

To: Chair and Members of Oxford County Land Division Committee

From: Dustin Robson, Development Planner, Community Planning

Application for Consent and Easement B25-78-2 – Tyler and Andrea McKay

REPORT HIGHLIGHTS

- The application for consent proposes a farm consolidation, where approximately 25.4 ha (63 ac) of agricultural land will be severed and added to the 39.6 ha (98 ac) agricultural parcel to the immediate south.
- The proposed lot to be retained will be approximately 0.8 ha (2 ac) in size and contains an existing single detached dwelling and an accessory building.
- An easement is being proposed over the driveway of the lot to be retained. The purpose of the easement is to permit access for the owner of the lot to be enlarged for the storage buildings proposed to remain on the lot to be severed.
- Planning staff are recommending approval of the application as it is generally consistent with the policy criteria 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

OWNERS/APPLICANTS: Tyler and Andrea McKay
615899 13th Line, Woodstock, ON N4S 7W1

LOCATION:

The subject lands are described as East ½ Lot 15, Concession 12 (East Zorra) Lying East of Part 7, Oxford Road 19. The lands are located at the southwest corner of the 13th Line and Braemar Sideroad intersection. The subject lands are currently municipally addressed as 615899 13th Line.

OFFICIAL PLAN:

Schedule “E-1”

Township of East Zorra-Tavistock
Land Use Plan

Agricultural Reserve

TOWNSHIP OF EAST ZORRA-TAVISTOCK ZONING BY-LAW 2003-18:

Lot to be severed:

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

Lot to be retained:

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

Lot to be enlarged:

Existing Zoning: 'Special General Agricultural Zone (A2-21)'
 Proposed Zoning: 'Special General Agricultural Zone (A2-21)'

SERVICES:

Lot to be retained: Existing private well and septic system
 Lot to be severed: No services
 Lot to be enlarged: Existing private well and septic system

ROAD ACCESS:

Lots to be retained and enlarged: Gravel, Township Road (13th Line)
 Lot to be severed: Gravel, Township Road (13th Line and Braemar Sideroad)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>	<u>ENLARGED LOT</u>
Area	25.4 ha (63 ac)	0.8 ha (2 ac)	39.6 ha (98 ac)
Frontage	947.9m (3,110 ft)	12.1 m (40 ft)	618.7 m (2,030 ft)
Depth	618.7 m (2,030 ft)	291 m (995 ft)	601.9 m (1,975 ft)

The application for consent proposes a farm consolidation and the retention of a lot for non-farm rural residential use. The lot to be severed comprises approximately 25.4 ha (63 ac), contains an agricultural storage building and a former chicken barn that will be converted into an agricultural storage building, and is in agricultural production. It is proposed that the lot to be severed will be added to the agricultural lot to the immediate south. The lot to be enlarged is approximately 39.6 ha (98 ac) in area, currently contains a livestock (hog) barn and a shed, and is currently 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 65 ha (160.5 ac), with approximately 1,566.6 m (5,140 ft) of frontage between Braemar Sideroad and the 13th Line.

It is proposed that the lot to be retained will be 0.8 ha (2 ac) in area with approximately 12.1 m (40 ft.) of frontage on the 13th Line. The lot to be retained contains an existing single detached dwelling (circ. 1870) and an accessory building.

An easement is being proposed over the driveway of the lot to be retained. The purpose of the easement is to permit access for the owner of the lot to be enlarged for the farm storage buildings proposed to remain on the lot to be severed. The proposed easement would be approximately 12.1 m (40 ft) by 227.6 m (747 ft) according to the provided site plan and will generally cover the area of the existing driveway.

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 12.1 m (40 ft) for the lot to be retained.

Surrounding uses to the north, east, and south of the subject lands are generally agricultural operations of varying types and sizes. The Rural Cluster of Braemar Sideroad exists to the northwest of the subject lands while the Craigowan Golf Club and the Hickson Trail are located to the west of the subject lands.

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

Plate 3, Aerial Map (2020) with Existing Zoning - Zoomed In, provides an aerial view of the subject lands and immediate vicinity as well as the approximate location of the proposed easement.

Plate 4, Applicants' 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 applicants.

Plate 5, Applicants' Sketch – Lot to be Retained, depicts the zoomed in configuration of the lot to be retained, along with the location of existing buildings and structures, as provided by the applicants.

Application Review

2024 Provincial Planning Statement

The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

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:

- 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 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;
- 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
- 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 East Zorra-Tavistock 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 Resources, 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 polices 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 East Zorra-Tavistock 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 65 ha (160.5 ac) with approximately 1,566.6 m (5,140 ft) of frontage between Braemar Sideroad and the 13th Line.

The lot to be enlarged is currently zoned 'Special General Agricultural Zone (A2-21). In 2023, the lot to be enlarged was rezoned from A2 to A2-21 (ZN2-23-2) in order to include a special provision that reduced the required Minimum Distance Separation II (MDS II) setback for a proposed hog barn expansion. The special provision reduced the required MDS II setback to both Type A Uses (single detached dwellings) and Type B Uses (golf course).

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 lot frontage of approximately 12.1 m (40 ft) on the 13th line. A special provision would be required to permit the proposed minimum lot frontage of 12.1 m (40 ft).

Agency Comments

The Township Director of Public Works has indicated no concerns but did advise that if any alterations to the driveway within the municipal right-of-way are planned that they must meet the Township Entrance Policy and be approved by the Township Public Works Department.

The Township Chief Building Official has advised of the following comments:

- Surveyors Real Property Report for the residential portion of the lot;
- Sight Triangle (7 m x 7 m) to be dedicated to the Township;
- Existing pad of to the south of the residential lot to be cut back to the satisfaction of the Township;
- Access easement to be registered on title;
- Converting existing poultry barn to non-animal housing; and,
- Owner to ensure hydro does not extend across property lines to livestock facility

The Township Fire Chief, the Upper Thames River Conservation Authority (UTRCA), Bell Canada, Southwestern Public Health, Hydro One, and Canada Post have indicated no concerns with the proposal.

Public Consultation

Notice of the public meeting for the proposal was circulated to neighbouring landowners on and March 19, 2026, in accordance with the requirements of the *Planning Act*. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The application for consent, 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 25.4 ha (63 ac) of agricultural land will be severed and added to the existing farm parcel to the immediate south, which is approximately 39.6 ha (98 ac) in area, for a total farm parcel size of approximately 65 ha (160.5 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.

As part of the review of the proposed severance, confirmation that the proposal will comply with Minimum Distance Separation (MDS) is required. With the applicant proposing that the existing storage building and the former chicken barn on the lot to be severed are to remain as sited, which is in close proximity to the proposed lot lines of the lot to be retained, staff seek to ensure that no MDS contravention will exist. As such, staff are recommending a condition that requires confirmation from the local Chief Building Official that the two buildings on the lot to be severed have been converted to no longer have the ability to house livestock.

The lot to be enlarged is currently zoned 'Special General Agricultural Zone (A2-21)'. In 2023, the lot to be enlarged was rezoned from 'A2' to 'A2-21' in order to include a special provision that reduced the required Minimum Distance Separation II (MDS II) setback for a proposed hog barn expansion. The special provision reduced the required MDS II setback to both Type A Uses (single detached dwellings) and Type B Uses (golf course). Staff are recommending that the lot to be severed retain the existing 'A2' zoning rather than being rezoned to the 'A2-21' zone. The reason for this recommendation is that extending the 'A2-21' zone to the lot to be severed would have the potential to impact surrounding Type A Uses and Type B Uses abutting the lot to be severed that were not consulted on the previous zone change application (ZN2-23-2) in 2023 as they would have been outside the required notice radius and the potential result would be a livestock operation/manure storage being located closer than would be required through the standard MDS II calculation.

As previously outlined, the applicants are proposing a minimum frontage of 12.1 m (40 ft) for the lot to be retained, while the required minimum frontage for an 'RR' zoned lot is 35 m (262.5 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 Fire Chief who has not indicated any concern with the proposed 12.1 m (40 ft) frontage when it comes to access to the site for the Township 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 applicants be required to rezone the retained lands to a special 'RR' zone to permit the new use of the retained lands as non-farm rural residential and to permit a reduction to the minimum lot frontage to 12.1 m (40 ft) and the applicants have submitted the associated application for zone change to the Township to facilitate this.

In addition to the conveyance of the lot to be severed, the subject application for consent proposes the creation of a permanent easement for the purpose of providing access to two existing agricultural storage buildings, which are proposed to remain on the lot to be severed. The easement would be to the benefit of the owner of the lot to be enlarged. Planning staff are of the opinion that the easement proposal will facilitate the continued access for an existing agricultural use that will not result in any new development for the subject lands and as such the requested easement is not anticipated to negatively impact surrounding agricultural operations.

With respect to Section 3.1.6 of the Official Plan, staff are satisfied that the proposed application will result in the creation of an easement, approximately 2,754 m² (29,643.8 ft²) in area, which will provide continued access to the existing agricultural storage buildings on an established driveway as generally shown on Plate 5 of this report. The allowance of the easement would avoid the need

for another access point to be established on the 13th Line to service the buildings remaining on the lot to be severed.

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 and easement 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:

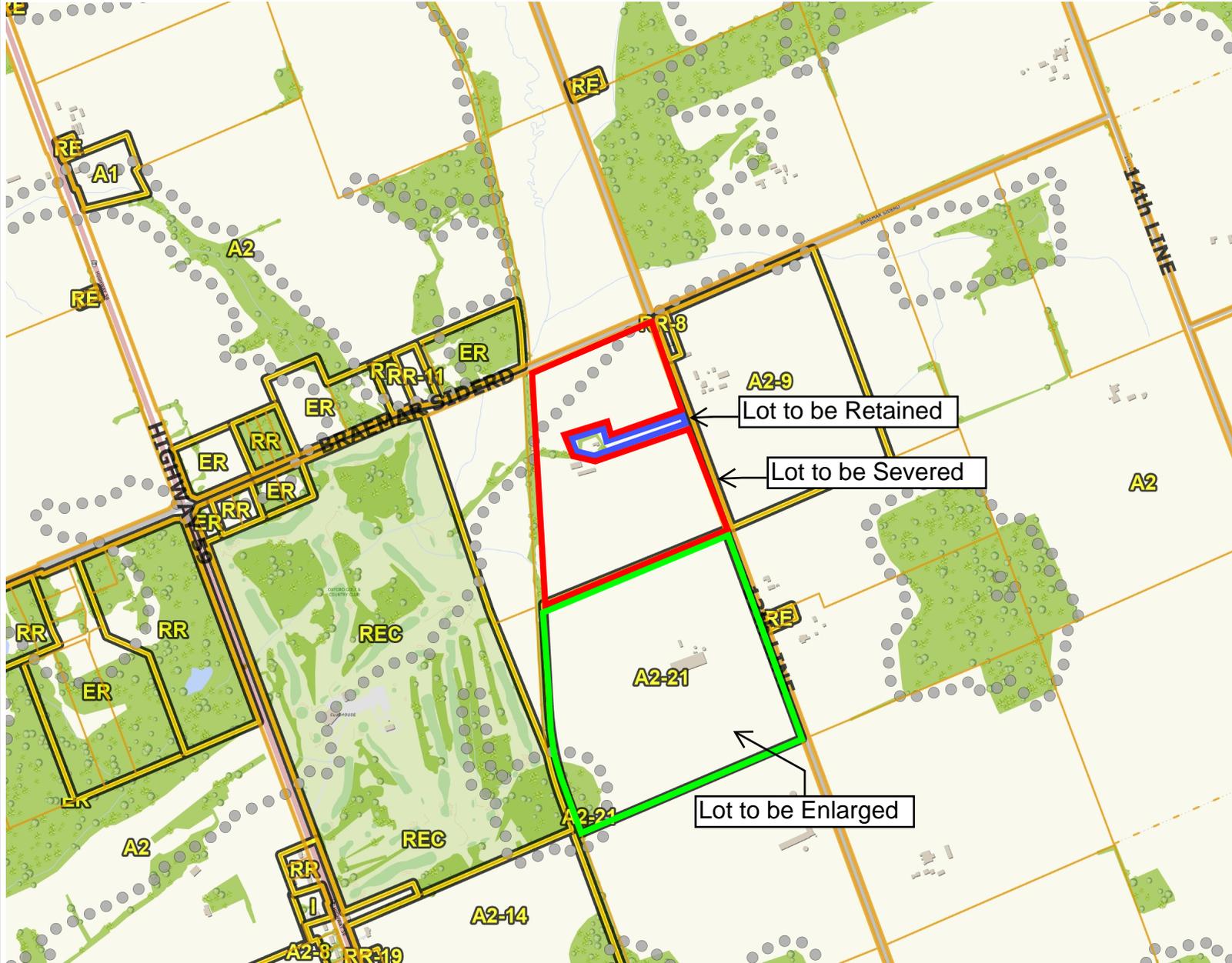
- 1. The lot to be retained be appropriately zoned to the satisfaction of the Township of East Zorra-Tavistock.**
- 2. The parcel intended to be severed be conveyed to the abutting landowner to the immediate south and be consolidated with said Owner's existing property. Any additional transactions with 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.**
- 3. If required, the Owners enter into a standard Severance Agreement with the Township of East Zorra-Tavistock, to the satisfaction of the Township.**
- 4. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the Owners' expense, to the satisfaction of the Township of East Zorra-Tavistock.**
- 5. The Owners shall provide an As-Built Survey for the lot to be retained and the structures on the lot to be severed within the proximity of the proposed lot lines showing the dimensioned location of all buildings, wells, and septic components on the lands, to the satisfaction of the Township of East Zorra-Tavistock.**
- 6. The Owners shall demonstrate that the buildings on the lot to be severed have been converted to no longer have the ability to house livestock, to the satisfaction of the Township of East Zorra-Tavistock.**
- 7. The Owners shall demonstrate that the storage buildings on the lot to be severed are no longer serviced by the hydro lines located on the lot to be retained, to the satisfaction of the Township of East Zorra-Tavistock.**
- 8. The Owners shall demonstrate that the existing agricultural concrete pad south of the proposed retained residential lot has been removed to the satisfaction of the Township of East Zorra-Tavistock.**
- 9. A sight triangle measuring 7 m x 7 m (22.9 ft x 22.9 ft) located at the corner of 13th Line and Braemar Sideroad on the lot to be severed be dedicated to the Township**

of East Zorra-Tavistock, free of all costs and encumbrances, to the satisfaction of the Township.

10. If required, an Easement Agreement for the shared access shall be established over the lot to be retained in favour of the lots to be severed and enlarged, to the satisfaction of the Township of East Zorra-Tavistock. A draft copy of the Easement Agreement shall be provided to the Township of East Zorra-Tavistock and the Secretary-Treasurer of the Land Division Committee, prior to registration. The Owners shall provide a written Undertaking that the Easement Agreement shall be registered on title.
11. The Clerk of the Township of East Zorra-Tavistock advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.

SIGNATURES

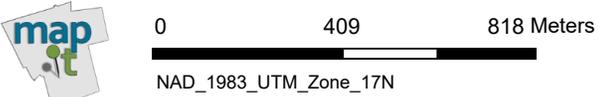
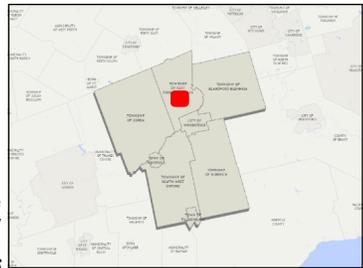
Authored by:	<i>'Original signed by'</i>	Dustin Robson, MCIP, RPP Development Planner
Approved for submission:	<i>'Original signed by'</i>	Heather St. Clair, MCIP, RPP Senior Development Planner



Legend

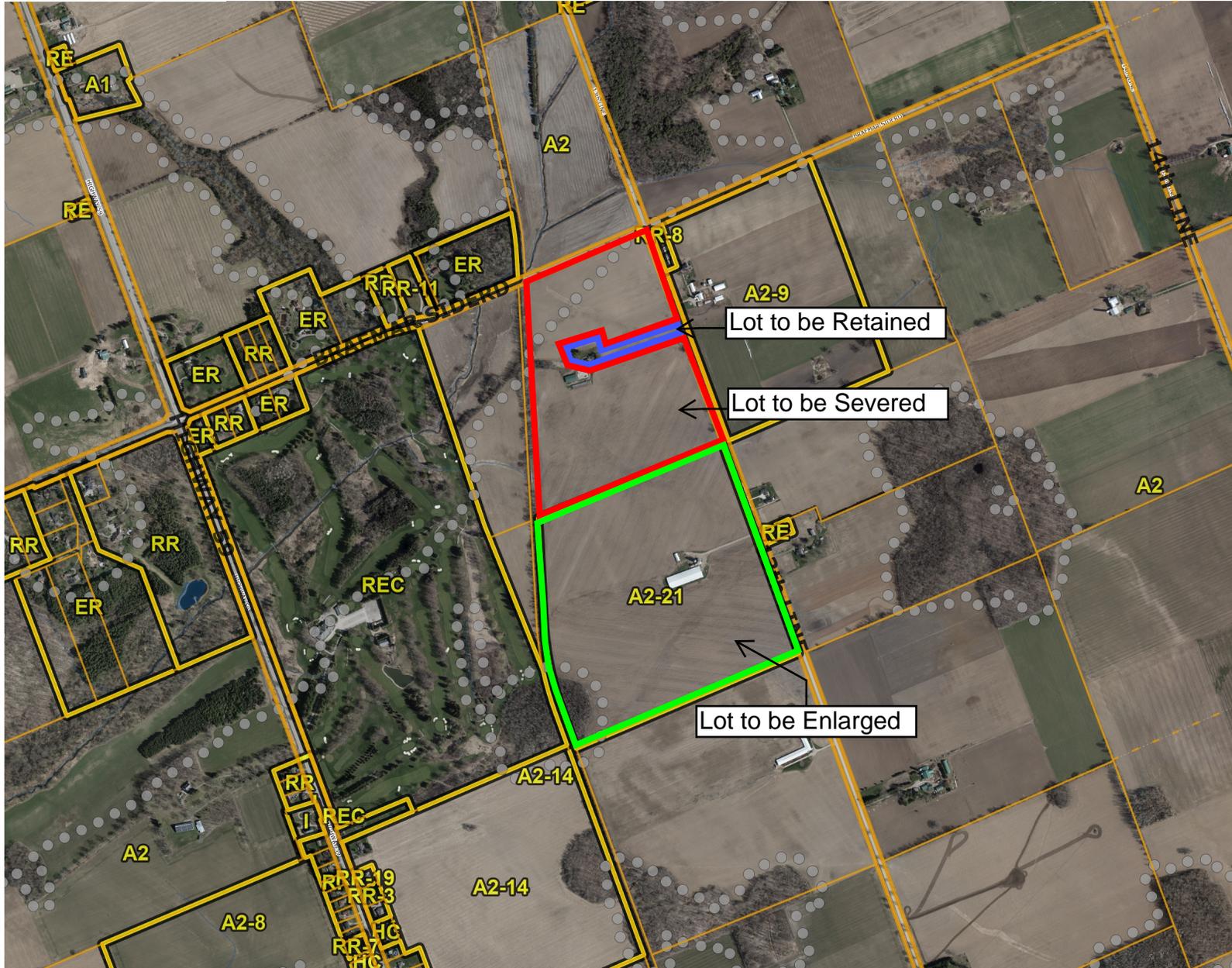
- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
 - Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

Notes



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

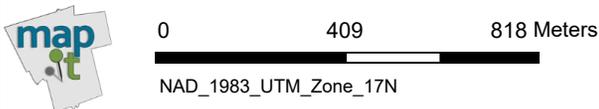
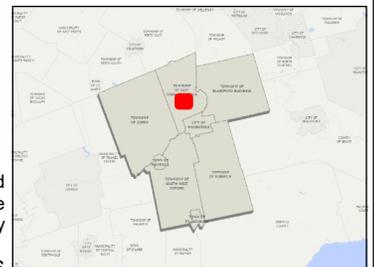
January 27, 2026



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
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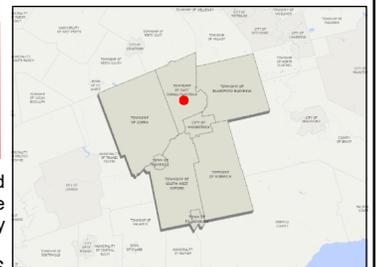
February 27, 2026



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
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 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



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February 27, 2026

← North 13th Line E2T

East →
Braemar Side road

← 2000' →

Existing
Lot line →

← 2030' →

Proposed
Lot to be
Severed
63 acres

Proposed Lot
Retained
for Rural
Residential

Lot To Be
Enlarged
98 acres

House ↓

2
acre

↑
32' x 48'
Shed

←
32' x 168'
Storage
Shed

↑
50' x 96'
Equipment
Shed

Shed

Hog Barn

← 1150' →

← 1760' →

← 1901' →

← 2100' →

← 2100' →

Hickson Trail

Plate 4: Applicants' Sketch

File No. B25-78-2 and ZN 2-25-09 (McKay)

E 1/2 Lot 15, Concession 12 (East Zorra) Lying E of Part 7, Oxford Road 19, Township of East Zorra-Tavistock - 615899 13th Line

← North 13th Line E2T

Proposed Lot
To be Retained

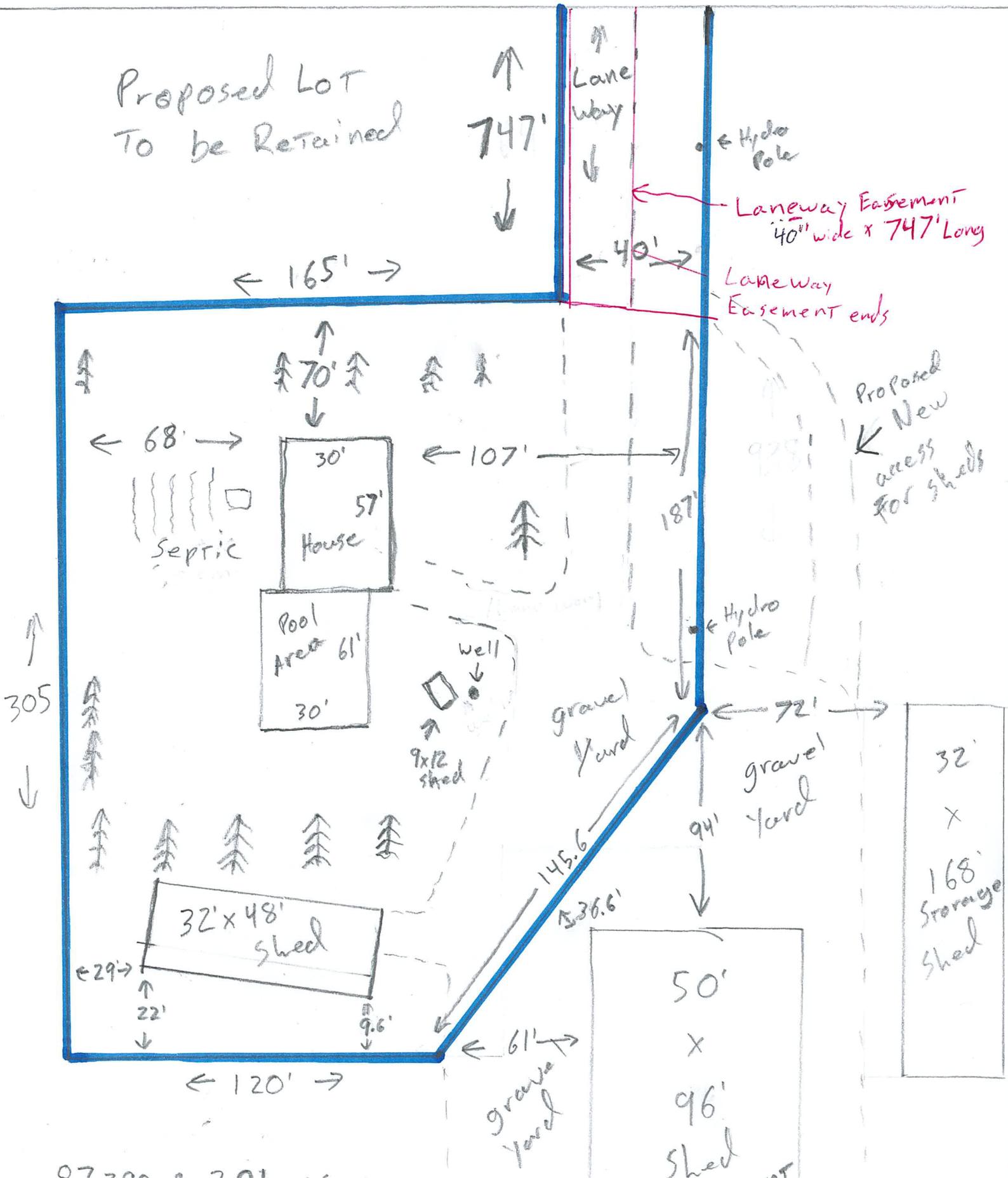


Plate 5: Applicants' Sketch - Lot to be Retained
File No. B25-78-2 and ZN 2-25-09 (McKay)
E 1/2 Lot 15, Concession 12 (East Zorra) Lying E of Part 7, Oxford Road 19, Township of East Zorra-Tavistock - 615899
13th Line