

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

From: Dustin Robson, Development Planner, Community Planning

Zone Change Application

ZN 1-26-05 – Seiling

REPORT HIGHLIGHTS

- The zone change application proposes to rezone the subject lands from 'Special Limited Agricultural Zone (A1-C)' to 'Special Limited Agricultural Zone (A1-sp)' in order to permit a detached additional residential unit (ARU).
- Special provisions are being requested to increase the distance between an ARU and a principal dwelling, increase the maximum height for an ARU, increase the maximum gross floor area of ARUs, and increase the maximum gross floor area of accessory buildings.
- Planning staff are not supportive of the rezoning as currently proposed, as it does not maintain the intent and purpose of the Official Plan and Zoning By-law with respect to ARUs.

DISCUSSION

BACKGROUND

OWNERS:

Matt and Sarah Seiling
887573 Township Road 11, Bright, ON N0J 1B0

LOCATION:

The subject lands are described as Part Lot 4, Concession 11 (Blenheim), Part 1, Plan 41R-2996. The lands are located on the north side of Township Road 11, between Blenheim Road and Trussler Road, and are municipally known as 887573 Township Road 11 in the Township of Blandford-Blenheim.

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:

Existing Zoning: 'Special Limited Agricultural Zone (A1-C)'

Proposed Zoning: 'Special Limited Agricultural Zone (A1-sp)'

PROPOSAL:

The lands subject to the submitted zone change application are approximately 2.7 ha (6.9 ac) in size and are currently zoned 'Special Limited Agricultural Zone (A1-C).' The subject lands currently contain a 380.9 m² (4,100 ft²) single detached dwelling, a 78.9 m² (850 ft²) residential unit attached to the single detached dwelling, a 123.5 m² (1,330 ft²) detached garage, and a 21.7 m² (234 ft²) pavilion. Surrounding lands generally contain agricultural operations of various types and scales.

In 2021, a zone change application (ZN 1-21-03) was submitted for the subject lands to permit a converted dwelling, which included an addition to the existing single detached dwelling. The new residential unit within the addition is approximately 78.9 m² (850 ft²) in size. Through ZN 1-21-03, the current '-C' was applied to the property to identify the lands as permitting a converted dwelling.

The submitted zone change application proposes to rezone the subject lands from 'Special Limited Agricultural Zone (A1-C)' to 'Special Limited Agricultural Zone (A1-sp).' The proposed rezoning would remove the allowance of a converted dwelling and proposes to identify the existing residential unit connected to the single detached dwelling as an additional residential unit (ARU).

The subject zone change application also proposes to permit a detached ARU, which would be approximately 98.4 m² (1,060 ft²) in size. When combining the existing 78.9 m² (850 ft²) unit with the proposed detached ARU, there would be an ARU total gross floor area of 177.3 m² (1,910 ft²). In addition to permitting a detached ARU, the following relief is being requested:

- Increase the maximum total gross floor area for ARUs from 140 m² (1,506 ft²) to 177.3 m² (1,910 ft²);
- Increase the maximum height for an ARU from 5.5 m (18 ft) to 6.1 m (20 ft);
- Increase the maximum distance between an ARU and the principal dwelling from 30 m (98.4 ft) to 100 m (328 ft); and,
- Increase the maximum total gross floor area for accessory buildings from 225 m² (2,422 ft²) to 285.5 m² (3,074 ft²).

Plate 1, Location Map and Existing Zoning, indicates the location of the subject property 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 surrounding uses as existing in the Spring of 2025.

Plate 3, Applicants' Sketch, identifies the general site area, 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 2.1 of the Provincial Planning Statement (PPS) provides that healthy liveable and safe communities are sustained by accommodating an appropriate range and mix of residential housing (including additional units, affordable housing, and housing for older persons) to meet long-term needs, and promoting cost-effective development that minimizes land consumption and servicing costs.

Further, Section 2.2 - Housing states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents;
- Permitting and facilitating all types of residential intensification, including additional residential units and redevelopment, in accordance with policy 2.3.1.3;
- Promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Requiring transit-supportive development and prioritization intensification, including potential air rights development, in proximity to transit, including corridors and stations.

The policies of Section 4.3 require municipalities to protect prime agricultural areas for the long-term for agricultural uses. 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 formulae.

OFFICIAL PLAN

The subject lands are located within the 'Agricultural Reserve' designation according to the Township of Blandford-Blenheim Land Use Plan in the County Official Plan. The 'Agricultural Reserve' 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 for the farming operation, and accessory residential uses required for the farm.

Regarding additional residential units (ARUs), Oxford County Council adopted policies regarding these units on February 8, 2023 via Official Plan Amendment 285 which are applicable to this application.

Specifically, in the Agricultural Reserve designation, ARUs are permitted within a single detached dwelling and/or in a structure ancillary to the principal dwelling, provided that both dwellings are located on a lot zoned for agricultural or rural residential use that permits a dwelling in accordance with the policies of the Official Plan.

A maximum of two (2) ARUs shall be permitted per farm unit, being two (2) in a principal dwelling or one (1) in a principal dwelling and/or one (1) in a structure ancillary to the principal dwelling.

ARUs located outside of a settlement area shall be in accordance with the following:

- The ARU shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area of no greater than 50% of the gross floor area of

- the principal dwelling, to a maximum of 140 m² (1,506 ft²);
- ARUs shall not generally be permitted where a lot or dwelling already contains other accessory residential dwelling and/or uses, including a group home, boarding, or lodging house or a home occupation that is characterized by higher occupancy such as a bed and breakfast, a farm vacation rental, or other similar uses;
 - Individual on-site water supply and sewage services are demonstrated to be adequate to serve the proposed use, in accordance with the applicable policies;
 - The existing principal dwelling and the lot are of sufficient size to accommodate the creation of an ARU and to provide adequate off-street parking, landscaping, stormwater management and outdoor amenity areas;
 - The principal dwelling must have direct, individual vehicular access to a public street and all ARUs shall use the same driveway as the principal dwelling;
 - There is adequate access from the front lot line and parking area to each ARU for both occupant use and emergency response;
 - To the extent feasible, existing trees and other desirable vegetation are preserved;
 - Land use compatibility concerns (e.g. due to proximity to industrial areas or major facilities) will not be created or intensified;
 - The location of ARUs and related services and outdoor amenities shall comply with all other applicable policies of the Official Plan;
 - All other municipal requirements, such as servicing, stormwater management, waste management and emergency access, can be adequately addressed.

The following additional policies shall apply to the establishment of an ARU in a detached ancillary structure;

- The lot must be a minimum of 0.6 ha (1.48 ac) in area;
- The siting, design and orientation of the ancillary structure, parking areas and outdoor amenity areas will allow for privacy for the occupants of the ARU, principal dwelling and abutting residential properties; and
- An ARU will satisfy MDS I or will not further reduce an existing insufficient setback.

An additional residential unit shall not be severed from the lot containing the principal dwelling or converted into a separately transferable unit through plan of condominium.

ZONING BY-LAW

The subject lands are currently zoned 'Special Limited Agricultural Zone (A1-C)' in the Township of Blandford-Blenheim Zoning By-law. The submitted zone change application proposes to rezone the lands to 'Special Limited Agricultural Zone (A1-sp).' The 'A1' zone permits a range of agricultural uses, such as a farm and produce stands, while also permitting residential uses such as a single detached dwelling, an existing converted dwelling, and a garden suite.

The 'A1' zone permits the lot frontage and lot area existing at the date of passing of the Township Zoning By-law or created through a boundary adjustment as being the required minimum for each. For all buildings and structures other than livestock barns, manure storage buildings, and sales outlets for farm produce, the required minimum front yard depth is 15 m (49.2 ft) while the required minimum interior side yard width and rear yard depth is 7.5 m (24.6 ft).

In 2021, a zone change application (ZN 1-21-03) was submitted for the subject lands to permit a converted dwelling, which was contained within an addition to the existing single detached dwelling. Through ZN 1-21-03, the current '-C' was applied to the subject lands to identify the lands as permitting a converted dwelling.

Pursuant to Section 5.5.2.2 of the Township Zoning By-law, ARUs shall not be permitted on any lot containing a converted dwelling. As such, the applicants have submitted the subject zone change application to identify the existing converted dwelling as an ARU in addition to proposing a detached ARU as well.

AGENCY COMMENTS

The Oxford County Public Works Department, the Township Director of Public Works, the Township Chief Building Official, Canada Post, and the Southwestern Public Health have indicated no concerns or objections regarding the proposed zoning amendment.

PUBLIC CONSULTATION

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on July 7, 2026 and the Notice of a Public Meeting was circulated on July 16, 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 zone change application proposes to rezone the subject lands from 'Special Limited Agricultural Zone (A1-C)' to 'Special Limited Agricultural Zone (A1-sp)'. The proposed rezoning would remove the allowance of a converted dwelling and proposes to identify the existing residential unit connected to the single detached dwelling as an additional residential unit (ARU).

The subject zone change application also proposes to permit a detached ARU, which would be approximately 98.4 m² (1,060 ft²) in size. When combining the existing 78.9 m² (850 ft²) unit with the proposed detached ARU, there would be an ARU total gross floor area of 177.3 m² (1,910 ft²). In addition to permitting a detached ARU, the relief is being requested to increase the maximum total gross floor area for ARUs, increase the maximum height for an ARU, increase the maximum distance between an ARU and the principal dwelling, and increase the maximum total gross floor area for accessory buildings.

Table 5.5.2.3 and Table 5.5.2.4 of the Township Zoning By-law, which speak to the requirements for ARUs, limit the gross floor area of an ARU to 50% of the gross floor area of the existing dwelling, or 140 m² (1,507 ft²) of gross floor area (whichever is lesser) for A1, A2, RR and RE zones outside of a settlement. Further, Table 5.5.2.4 permits a maximum distance between the principal dwelling and the ARU of 30 m (98.6 ft).

The purpose and intent of the criteria contained in Table 5.5.2.4 is generally to ensure that any detached ARU remains clearly secondary to the principal dwelling, and, that sufficient space exists to accommodate not only all dwellings and their associated buildings and structures but also the necessary private septic systems and wells.

The proposed detached ARU would have an overall gross floor area of 98.4 m² (1,060 ft²). The existing unit attached to the single detached dwelling, which is currently considered a converted dwelling, is approximately 78.8 m² (850 ft²) in gross floor area. The proposal is to reclassify the existing unit as an ARU, which would give a total gross floor area of 177.3 m² (1,910 ft²) for ARUs, an increase from the maximum permitted gross floor area of 140 m² (1,506 ft²). In this specific

circumstance, staff are supportive of the request to increase the ARU gross floor area given that the existing converted dwelling was applied for prior to the ARU provisions being implemented in 2023 and would allow for additional housing within a rural area.

The proposed detached ARU would have a maximum height of 6.1 m (20 ft), an increase from the permitted maximum height of 5.5 m (18 ft). In the opinion of staff, the requested increase in height is minimal and the detached ARU will continue to be secondary and accessory to the principal dwelling.

For the purposes of calculating gross floor area and ground floor area of accessory buildings, ARUs are considered to be accessory buildings and shall be included in the cumulative calculations. The A1 zone permits a maximum ground floor area of 225 m² (2,422 ft²) for all accessory buildings. The subject lands currently contain an approximately 123.5 m² (1,330 ft²) detached garage and an approximately 21.7 m² (234 ft²) pavilion. The proposed detached ARU would have a ground floor area of approximately 53.4 m² (575.1 ft²). The inclusion of the detached ARU would result in a cumulative ground floor area for accessory buildings of approximately 198.6 m² (2,139.1 ft²), which is compliant with the permitted maximum of 225 m² (2,422 ft²).

In addition to the maximum ground floor area, the Township Zoning By-law also limits the maximum gross floor area for accessory buildings to a cumulative total of 225 m² (2,422 ft²). The existing pavilion has a gross floor area of approximately 21.7 m² (234 ft²) while the existing detached garage has a gross floor area of approximately 165.3 m² (1,780 ft²). The detached ARU proposes a gross floor area of approximately 98.4 m² (1,060 ft²). The addition of the ARU would result in a cumulative accessory building gross floor area total of approximately 285.5 m² (3,074 ft²), which is approximately 60.5 m² (652 ft²) more than the permitted maximum.

Historically, staff have not been supportive of such a deviation from the permitted maximum accessory building gross floor area. In this specific circumstance however, staff are supportive given that the proposal is compliant with the ground floor area maximum. Further, a sizeable portion of the gross floor area, approximately 41.8 m² (450 ft²), is storage space above the existing detached garage.

The applicants are also requesting relief from the provision which limits the maximum distance of an ARU from the principal dwelling to 30 m (98.6 ft) to allow for a distance of 100 m (328 ft). The proposed ARU is to be located as identified on Plate 3 of Report 2026-229, which would be on the western side of the subject lands. The intent of the provision limiting the distance from the principal dwelling is to ensure both dwellings are located within the same general cluster, does not unnecessarily remove agricultural lands from production, does not result in the unnecessary removal of vegetation, and does not adversely impact surrounding agricultural operations.

The applicants have provided a letter as part of their application submission outlining their reasoning for requesting the ARU to be located in the proposed location and the variances. A copy of the letter has been attached to Staff Report 2026-229 for Council's reference. The applicants advise that they are requesting the current location as in their opinion there is not a suitable area within 30 m (98.4 ft) of the principal dwelling and to do so would require removal of green space. The location also provides a naturally flat building area according to the applicants.

Increasing the distance between the ARU and the principal dwelling should generally be reserved for situations where there are no reasonable options to locate the ARU within 30 m (98.6 ft). In the opinion of staff, sufficient opportunity exists to locate the proposed ARU within the required 30 m (98.6 ft) of the principal dwelling, or slightly outside of the 30 m (98.6 ft) radius.

In this specific circumstance, the lands are not actively used for cropping and active farmland would not be removed from production should the ARU be permitted in the preferred location. That said, existing vegetation would be removed in order to accommodate the ARU within the existing woodlot in the northwest corner of the lands, and the unnecessary removal of vegetation is to be avoided whenever possible.

The proposed location also raises concerns relating to potential Minimum Distance Separation (MDS) impacts. One of the reasons that ARUs are intended to be located within 30 m (98.4 ft) of the principal dwelling is to keep sensitive land uses that constrain livestock operations in one concentrated area to reduce potential impacts on the siting and expansion of livestock barns on adjacent lands. The placement of an ARU in the proposed location has the potential to impact adjacent lands should landowners wish to establish or expand livestock facilities in the future given that the ARU will need to be taken into consideration when trying to site livestock facilities to meet the required MDS II setbacks. The proposed location has the potential to sterilize portions of the lands to the north and west in terms of establishing livestock facilities.

It is also staff's understanding that in order to reach the preferred ARU location vehicle access would be under existing Hydro One infrastructure. Based on the provided sketch, it is also possible that a portion of the ARU development area may be located on lands that are subject to an easement with Hydro One. To date, staff have not received a copy of clearance from Hydro One indicating no concerns with the proposal.

In light of the information above, Staff are supportive of a detached ARU on the subject lands and the relief requested for the maximum height, maximum ARU gross floor area, and maximum accessory building gross floor area, however, staff are not supportive of the proposed distance from the principal dwelling as it does not meet the general intent and purpose of the Official Plan and Zoning By-law. As such, staff recommend that the application not be supported as proposed.

RECOMMENDATIONS

It is recommended that the Council of the Township of Blandford-Blenheim not approve the zone change application submitted by Matt and Sarah Seiling, whereby lands described as Part Lot 4, Concession 11 (Blenheim), Part 1, Plan 41R-2996, in the Township of Blandford-Blenheim, are to be rezoned from 'Special Limited Agricultural Zone (A1-C)' to 'Special Limited Agricultural Zone (A1-sp)' to permit a detached additional residential unit (ARU) on the subject lands with a maximum distance between an ARU and a principal dwelling of 100 m (328 ft), a maximum height of 6.1 m (20 ft), a maximum gross floor area for ARUs of 177.3 m² (1,910 ft²), and a maximum gross floor area for accessory buildings of 285.5 m² (3,074 ft²).

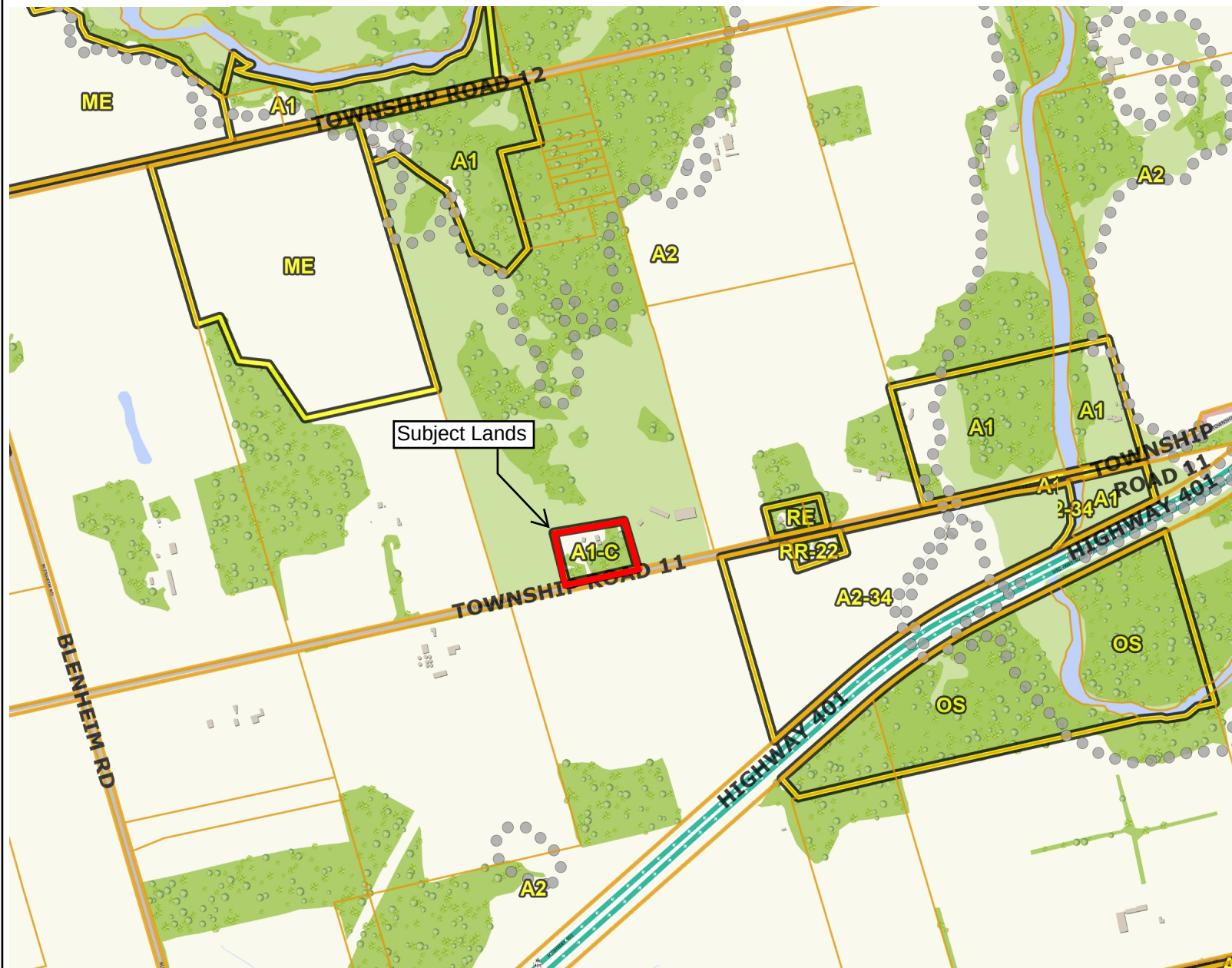
SIGNATURES

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

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

Environmental Protection Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

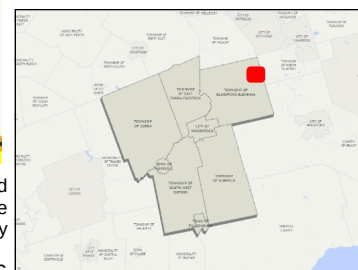
Zoning Floodlines

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



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

July 6, 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)

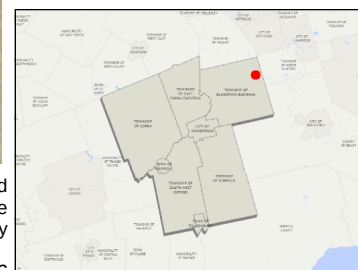
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Notes



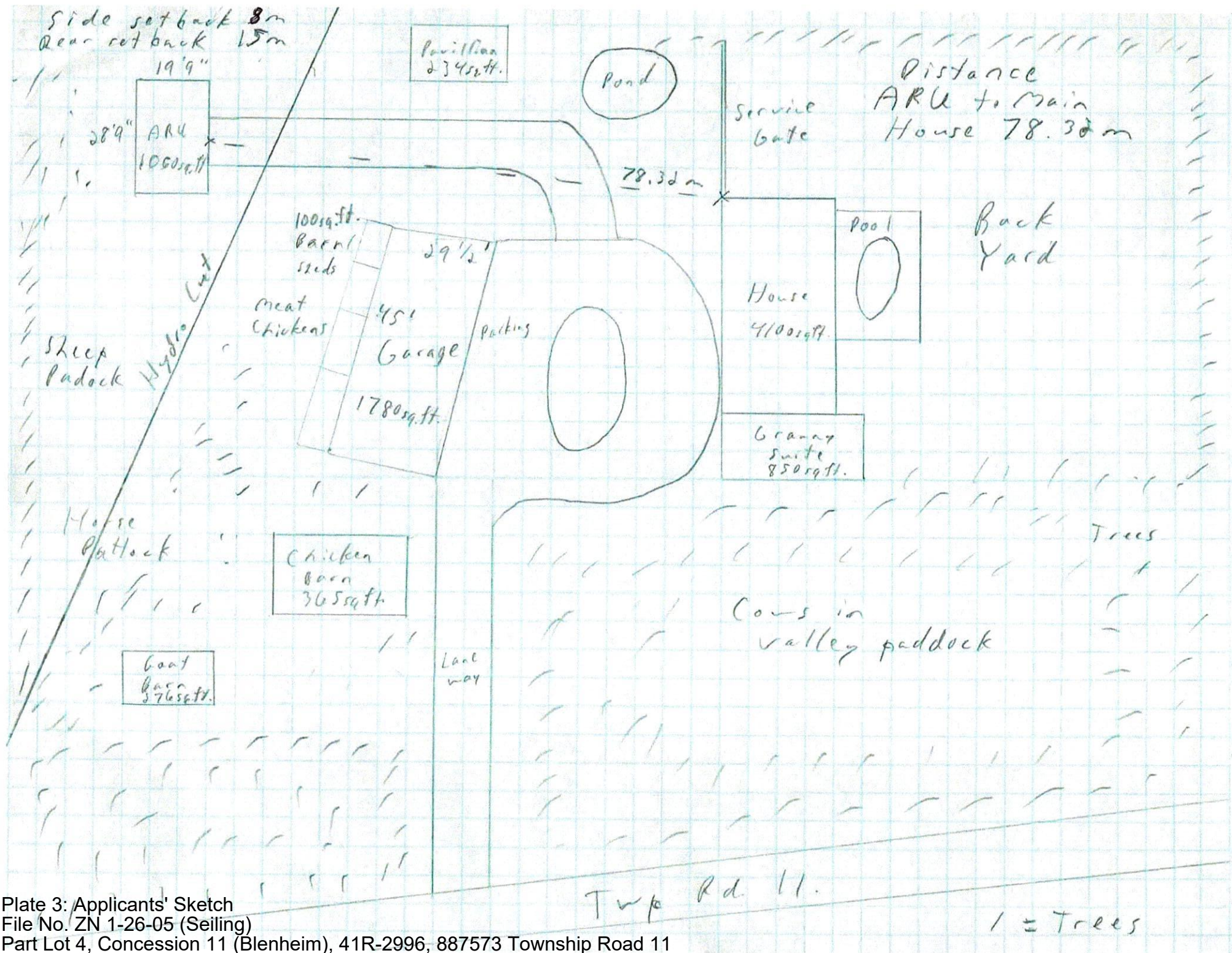


Plate 3: Applicants' Sketch
 File No. ZN 1-26-05 (Seiling)
 Part Lot 4, Concession 11 (Blenheim), 41R-2996, 887573 Township Road 11

Matthew Seiling
887573 Twp Rd 11
Blandford Blenheim, ON N0J1B0



June 15, 2026

Attn: Dustin Robson Development Planner
Oxford County Community Planning Office
P.O. Box 1614 21 Reeve Street, Woodstock, ON N4H7Y3

RE: Appreciation for a zoning by law amendment (Temporary use by-law) Property address: 887573
Twp Rd 11 Blandford Blenheim ON N0J1B0
Roll #: 3245 020 060 04400

Dear Mr. Robson and members of the township of Blandford Blenheim council.
Please accept this letter and the accompanying application package as our formal request for a zoning by-law amendment (temporary use by-law) under section 39 of the Ontario planning act.

We are seeking relief from the provisions of Blandford Blenheim zoning by-law 1360-2002 to permit the construction of a detached ARU on the subject property. Due to specific physical constraints environmental features and the unique layout of our land, our proposal requires a relief regarding the maximum separation distance, permitted building, height and overall square footage.

Specifically, we are requesting relief to accommodate the following site-specific provisions.

- Increased Separation Distance
- Height and Built Form
- Overall Square Footage
- Overall Square Footage of Accessory Buildings

Increased Separation Distance:

There is no compliant footprint closer to the main house and would eliminate critical functional green space. The existing allowable 30m or 98.5' distance, is not feasible in our current situation. Moving it to 100m or 328' utilizes a naturally flat stable building pocket.

We are also utilizing the existing driveway so we aren't breaking up any new land or cutting mature trees/woodlots or removing usable land. Every other area has a particular use leading up to the 100m separation plot.

Height and Build Form:

2-storey 1060 sq.ft. Plus the existing granny suite of 850 sq.ft. Total size of 1910 sq.ft.
The ground footprint of 19'9" x 29'9" has a smaller footprint than a sprawling bungalow and preserves more green space. The total height is 6.1m or 20' while the max allowed is 5.5m or 18'

This separation combined with the property's topography ensures that the small 2-storey structure will not overlook or infringe on the privacy of the main dwelling or neighbouring properties.

Overall Square Footage:

We are allowed 1506 sq.ft. For the ARU, but are requesting relief for 1910 sq.ft. For the overall footprint.

Overall Square Footage of Accessory Buildings:

We are allowed 2422 sq.ft. For accessory buildings but are requesting relief for 3074 sq.ft. For the overall footprint

Temporary use agreement, since the suite is slab on grade and no excavating, it can be removed.

In summary, the proposed ARU represents a highly appropriate low-impact development that maintains the true intent and purpose of both the Blandford Blenheim zoning by-law and the Oxford County Official Plan by utilizing our existing driveway, minimizing our ground footprint and placing the ARU within a naturally stable building pocket, we are actively protecting our property's green space and preventing rural land fragmentation.

This temporary dwelling will provide an essential supportive living arrangement for our family while entirely respecting our neighbour's privacy and the surrounding rural character of the township.

We have enclosed our completed application form, the required application fees, a detailed topographical site plan and preliminary evaluations for your review, we look forward to working collaboratively with county staff, the township and our community through this process.

We are confident that this proposal meets all the requirements of the Ontario Building Code and the local zoning by laws. We look forward to your positive consideration of this application. Should you require any further information, please don't hesitate to contact us.

Matthew Seiling

