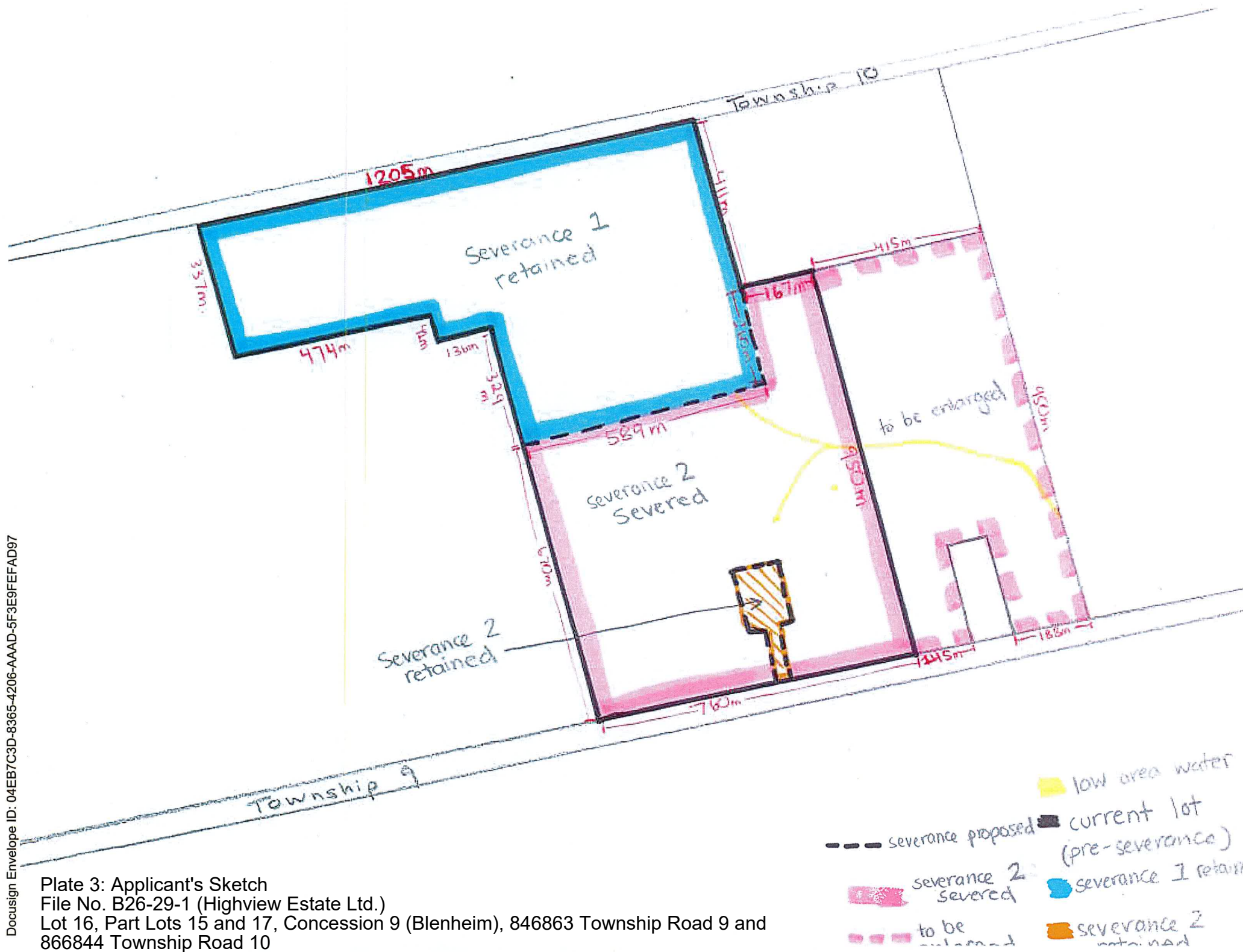


Plate 3: Applicant's Sketch
 File No. B26-29-1 (Highview Estate Ltd.)
 Lot 16, Part Lots 15 and 17, Concession 9 (Blenheim), 846863 Township Road 9 and
 866844 Township Road 10

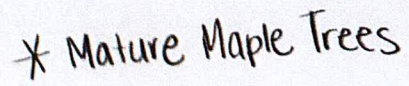
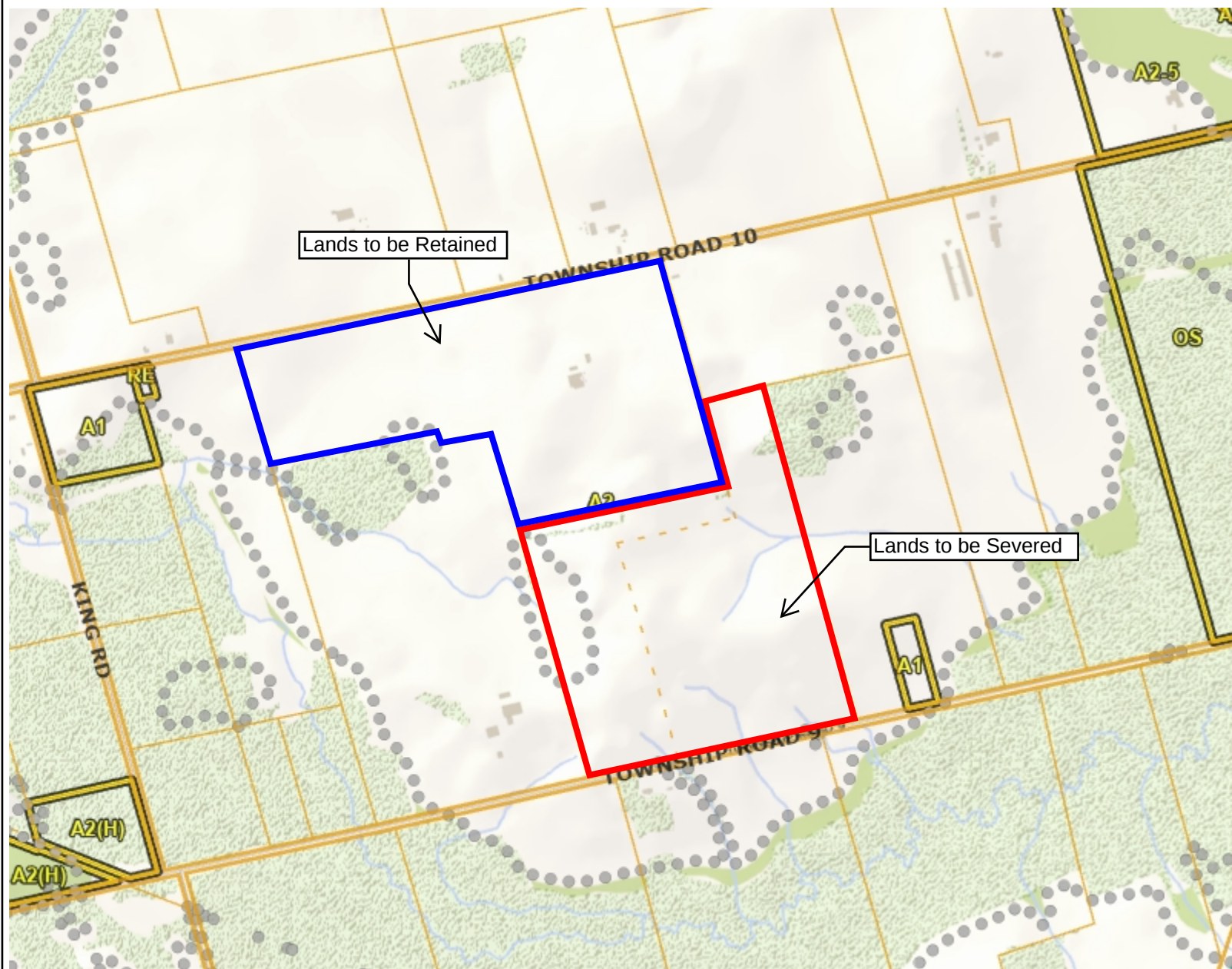


Plate 4: Applicant's Sketch - Lot to be Retained
 File No. B26-29-1 (Highview Estate Ltd.)
 Lot 16, Part Lots 15 and 17, Concession 9 (Blenheim), 846863 Township Road 9 and 866844 Township Road 10



Legend

Parcel Lines

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

Zoning Floodlines

Regulation Limit

- ◆ 100 Year Flood Line

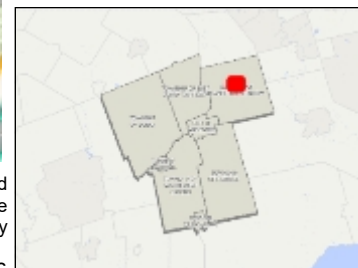
- ▲ 30 Metre Setback

- Conservation Authority Regulation Limit

- Regulatory Flood And Fill Lines

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

Notes



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