

**To:** Chair and Members of Oxford County Land Division Committee

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

## Application for Consent B25-79-3 – 1000290604 Ontario Inc.

### REPORT HIGHLIGHTS

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- The purpose of the application for consent is to create a lot for commercial purposes and retain a lot for a similar use.
- The lot to be retained will be developed with a gas station, convenience store and two restaurants with one containing a drive-through. No development is proposed on the lot to be severed at this time.
- Planning staff are recommending approval of the application as it is generally consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to commercial lot creation in a serviced settlement area.

### DISCUSSION

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#### Background

OWNER: 1000290604 Ontario Inc. (Chong Zhou)  
7225 Woodbine Avenue, Unit 2, Markham, ON L3R 1A3

APPLICANT: Land and Building Experts (Miaoyi Xue)  
570 Alden Road, Unit 6, Markham, ON L3R 8N5

LOCATION:

The subject lands are described as Part of Lot 8, Concession 5 (North Norwich), in the Township of Norwich. The subject lands are located at the northwest corner of Highway 59 and Airport Road and are municipally known as 773085 Highway 59, Village of Norwich.

OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Serviced Village
Schedule "N-1"	Township of Norwich Land Use Plan	Settlement

Schedule "N-2"

Village of Norwich  
Land Use Plan

Industrial

TOWNSHIP OF NORWICH ZONING BY-LAW 07-2003-Z:

Existing Zoning: 'Special Highway Commercial Zone (HC-8)'

SERVICES:

Lots to be Severed and Retained – Municipal water and wastewater services.

ROAD ACCESS:

Lot to be Severed – Paved, County Road (Highway 59)

Lot to be Retained – Paved, County Road (Highway 59) and Paved, Township Road (Airport Road)

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	9,522 m <sup>2</sup> (2.3 ac)	6,286.2 m <sup>2</sup> (1.5 ac)
Frontage	93.7 m (307.4 ft)	60.68 m (198.8 ft)
Depth	102 m (334.6 ft)	99.3 m (325.7 ft)

The purpose of the application is to create a new commercial lot within the Village of Norwich. It is proposed that the lot to be severed will be approximately 9,522 m<sup>2</sup> (2.3 ac) in area, with approximately 93.7 m (307.4 ft) of frontage on Highway 59, while the lot to be retained will be approximately 6,286.2 m<sup>2</sup> (1.5 ac) in area, with approximately 60.68 m (198.8 ft) of frontage on Highway 59.

It is proposed that the lot to be retained will be developed with a gas station, convenience store and two restaurants, one containing a drive-through. No development is proposed on the lot to be severed at this time.

Surrounding land uses consist of existing and planned commercial and industrial development to the north, east, and west. Existing agricultural operations are located to the south 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 as of Spring 2020.

Plate 3, Applicant's Sketch, depicts the proposed configuration of the lots to be severed and retained, as provided by the applicants.

Plate 4, Applicant's Sketch – Development Site Plan, depicts the proposed configuration of the lots to be severed and retained, along with the location of proposed buildings and structures, as provided by the applicant.

## **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 2.3.1 of the PPS states that Settlement Areas will be the focus of growth and further directs that land use patterns within settlement areas shall be based on densities and a mix of land uses which, among other matters, efficiently use land and resources and are appropriate for, and efficiently use, and optimizing existing or planned infrastructure and public service facilities.

Section 2.8.1 directs that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, providing opportunities for a diversified economic base, identifying strategic sites for investment, encouraging intensification of employment uses, and addressing land use compatibility adjacent to employment areas.

### Official Plan

The subject lands are located within the 'Industrial' designation according to Schedule N-2 – Village of Norwich Land Use Plan, found in the County Official Plan. Industrial Areas include those lands that are designated for the full range of industrial type activity including light, medium and heavy industrial uses. Such uses may generate on and off-site effects such as traffic, noise, vibration, odours and/or visual appearance.

Permitted uses include assembling, manufacturing, fabricating, processing, repair activities, environmental industries, wholesaling, storage and warehousing industries, construction industries, communication and utility industries, transportation and cartage industries and technological service industries. Industries will also be permitted to combine technological, manufacturing or processing, office, sales and management activities.

Section 9.3.4.4 of the Official Plan states that Township Council may differentiate between types of industrial uses in the Zoning By-law by establishing a separate zone for industries requiring large amounts of open storage, generating substantial amounts of vehicular traffic and/or with potential nuisance aspects relating to their operations and may restrict such uses from locating near residential areas or along major entranceways or arterial roads within the Township.

Where an Industrial designation is near existing or planned residential uses, adequate buffering through distance separation, fencing or landscaping and building or site design will be provided to minimize potential nuisance. Such areas will be developed for a low-rise form of development and the Zoning By-law will establish limits to the height and lot coverage permitted to achieve this objective. Further, municipal services will be adequate to accommodate the proposed

development and adequate off-street parking and loading areas will be provided. Within the Industrial designation, site plan control may be required to address design considerations such as landscaping, screened storage areas, locations of loading bays and service areas, as well as parking and drainage.

Service Commercial uses, in accordance with the policies of Section 6.3.1.2, may be permitted within the Industrial designation for lands with direct frontage on a major road or a Provincial Highway or a County Road. The subject lands abut Highway 59, which is a County Road.

Permitted uses for Service Commercial areas include automotive sales and services, including gas bars and car wash facilities, farm implement sales, convenience commercial uses including video rental establishments, automated teller machines or kiosks, tourism information outlets or kiosks, personal services, recreation and entertainment uses, restaurants and fast food outlets, retail food stores, retail or wholesale uses which require large areas for on-site storage of goods.

### Zoning By-law

The subject lands are currently zoned 'Special Highway Commercial Zone (HC-8)' in the Township of Norwich Zoning By-Law. The 'HC' zone permits a variety of commercial uses, including an automobile service station, an eating establishment, and a retail store. The 'HC' zone requires a minimum lot area of 0.4 ha (1 ac), a minimum lot depth of 30 m (98.4 ft), and a minimum lot frontage of 45 m (147.6 ft) for an automobile service station or public garage. The 'HC' zone requires a minimum lot area of 550 m<sup>2</sup> (5,920.3 ft<sup>2</sup>), a minimum lot depth of 30 m (98.4 ft), and a minimum lot frontage of 18 m (59.1 ft) for a non-residential use. The subject lands are currently zoned 'HC-8' which also contains a special provision concerning required parking. The 'HC-8' zoning requires a minimum of 1 space per 23 m<sup>2</sup> (247.6 ft<sup>2</sup>) of gross floor area, or 182 spaces, whichever is lesser.

It is proposed that the lot to be severed will be approximately 9,522 m<sup>2</sup> (2.3 ac) in area, with a lot depth of approximately 102 m (334.6 ft), and approximately 93.7 m (307.4 ft) of frontage on Highway 59. The lot to be retained is proposed to be approximately 6,286.2 m<sup>2</sup> (1.5 ac) in area, with a lot depth of approximately 99.3 m (325.7 ft), and approximately 60.68 m (198.8 ft) of frontage on Highway 59. Staff note that both the lot to be severed and the lot to be retained comply with relevant zoning provisions.

### Agency Comments

The Oxford County Public Works Department has advised the following:

1. If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water and sanitary sewer services, to the satisfaction of the County.
2. If approved, a condition of severance shall be that widening of 3 m (9.8 ft) along the frontage of Highway 59 of the property shall be provided to the County on both the retained and severed property. The road widening will be provided free and clear of all costs, liens, easements, and other encumbrances (as shown on applicants sketch).
3. If approved, a condition of severance shall be that a sight triangle (15 m x 15 m) on the southeast corner of the property at the intersection of Airport Road & Highway 59. All items

will be provided free and clear of all costs, liens, easements, and other encumbrances to the County of Oxford at no cost to the County.

The Township Deputy Chief Building Official/Drainage Superintendent advised that a drainage reapportionment will be required to satisfy as a condition for the application for consent.

The Township Director of Operations has advised that a 3 m (9.8 ft) road widening along Airport Road, and a 15 m (49.2 ft) sight triangle at the southeast corner of the subject lands is required.

Canada Post has advised that the completed project will be serviced by centralized mail delivery produced through Canada Post Community Mailboxes.

The Township Director of Fire and Protective Services, the Township Chief Building Official/Director of Building Services, Nor-Del Cablevision Internet, and Hydro One have indicated no concerns with the proposal.

### Public Consultation

Notice of the public meeting for the proposal was circulated to neighbouring landowners on 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 proposed lot to be severed will be approximately 9,522 m<sup>2</sup> (2.3 ac) in area and have frontage on Highway 59 while the proposed lot to be retained is proposed to be approximately 6,286.2 m<sup>2</sup> (1.5 ac) in area, with frontage on Highway 59 and Airport Road. It is proposed that the lot to be retained will be developed with a gas station, convenience store, and two restaurants, one containing a drive-through. No development is proposed on the lot to be severed at this time.

The policies of the PPS state that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which are sustainable over the long term and minimize land consumption and servicing costs. Further to the PPS policies, the subject site is located within the settlement boundary of the Village of Norwich and is designated for industrial development in the Official Plan, which also allows for service commercial uses as well, where lands are adjacent to a major road (including an County Road). The subject site is compatible with existing development in the area and can be readily serviced by existing municipal roads, municipal water and wastewater services, and other public utilities. Based on this, staff are satisfied that the proposed severance is consistent with the PPS policies related to settlement areas.

The Official Plan states that existing settlement areas shall be the focus of growth and that efficient land use patterns and densities shall be promoted to minimize land consumption, to control infrastructure costs and to limit growth pressure on agricultural areas. The Official Plan directs that Serviced Villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized wastewater and water supply facilities.

The subject lands are designated 'Industrial' in the Village of Norwich Land Use Plan. In addition to traditional industrial uses, the 'Industrial' designation also permits commercial uses provided that the proposal is compliant with the 'Service Commercial' policies of the Official Plan. The intent of the 'Service Commercial' designation is to provide locations for a broad range of

commercial uses that are not suited to locations within the Village Core because of their site area, access or exposure requirements, potential to be incompatible with residential development and/or draws their customer base from passing traffic or a wide ranging market area. The Official Plan further states that the Service Commercial designation is not intended to accommodate retail activities that are typical within the Village Core area and should not directly compete with commercial activities permitted in the Village Core area.

The proposed severance would create one new commercial lot in an area of the Village that is designated for industrial and commercial development. The location of the subject lands ensures that existing infrastructure (utilities, roads, etc.) is utilized efficiently. Further, in reviewing the proposed development plans for the lot to be retained, staff are of the opinion that the proposed uses (gas station, convenience store, and two restaurants with one containing a drive-through) are generally better suited away from the Village Core as the uses generally cater to the car travelling public.

It is proposed that the lot to be severed will be approximately 9,522 m<sup>2</sup> (2.3 ac) in area, with a lot depth of approximately 102 m (334.6 ft), and approximately 93.7 m (307.4 ft) of frontage on Highway 59. The lot to be retained is proposed to be approximately 6,286.2 m<sup>2</sup> (1.5 ac) in area, with a lot depth of approximately 99.3 m (325.7 ft), and approximately 60.6 m (198.8 ft) of frontage on Highway 59. Staff note that both the lot to be severed and the lot to be retained comply with relevant zoning provisions for the existing 'HC-8' zoning.

In light of the foregoing, it is the opinion of this Office that the proposal is consistent with the policies of the PPS and in keeping with the intent of Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration, subject to the recommended conditions.

## **RECOMMENDATIONS**

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**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 and is 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. If required, the Owner enters into a standard Severance Agreement with the Township of Norwich, to the satisfaction of the Township.**
- 2. 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 Norwich.**
- 3. A road widening of 3 m (9.8 ft) along the frontage of the lot to be retained along Airport Road be dedicated to the Township of Norwich, free of all costs and encumbrances, to the satisfaction of the Township of Norwich.**
- 4. The Clerk of the Township of Norwich advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.**
- 5. A road widening of 3 m (9.8 ft) along the frontage of the lot to be severed and the lot to be retained along Highway 59 be dedicated to the County of Oxford, free of all**

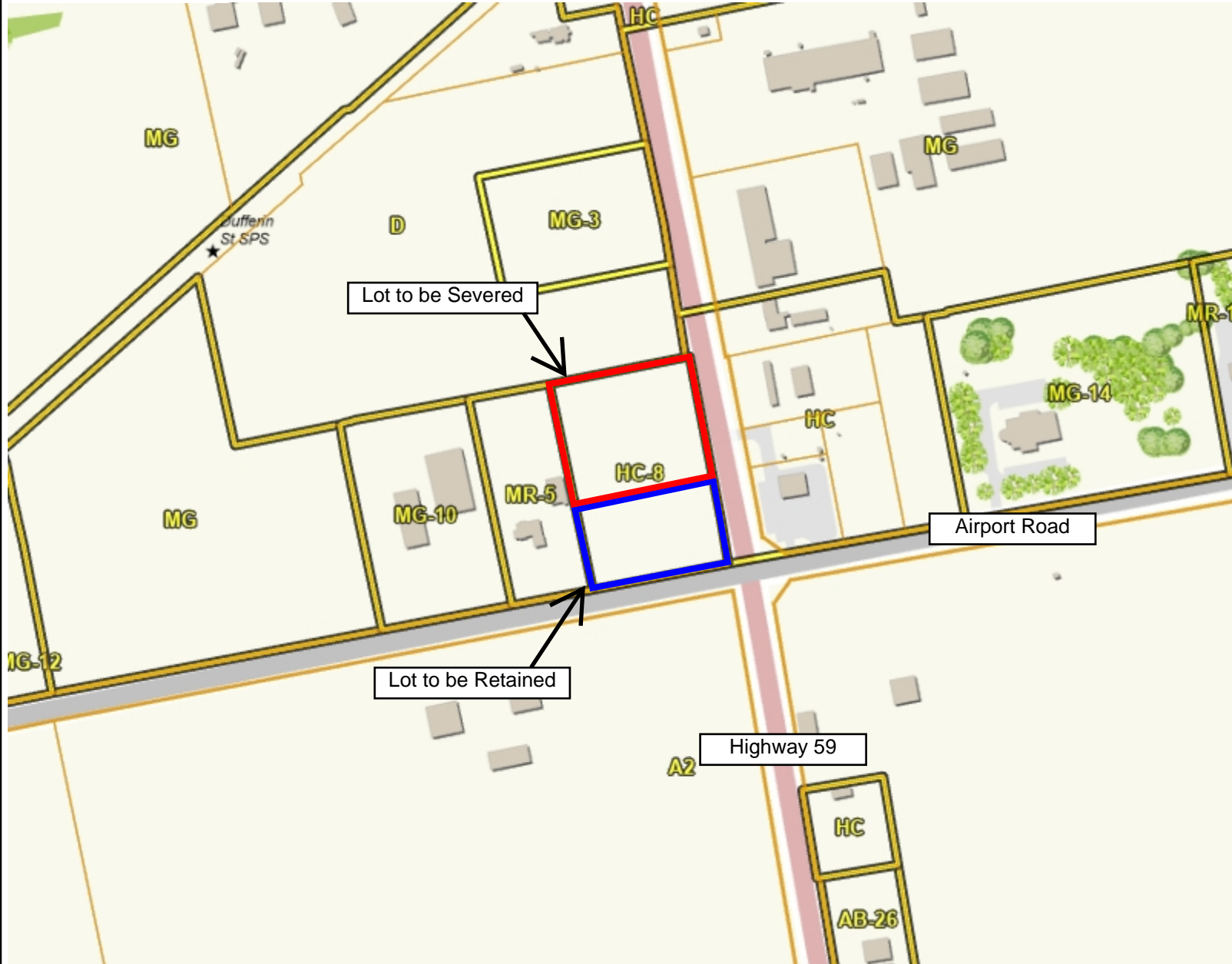
**costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department.**

- 6. A sight triangle measuring 15 m x 15 m (49.2 ft x 49.2 ft) located at the corner of Highway 59 and Airport Road on the lot to be retained be conveyed to the County of Oxford, free and clear of all costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department.**
- 7. The Owner shall satisfy all requirements, financial and otherwise, of the County, regarding the installation of water and sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department.**

## **SIGNATURES**

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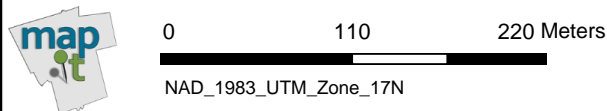
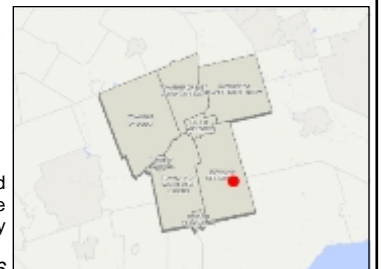
<b>Authored by:</b>	<i>'Original signed by'</i>	Dustin Robson, MCIP, RPP Development Planner
<b>Approved for submission:</b>	<i>'Original signed by'</i>	Heather St. Clair, MCIP, RPP Senior Development Planner



**Legend**

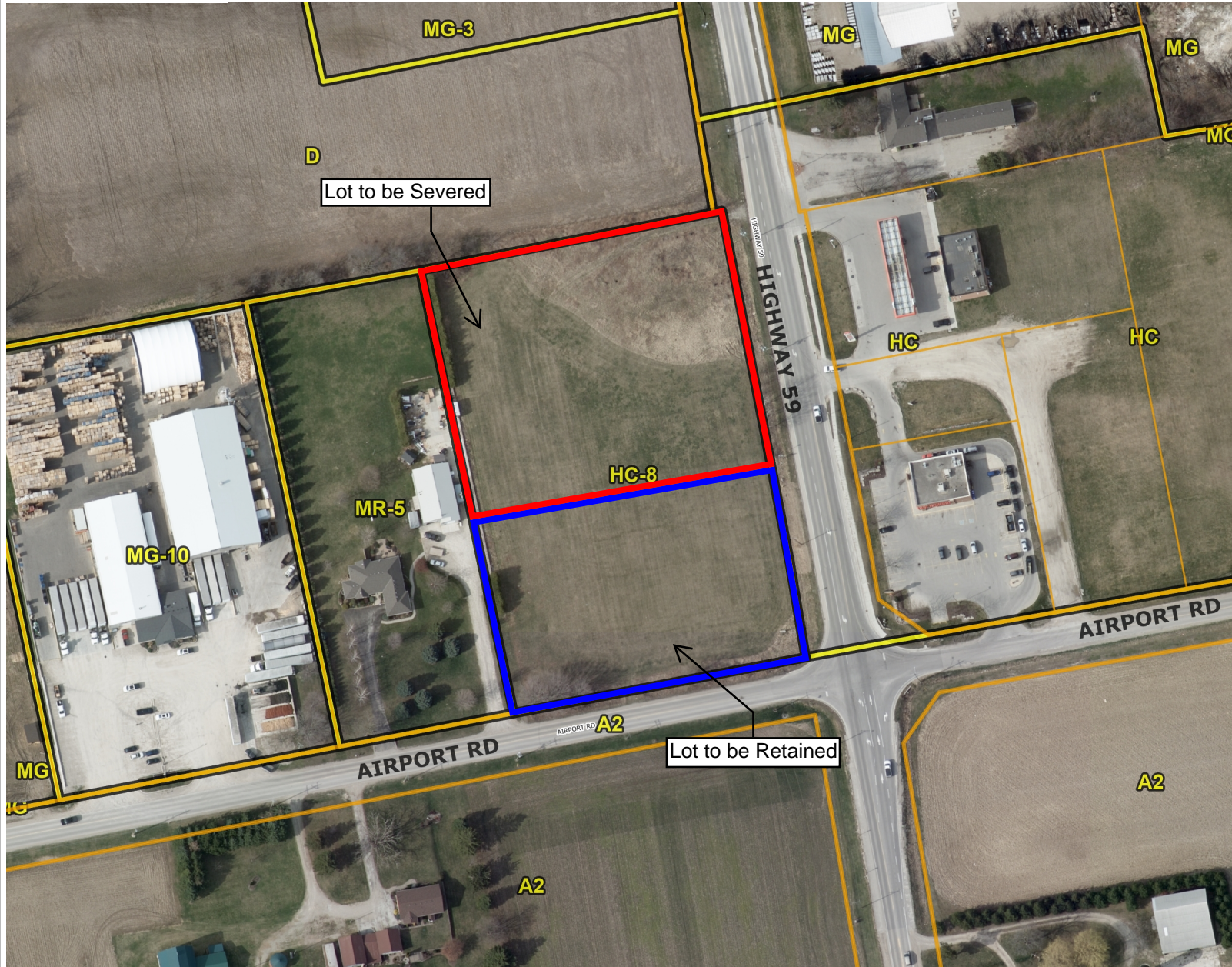
- Parcel Lines**
  - Municipal Boundary
  - Property Boundary
  - Assessment Boundary
  - Road
  - Unit
- Zoning Floodlines**
- Regulation Limit**
  - ◆ 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - ◆ Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 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

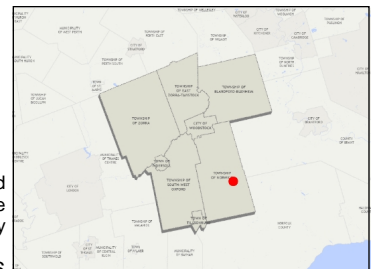
January 27, 2026



**Legend**

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

**Notes**



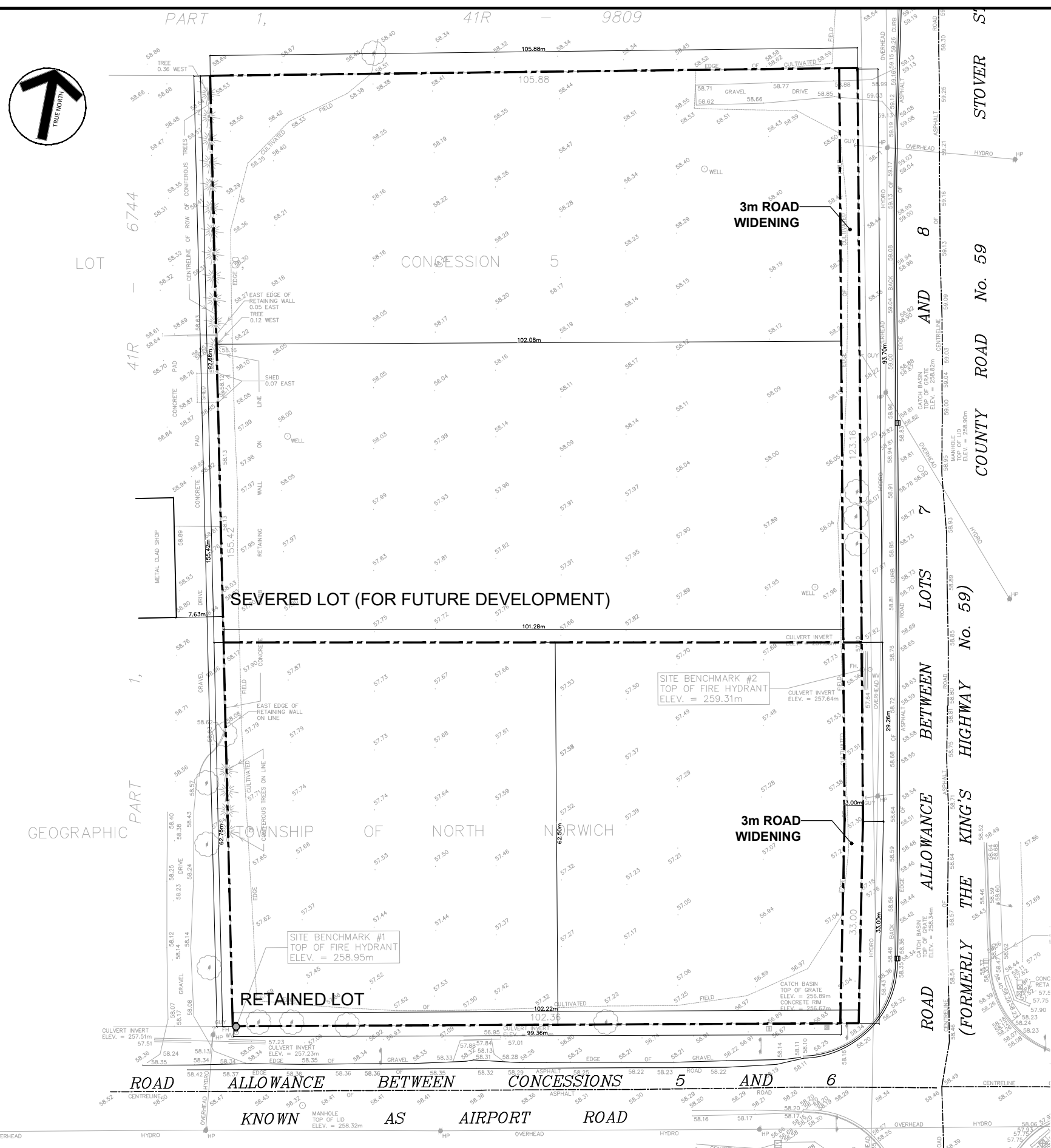
0 51 102 Meters

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

March 20, 2026



SITE STATISTICS		
RETAINED LOT		
ZONING: COMMERCIAL - HIGHWAY COMMERCIAL (HC-8)		
BUILDING STATISTICS		
	PERMITTED	PROVIDED
LOT AREA	min. 4047m <sup>2</sup> (1 ac)	6286.2m <sup>2</sup> (1.55 ac)
LOT FRONTAGE	min. 45m	99.36m
LOT COVERAGE	max. 40%	-
LOT DEPTH	45m	60.68m

SITE STATISTICS		
SEVERED LOT		
ZONING: COMMERCIAL - HIGHWAY COMMERCIAL (HC-8)		
BUILDING STATISTICS		
	PERMITTED	PROVIDED
LOT AREA	min. 4047m <sup>2</sup> (1 ac)	9522.0m <sup>2</sup> (2.35 ac)
LOT FRONTAGE	min. 45m	93.70m
LOT COVERAGE	max. 40%	-
LOT DEPTH	min. 45m	102.08m

LEGEND:	DESCRIPTION:
	PROPERTY LINE
	LANDSCAPED AREA
	PAVED WALKWAY
	BUILDING ENTRANCE
	BARRIER FREE PARKING
	PYLON SIGNAGE
	ORDER BOARD
	A&W ILLUMINATED DIRECTIONAL LOT SIGN

1 SEVERANCE PLAN  
SP-1 SCALE: 1:750

**DO NOT SCALE DRAWINGS.**  
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer/Engineer of any variations from the supplied drawings and informations before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction.  
All drawings are the property of Land & Building Experts, and must not be reproduced without written consent.

NO.	ISSUED FOR	DATE
6	CLIENT REVIEW	12/01/25
5	CLIENT REVIEW	11/10/25
4	CLIENT REVIEW	06/26/25
3	CLIENT REVIEW	06/03/25
2	CLIENT REVIEW	02/19/25
1	CLIENT REVIEW	01/27/25

PREPARED BY:  
**LAND & BUILDING EXPERTS**  
570 Alden Rd., Unit 6, Markham, ON. L3R 8N5  
(416) 340-8649 landbuildx@gmail.com

PROJECT INFO:  
**773085 Highway 59,  
Norwich, ON. N0J1P0**

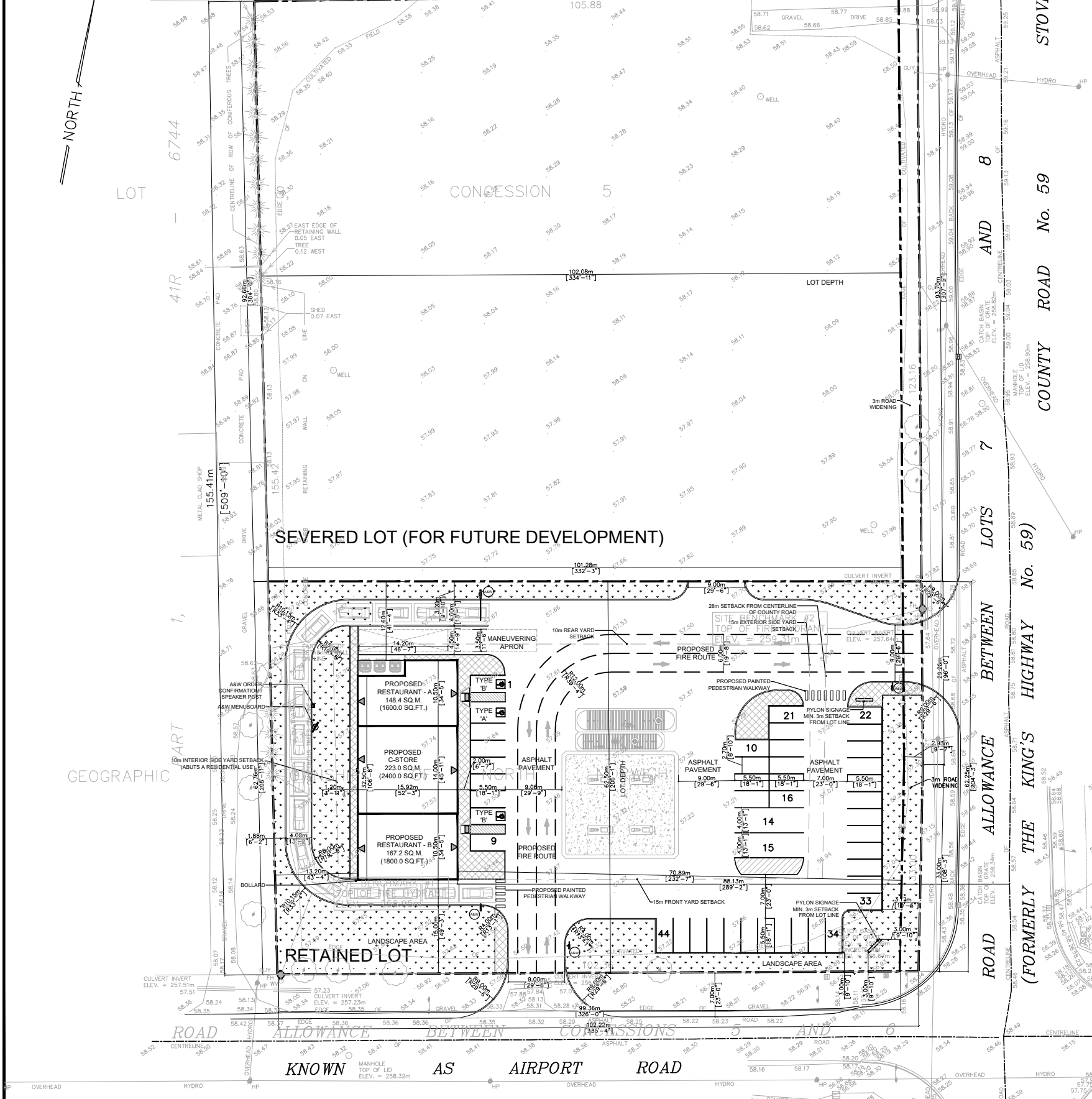
PROJECT NAME:  
**PROPOSED DEVELOPMENT  
AT 773085 HIGHWAY 59,  
NORWICH, ON**

DRAWING TITLE:  
**SEVERANCE PLAN**

SCALE AS INDICATED	DWG. NO.
DRAWN BY: L.S.	<b>SP-01</b>
CHECKED BY: S.K.	
PROJECT NO.:	

Plate 3: Applicant's Sketch  
File No.: B25-79-3 (1000290604 Ontario Inc.)  
Pt Lt 8, Concession 5 (North Norwich); 773085 Highway 59, Township of Norwich

Plate 4: Applicant's Sketch - Development Site Plan  
 File No.: B25-79-3 (1000290604 Ontario Inc.)  
 Pt Lt 8, Concession 5 (North Norwich); 773085 Highway 59, Township of Norwich



SITE STATISTICS		
RETAINED LOT		
ZONING: COMMERCIAL - HIGHWAY COMMERCIAL (HC-8)		
BUILDING STATISTICS		
	PERMITTED	PROVIDED
LOT AREA	min. 4047m <sup>2</sup> (1 ac)	6286.2m <sup>2</sup> (1.55 ac)
LOT FRONTAGE	min. 45m	99.36m
LOT COVERAGE	max. 40%	8.5%
LOT DEPTH	45m	62.50m

LANDSCAPED OPEN SPACE	min. 10%	26.2%
BUILDING HEIGHT	11m	-
SITE SETBACKS		
	MIN. PERMITTED	PROVIDED
FRONT YARD	15.00m	15.00m
REAR YARD	10.00m	12.60m
EXTERIOR SIDE YARD	15.00m	70.89m
INTERIOR SIDE YARD	10.00m	13.20m
SETBACK FROM THE CENTRELINE OF A COUNTY ROAD	28.00m	88.13m

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PARKING PROVISION	
BY-LAW NO. 07-2003-Z (16.3.8.2.1)	
RETAINED LOT	
1 SPACE PER 23m <sup>2</sup> (247.6ft <sup>2</sup> ) GROSS FLOOR AREA, OR 182 SPACES, WHICHEVER IS LESSER.	23 (538.6m <sup>2</sup> /23m <sup>2</sup> )
TOTAL REQUIRED PARKING	23
PARKING PROVIDED	44 PARKING SPACES
TOTAL REQUIRED LOADING SPACE	1
LOADING SPACE PROVIDED	1
REQUIRED ACCESSIBLE PARKING BY-LAW 5.21.2.2.2 4% OF TOTAL REQUIRED PARKING SPACE +1 WHERE AN EVEN NUMBER OF ACCESSIBLE PARKING SPACES ARE REQUIRED AN EQUAL NUMBER OF TYPE A AND TYPE B SPACES MUST BE PROVIDED. WHERE AN ODD NUMBER OF TOTAL ACCESSIBLE PARKING SPACES ARE REQUIRED THE ADDITIONAL SPACE MAY BE A TYPE B SPACE	TYPE A SPACE: 1 TYPE B SPACE: 2
ACCESSIBLE PARKING PROVIDED	3 OUT OF 44

SITE STATISTICS		
SEVERED LOT		
ZONING: COMMERCIAL - HIGHWAY COMMERCIAL (HC-8)		
BUILDING STATISTICS		
	PERMITTED	PROVIDED
LOT AREA	min. 4047m <sup>2</sup> (1 ac)	9522.0m <sup>2</sup> (2.35 ac)
LOT FRONTAGE	min. 45m	93.70m
LOT COVERAGE	max. 40%	-
LOT DEPTH	min. 45m	102.08m

NO.	ISSUED FOR	DATE
6	CLIENT REVIEW	11/10/25
5	CLIENT REVIEW	06/26/25
4	CLIENT REVIEW	06/03/25
3	CLIENT REVIEW	02/19/25
2	CLIENT REVIEW	01/27/25
1	CLIENT REVIEW	11/12/24
NQ	ISSUED FOR	DATE

PREPARED BY:  
**LAND & BUILDING EXPERTS**  
 570 Alden Rd., Unit 6, Markham, ON. L3R 8N5  
 (647) 340-8649 landbuildx@gmail.com

PROJECT INFO:  
**773085 Highway 59, Norwich, ON. N0J1P0**

PROJECT NAME:  
**PROPOSED DEVELOPMENT AT 773085 HIGHWAY 59, NORWICH, ON**

DRAWING TITLE:  
**CONCEPT SITE PLAN**

SCALE AS INDICATED  
 DRAWN BY: L.S.  
 CHECKED BY: S.K.  
 PROJECT NO.:  
**SP-01**

LEGEND:	DESCRIPTION:
	PROPERTY LINE
	LANDSCAPED AREA
	PAVED WALKWAY
	BUILDING ENTRANCE
	BARRIER FREE PARKING
	PYLON SIGNAGE
	ORDER BOARD
	A&W ILLUMINATED DIRECTIONAL LOT SIGN

LOT AREA CALCULATION		
FOR RETAINED LOT		
	REQUIRED MIN.	PROVIDED
LOT AREA	4047m <sup>2</sup> (1 ac)	6290.0m <sup>2</sup> (1.55 ac)
FOR SEVERED LOT		
	REQUIRED MIN.	PROVIDED
LOT AREA	4047m <sup>2</sup> (1 ac)	9510.7m <sup>2</sup> (2.35 ac)

**1 CONCEPT SITE PLAN**  
 CP-1 SCALE: 1:750