

To: Chair and Members of Oxford County Land Division Committee

From: Dustin Robson, Development Planner, Community Planning

Application for Consent B24-45-1 – Telephone City Aggregates Inc.

REPORT HIGHLIGHTS

- The Application for Consent proposes an agricultural lot addition whereby approximately 13.7 ha (33.8 ac) will be severed and consolidated with an existing 14.9 ha (36.8 ac) farm parcel. The lot to be retained would be approximately 27.8 ha (68.6 ac) in size.
- 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 regarding boundary adjustments in the Agricultural Reserve.

DISCUSSION

Background

OWNER/APPLICANT: Telephone City Aggregates Inc.
14442 Regional Road 50, Bolton, ON L7E 3E2

AGENT: MHBC Planning
200 – 540 Bingemans Centre Drive, Kitchener, ON N2B 3X9

LOCATION:

The subject lands are described as Part Lots 17-18, Concession 7 (Blenheim), Part Road Allowance Between Lot 18 and Lot 19, Concession 7 (Blenheim) Closed by MB472 As In B25533 Except Part 1, 41R-6361 and Parts 5 and 6, 41R-7390, and Except Part 1, 41R-0213, in the Township of Blandford-Blenheim. The lands are located at the north side of Oxford Road 29, lying between Highway 401 and the Village of Drumbo, and are municipally known as 806721 Oxford Road 29.

OFFICIAL PLAN:

Schedule “B-1”

Township of Blandford-Blenheim
Land Use Plan

Agricultural Reserve and
Environmental Protection

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

Lots to be Severed and Enlarged

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

Lot to be Retained

Existing Zoning:	Special General Agricultural Zone (A2-37)
Proposed Zoning:	Special General Agricultural Zone (A2-37)

SERVICES:

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

ROAD ACCESS:

Lots to be Severed, Enlarged, and Retained	Paved County Road (Oxford Road 29)
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PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ENLARGED LOT</u>
Area	13.7 ha (33.8 ac)	27.8 ha (68.6 ac)	14.9 ha (36.8 ac)
Frontage	153 m (501.9 ft)	580 m (1,902.8 ft)	114 m (374 ft)
Depth	443 m (1,453.4 ft)	478 m (1,568.2 ft)	511 m (1,676.5 ft)

The Application for Consent proposes a lot addition to an agricultural parcel. The lot to be severed comprises approximately 13.7 ha (33.8 ac), is vacant of any buildings or structures, and is in agricultural production.

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 14.9 ha (36.8 ac) in area, is vacant of any buildings or structures, and is in agricultural production. Once merged, the lot to be severed and the lot to be enlarged will result in an agricultural parcel size of approximately 28.6 ha (70.6 ac), with approximately 267 m (875.9 ft) of frontage on Oxford Road 29.

It is proposed that the lot to be retained will be 27.8 ha (68.6 ac) in area with approximately 580 m (1,902.8 ft.) of frontage on Oxford Road 29. The lot to be retained contains an existing single detached dwelling, a workshop, a greenhouse, a detached garage, a barn, and a shed. All buildings and structures are to be demolished to facilitate the eventual construction of a warehouse facility. Surrounding land uses are generally agricultural in nature.

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 Photography (2020) with Existing Zoning, provides an aerial view of the subject lands and immediate vicinity as of Spring 2020.

Plate 3, Applicant's Sketch, depicts the proposed configuration of the lots to be severed, enlarged, 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 it is not intended to be an exhaustive list.

The policies of Section 4.3 of the Provincial Planning Statement require municipalities to protect prime agricultural areas for the long-term for agricultural use. Permitted uses in prime agricultural areas include agriculture, agriculture-related uses and on-farm diversified uses. New land uses, including the creation of new lots, shall comply with the minimum distance separation formula.

Section 4.3.3 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 for future changes in the type or size of agricultural operations;
- for agriculture-related uses;
- for a surplus farm residence resulting from a farm consolidation; and,
- for infrastructure facilities and corridors in lieu of an easement or right-of-way.

Section 4.3.3 permits lot adjustments within a 'Prime Agricultural Area' for legal or technical reasons. The PPS defines 'legal or technical reasons' as being severances for purposes such as easements, corrections of deeds, quit claims and minor boundary adjustments, which 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 Section 3.1.4.4 (Severances for Farm Purposes) 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. The 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 (MDS) is satisfied and provincial criteria for agricultural consents is met. In addition, Section 3.1.4.4 of the Official Plan permits consents involving farmlands in limited situations, including the creation or alteration of any private easement or right-of-way; the correction or confirmation of valid title for a lot which is held in distinct and separate ownership; and to make minor adjustments to the legal boundaries of lots.

The subject lands contain a special policy permitting a non-agricultural use consisting of a warehouse operation with a gross floor area of up to 92,900 m² (1,000,000 ft²). The special policy

does not apply to the entirety of the subject lands but only the 27.8 ha (68.6 ac) of the subject lands immediately east of the Highway 401 interchange.

Zoning By-law

The lot proposed to be severed is currently zoned 'General Agricultural Zone (A2)' in the Township of Blandford-Blenheim Zoning By-law, which requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328 ft). The 'A2' Zone permits a wide range of agricultural uses, including a farm, a regulated farm, and a single detached dwelling, if accessory to a farm or regulated farm.

The lot to be severed is approximately 13.7 ha (33.8 ac) in size and would be conveyed to an existing 'A2' zoned lot that is approximately 14.9 ha (36.8 ac) in size. Combined, the newly configured lot would have an area of approximately 28.6 ha (70.6 ac).

Section 5.9.2 states *"Notwithstanding any other provisions of this Zoning By-Law to the contrary, in an A2 Zone, where a lot having a lot area of at least 16 ha (39.5 ac) is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office on the date of passing of this Zoning By-Law or such lot is created through a boundary adjustment, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot, provided that all other requirements of this Zoning By-Law are complied with."* Following the proposed severance and conveyance, the newly configured lot would comply with this section.

The lot to be retained is split-zoned both 'Special General Agricultural Zone (A2-37)' and 'Special Open Space Zone (OS-3)'. The 'A2-37' zone includes special provisions to include a warehouse as a permitted use. Further, special provisions in the 'A2-37' relating to a warehouse use includes a minimum lot area of 24.2 ha (60 ac), a maximum cumulative gross floor area of 92,900 m² (1,000,000 ft²), a minimum width of 6 m (19.6 ft) for planting strips abutting Oxford Road 29, and the loading spaces being prohibited from being located on the south side of the warehouse. As the proposed lot to be retained would be approximately 27.8 ha (68.6 ac) in size, the lot would comply with the minimum lot size prescribed in the special provision.

The 'OS-3' zoning on the lot to be retained includes a special provision prohibiting building and structures from the lands.

Section 2.3 of the Zoning By-Law provides that where a lot is divided into more than one zone, each such portion of the lot shall be considered as a separate lot for the purposes of determining zone provisions of this Zoning By-Law for the applicable zones.

Agency Comments

The Oxford County Public Works Department, Hydro One, the Grand River Conservation Authority (GRCA), Canada Post, and Bell Canada have indicated no objections to the applications for consent.

Public Consultation

Notice of the public meeting for the proposal was circulated to neighbouring landowners on January 22, 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

Planning staff have reviewed the applicant's request and are of the opinion that the proposal conforms to Section 4.3.3 of the Provincial Planning Statement (PPS) as the proposal is for a minor boundary adjustment that would not result in the creation of a new lot within the agriculturally designated lands. Section 4.3.3.2 of the PPS permits lot adjustments within prime agricultural areas, such as being proposed in the subject application.

The purpose of the Application for Consent is to facilitate a lot addition that would sever a portion of an existing agricultural lot (806721 Oxford Road 29) approximately 13.7 ha (33.8 ac) in size, to be conveyed and consolidated with an abutting agricultural lot to the immediate east (806797 Oxford Road 29). The purpose of the proposed consent and conveyance is to expand the agricultural operation of the agricultural lot to the east, while also facilitating a warehouse development to proceed on the lot to be retained.

The subject lands are designated as Agricultural Reserve in the County's Official Plan. The Official Plan directs any reconfigured agricultural lot shall remain sufficiently large enough to promote flexibility for future changes in the type, size, and/or intensity of agriculture uses, limit land fragmentation, and minimize potential negative impacts on agriculture. The Official Plan also states that the minimum size for agricultural lots is 30 ha (74.1 ac).

In addition to the standard agricultural policies of the Official Plan, the lands identified as the lot to be retained also contain a special policy to permit a warehouse operation consisting of up to a maximum gross floor area of 92,900 m² (1,000,000 ft²). This special policy was added through Official Plan Amendment 306, which was approved by Oxford County Council in November 2023.

The subject severance application is proposing an agricultural boundary adjustment that will not result in the creation of a new lot but will sever approximately 13.7 ha (33.8 ac) to be added to the farm to the immediate east. Once conveyed to the agricultural lot to the east, which is approximately 14.9 ha (36.8 ac) in size, the newly configured lands would be approximately 28.6 ha (70.6 ac) in size. Both the lot to be severed and the lot to be enlarged are currently zoned 'General Agricultural Zone (A2).'

The minimum lot size for an 'A2' zoned parcel in the Township Zoning By-law is 30 ha (74.1 ac) which would mean that following the proposed lot conveyance the newly configured agricultural lot would still be deficient the minimum lot size by 1.4 ha (3.5 ac). Despite this, staff are supportive of the proposal as it will result in an existing undersized agricultural lot being almost doubled in size through the consolidation, which will allow for more flexibility in potential agricultural opportunities and create a more viable lot. Further, Section 5.9.2 of the Township Zoning By-law states: *"Notwithstanding any other provisions of this Zoning By-Law to the contrary, in an A2 Zone, where a lot having a lot area of at least 16 ha (39.5 ac) is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office on the date of passing of this Zoning By-Law or such lot is created through a boundary adjustment, such smaller lot may be used and a building or structure may be erected, altered or*

used on such smaller lot, provided that all other requirements of this Zoning By-Law are complied with."

The lands identified as the lot to be retained, would have a size of approximately 27.8 ha (68.6 ac), which is less than the standard 'A2' zone minimum lot size of 30 ha (74.1 ac). However, the lands identified as the lot to be retained contains both the 'Special Open Space Zone (OS-3)' and 'Special General Agricultural Zone (A2-37).' The 'A2-37' zoning includes a special provision to permit a warehouse and a special provision requiring a minimum lot area of 24.2 ha (60 ac) for a warehouse. As the proposed lot to be retained will contain a future warehouse project and will maintain at least 24.2 ha (60 ac) of 'A2-37' lands, the proposal is deemed to comply with the site specific zoning provisions.

In light of the foregoing, this Office is satisfied that the application for consent is consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan and can be supported from a planning perspective.

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 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. The parcel intended to be severed and conveyed to the abutting landowner to the immediate east be consolidated with the existing property. Any additional transactions with regard to the severed parcel must comply with Sections 50 (3) and (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.**
- 2. If required, the owners enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.**
- 3. 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 Township of Blandford-Blenheim.**
- 4. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.**

SIGNATURES

Authored by: "Original Signed By"

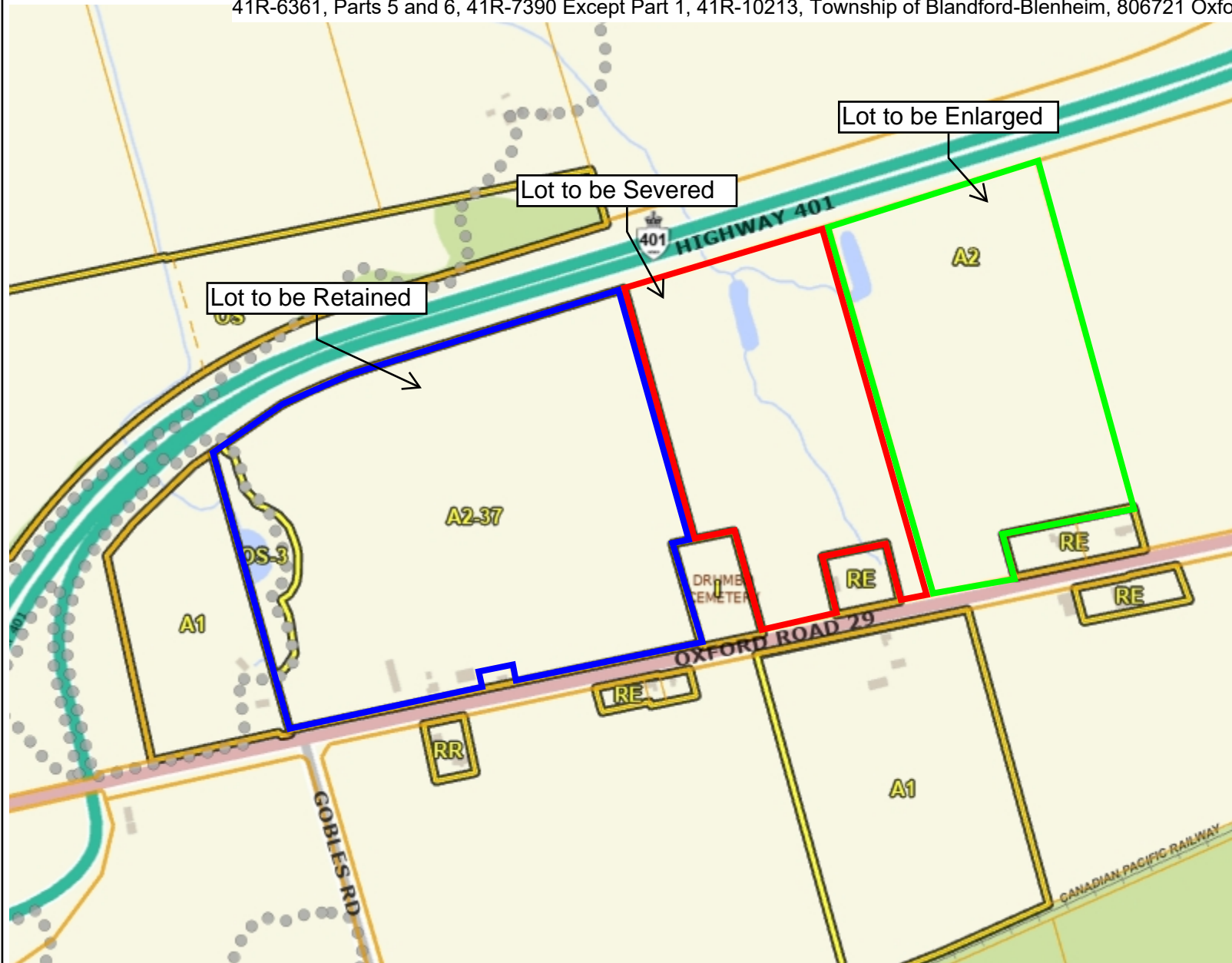
Dustin Robson, MCIP, RPP
Development Planner

Approved for submission: "Original Signed By"

Heather St. Clair, MCIP, RPP
Senior Development Planner

Legend

- Parcel Lines**
 - 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



0 205 409 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

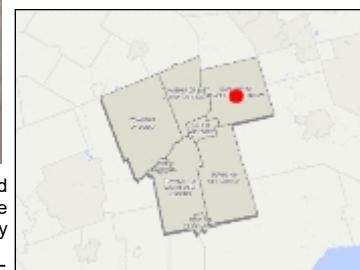
October 31, 2025



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
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 - Road
 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
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Notes



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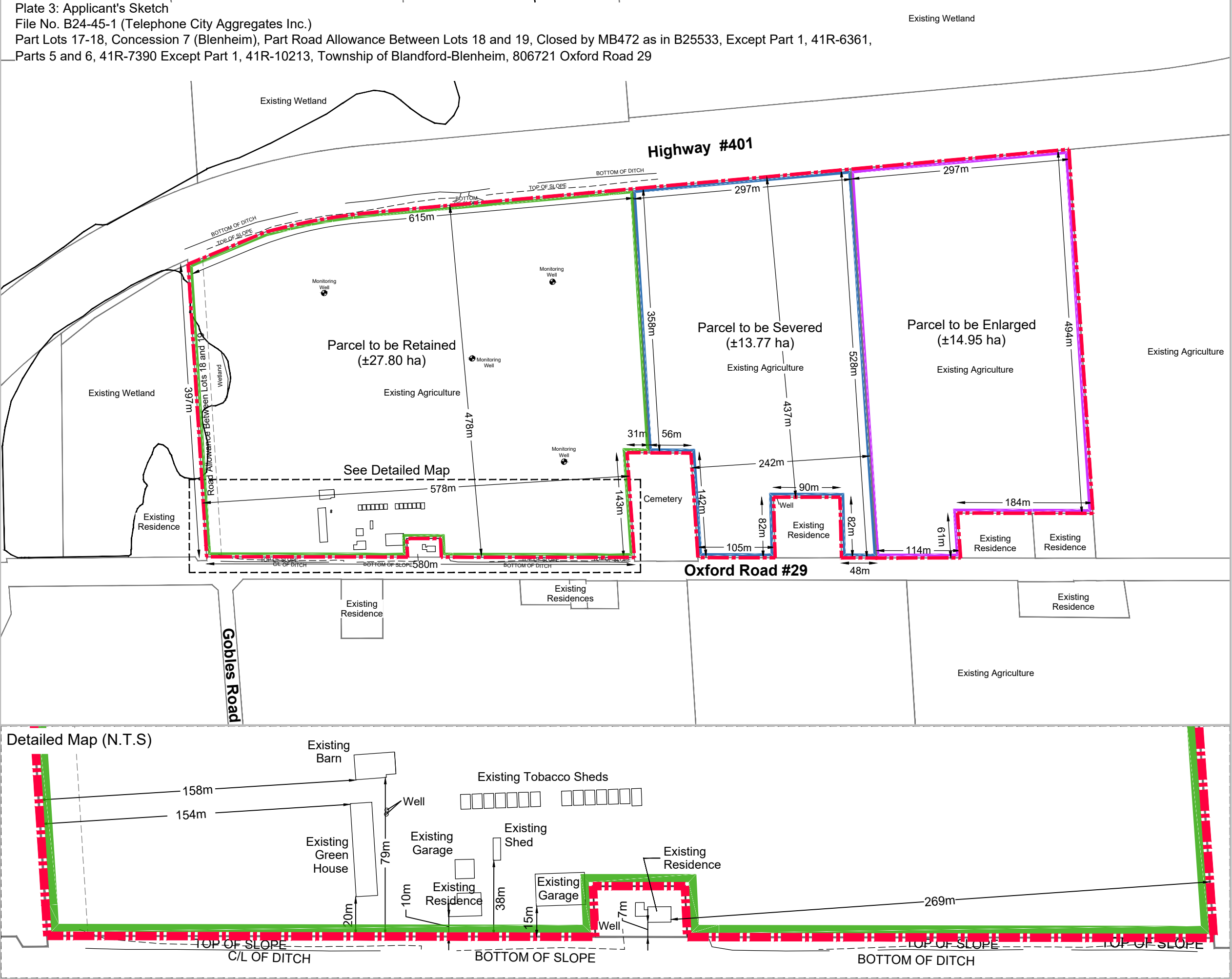
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October 31, 2025

Plate 3: Applicant's Sketch
File No. B24-45-1 (Telephone City Aggregates Inc.)
Part Lots 17-18, Concession 7 (Blenheim), Part Road Allowance Between Lots 18 and 19, Closed by MB472 as in B25533, Except Part 1, 41R-6361,
Parts 5 and 6, 41R-7390 Except Part 1, 41R-10213, Township of Blandford-Blenheim, 806721 Oxford Road 29



Lot Addition Sketch

Drumbo Interchange Lands

Telephone City Aggregates Inc.
806721 Oxford Road #29
Township of Blandford-Blenheim
County of Oxford

- LEGEND**
- Subject Lands
 - Retained Lands (±27.80 ha.)
 - Severed Lands (±13.77 ha.)
 - Enlarged Lands (±14.95 ha.)

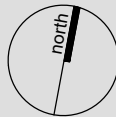
Source:
Boundary - J.D. Barnes Limited, June 2022

DATE: October 31, 2025

FILE: 10116L

SCALE: 1:5,000

DRAWN: DGS/PL



K:\10116L-TCA-DRUMBO INDUSTRIAL SUBDIVISION\RP1\TCA DRUMBO LOT ADDITION SKETCH OCTOBER31 2025.DWG