

To: Mayor and Members of the Township of South-West Oxford Council
From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Zone Change ZN 4-25-02 – AG Tech MPS Ltd.

REPORT HIGHLIGHTS

- This application proposes to amend the zoning on the part of the property currently zoned 'General Industrial Zone (MG)' to 'Special General Industrial Zone (MG-sp)' to permit an accessory dwelling unit in a new industrial building as a permitted use.
- The owner is proposing a 384 m² (4,133 ft²) accessory dwelling unit in a portion of a new industrial building that would have a gross floor area of approximately 1,127 m² (12,131 ft²).
- Planning staff are recommending deferral of the application, pending submission of an amended Site Plan that complies with Township of South-West Oxford Zoning By-law No. 25-98 or submission of an amended application that includes relief from all applicable zoning provisions.

DISCUSSION

Background

APPLICANT/AGENT: Mark Cook
PO Box 191, Tillsonburg, ON N4G 4H5

OWNER: AG Tech MPS Ltd. c/o Bradley (Kyle) Burton
292171 Culloden Road, Brownsville, ON N0L 1C0

LOCATION:

The subject lands are described as Part Lot 22, Concession 11 (Dereham), Part 5 Plan 41R-1982 and Part 12 Plan 41R-10447 in the Township of South-West Oxford. The lands are located on the west side of Culloden Road, between Brownsville Road and Hawkins Road and known municipally as 292171 Culloden Line in the Village of Brownsville.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	'Village'
----------------	--	-----------

Schedule "S-1"	Township of South-West Oxford Land Use Plan	'Settlement'
----------------	--	--------------

TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW NO. 25-98:

Existing Zoning: 'General Industrial Zone (MG)' with a small portion of the southern property boundary zoned 'General Agricultural Zone (A2)'

Requested Zoning: 'Special General Industrial Zone (MG-sp)' with 'A2' portion to remain unchanged

PROPOSAL:

The intent of this application is to rezone the part of the property currently zoned 'General Industrial Zone (MG)' to 'Special General Industrial Zone (MG-sp)' to permit a 384 m^2 (4,133 ft²) accessory dwelling unit in a portion of a new industrial building that would have a gross floor area of approximately $1,127\text{ m}^2$ (12,131 ft²).

The subject lands currently contain a $1,528\text{ m}^2$ (16,447.2 ft²) building which will be maintained. This application proposes a total lot coverage of $2,655\text{ m}^2$ (28,578.18 ft²) which is approximately 22.3 % of the lot area zoned 'MG'.

The applicant has indicated that they will be the occupant of the new accessory dwelling unit in the new industrial building which will contain a warehouse use and a truck transportation terminal. Both of these proposed uses are consistent with permitted uses in the 'MG' zone.

The subject lands are approximately 1.2 ha (2.95 ac) in area. A portion of the subject lands is zoned 'General Industrial Zone (MG)', and a portion of the lands is zoned 'General Agricultural Zone (A2)'. The portion of the subject lands zoned 'MG' is approximately 1.02 ha (2.53 ac) in area with 56.14 m (184.2 ft) of frontage onto Culloden Line, and a depth of 130.29 m (427.46 ft), as provided by the applicant. The portion of the subject lands zoned 'A2' is approximately $1,830\text{ m}^2$ (19,698 ft²) in area, with an approximate depth of 130 m (426.5 ft), and approximate frontage of 15 m (49.2 ft) on Culloden Line. The lands zoned 'A2' are currently vacant and are not proposed to be amended through this application.

Surrounding land uses include agricultural uses to the north, west, and south (zoned 'A2'), single detached residential dwellings and an institutional use also to the north (zoned 'R1' and 'I'), and industrial uses to the east and southeast (zoned 'MG').

Plate 1, Location Map with Existing Zoning, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Close-Up Aerial Map (2020), provides a close-up view of the subject lands.

Plate 3, Applicant's Sketch, depicts the property proposed to be rezoned and the location of the existing building, and the proposed new industrial building containing an accessory dwelling unit, as provided by the applicant.

Application Review

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) is a policy statement issued under the authority of Section 3 of the Planning Act. The PPS applies to all decisions in respect of the exercise of any authority that affects a planning matter, and such decisions shall be consistent with 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 2.3.1, General Policies for Settlement Areas, establishes that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public service facilities. This section also directs planning authorities to support general intensification and redevelopment to achieve complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Section 2.8.1, Supporting a Modern Economy, establishes that Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs, providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses, and encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.

OFFICIAL PLAN

Section 6.1, Rural Settlement Strategy, establishes that designated rural settlements comprise Rural Clusters, Villages and Serviced Villages. The subject lands are designated 'Village' as per Schedule "C-3" in the Oxford County Settlement Strategy Plan and 'Settlement' as per Schedule "S-1" in the Township of South-West Oxford Land Use Plan.

The Official Plan directs that growth and development will be focused in Settlements, and that their vitality and regeneration will be promoted. It is the intent of the Official Plan to ensure that a sufficient supply of land will be provided within Settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20 year needs of the County and the Township, while accounting for opportunities to accommodate growth through intensification.

Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources and efficiently use existing or planned infrastructure and public service facilities, support active transportation and existing or planned transit, be freight-supportive, minimize negative impacts to air quality and climate change, and promote energy efficiency.

Within the Village designation, a range of land use is permitted with the exception of multiple unit residential development involving more than two units.

Section 6.4, Industrial Uses in the Rural Settlements, establishes criteria for the evaluation of industrial proposals including permitted uses, location, and evaluation criteria.

Permitted industrial uses will primarily consist of assembling, manufacturing, fabricating, processing, repair activities, environmental industries, wholesaling, storage and warehousing industries, construction industries, communication, logistic and utility industries, transportation and cartage industries, and technological service industries. Ancillary showroom, retail, office, and sales uses operating in association with a permitted use as set out above will be permitted but will be restricted by the Zoning By-Law to a percentage of the total floor area of the building. Where concerns have been expressed as to the impact a proposed use may have on the environment, Area Council may consult with appropriate Provincial agencies and will be satisfied that any such impacts or risks of impact can be appropriately mitigated through Federal or Provincial legislation requirements and associated regulations prior to permitting such use. Area Council may not permit industrial uses or development when such consultation indicates that the use represents a significant health or safety risk to the public, employees or the environment by reason of pollution or other adverse environmental impact.

Industrial areas or uses within the Village or Serviced Village designation will be consistent with the following locational policies.

SEPARATION FROM RESIDENTIAL USES: Industrial areas or uses will be sufficiently setback from residential uses in the general vicinity to mitigate potential conflicts resulting from noise, dust, vibration, odour or vehicular traffic associated with the industrial activity. Industrial areas or uses will be protected from encroachment by non-compatible uses.

INTERVENING USE: Where feasible, industrial and residential uses will be separated by an intervening use such as service commercial or institutional uses which are compatible.

MAJOR ROAD: The industrial area will generally have direct access to a major road designated on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3 or a Provincial Highway or County Road designated on Schedule C-4, County Transportation Network Plan.

ACCESS: The number of individual access points for industrial uses to a Provincial Highway or County Road designated on Schedule C-4, County Transportation Network Plan will generally be restricted. New development within industrial areas will be promoted through the establishment of internal service roads providing access to the major road network.

In addition to criteria regarding permitted uses and location, the following criteria will be satisfied prior to permitting industrial development.

COMPATIBILITY: Where proposed industrial development is near to existing or planned residential, open space or institutional uses, adequate buffering through distance separation, fencing or landscaping, and building or site design shall be provided to minimize potential nuisance.

SERVICING: Adequate water supply and sewage disposal facilities and solid and liquid waste disposal shall be available and satisfactory to the County and/or the Ministry of the Environment. Where centralized water and/or waste water treatment facilities are not available for industrial uses, private water supply and on-site sewage disposal facilities shall satisfy the requirements of the County and the Board of Health and the policies of Section 3.2, Environmental Resource Policies relating to water quality and quantity, as

appropriate. Where private services are proposed, industrial uses shall be limited to those that are "dry" in nature.

PARKING AND LOADING FACILITIES: Adequate off-street parking and loading facilities shall be required by the Zoning By-Law.

BUILDINGS: Buildings will be sufficiently setback from the streetline to ensure that landscaping in the form of berthing and/or vegetative screening can be incorporated into yards and parking areas directly adjacent to the streetline.

ACCESS: The number of direct access points will be limited and designed to minimize hazards to vehicular and pedestrian traffic.

ENVIRONMENT: Industrial development will be consistent with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

Section 6.4.1, Site Plan Approval, establishes that Site Plan Control may be required and where it is required, specific design criteria will be evaluated prior to approval. These criteria include landscaping, storage areas, location of loading and serviced areas, traffic and access, parking, barrier free design, and drainage.

ZONING BY-LAW

The subject lands are currently zoned 'General Industrial Zone (MG)' and 'General Agricultural Zone (A2)' according to the Township of South-West Oxford Zoning By-law. Section 4.3 of the Zoning By-law establishes 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 and shall be used in accordance with the provisions of this Zoning By-Law for the applicable zones, but no lot shall have more than one residential dwelling on the whole except as specifically provided in this Zoning By-Law.

This application proposes to amend the zoning on the part of the property currently zoned 'General Industrial Zone (MG)'. Section 19.1 sets out the uses permitted in the 'MG' zone, which include:

- an asphalt or concrete batching plant
- a concrete batching or mixing plant
- a feedmill
- a fuel storage tank or supply yard
- a landfill site
- a lumber yard
- an open storage use of goods or material if accessory to a use permitted in the MG Zone
- a public use, in accordance with the provisions of Section 6.22 of this Zoning By-Law
- a retail outlet, a wholesale outlet or a business office accessory to a permitted use
- a salvage yard
- a sawmill
- a truck transportation terminal
- any use permitted in an MR zone
- a wayside sand or gravel pit or stone quarry, outside of a designated settlement, in accordance with the provisions of Section 6.31 of this Zoning By-Law.

An accessory dwelling unit is not a permitted use in the 'MG' zone.

The zone provisions relevant to this application include:

- Minimum lot area where sanitary sewers are not available: 3,000 m² (32,292.8 ft²);
- Minimum lot frontage: 40 m (131.2 ft); and,
- Minimum lot depth: 50 m (164 ft).

Staff are satisfied that the lot area, lot frontage, and lot depth meet the required provisions of the 'MG' zone.

The applicant submitted a Site Plan to illustrate the current and proposed structures and current and proposed uses on the subject lands.

The current uses on the subject lands located in the existing industrial building include a manufacturing use and a service shop use. The uses proposed for the new industrial building include a warehouse use and a transportation terminal use, and as previously described in this report, an accessory dwelling unit which would be accessory to the proposed warehouse use.

Township Staff identified that a Site Plan Amendment is required as part of the approval process and communicated this to the applicant. Based on a review of the Site Plan as submitted by the applicant, Township and Planning Staff identified that the required yard provisions (rear yard depth, side yard width) and parking provisions are not consistent with the requirements of the Township's Zoning By-law.

AGENCY COMMENTS

The application was circulated to a number of public agencies considered to have an interest in the proposal. All of the comments received through the circulation process are summarized below.

Township of South-West Oxford Legislative Services Staff commented that a Site Plan Amendment is required as part of the overall approval process, and consultation regarding the proposal is recommended.

The Township of South-West Oxford Chief Building Official (CBO) commented that:

- The confirmation of required private servicing on site, including the sanitary sewage disposal system, will be reviewed comprehensively under the application review processes for Site Plan Control and Building Permit Application.
- Sufficient land exists upon the site for the purposes of installing a private sanitary sewage disposal system as defined and regulated under the Building Code Act.

The Township of South-West Oxford Septic Inspector commented that:

- The owner was advised that it is unlikely the current septic system will accommodate the new building, which includes the proposed dwelling, and the existing building.
- This property is largely covered with asphalt and concrete, potentially leaving insufficient space for a septic system to serve the new building. The owner has been advised to contact a septic contractor and that a Sewage System Building Permit will be required. Once an application is received, a Site Assessment will be conducted to determine if a permit can be issued.
- It is recommended that an amended site plan, including sewage disposal, be submitted to determine if this property can accommodate proposed development.

The Oxford County Public Works Department, the Township of South-West Oxford Public Works Department and the Catfish Creek Conservation Authority (CCCA) replied that they reviewed the application and do not have any comments and/or concerns.

PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting regarding the application for the Zone Change were provided to surrounding property owners in accordance with the requirements of the Planning Act on March 25, 2025, and April 16, 2025, respectively. At the time of writing this report, Staff had not received any comments regarding the application.

Planning Analysis

Planning Staff are satisfied that the proposed dwelling unit in a portion of a new non-residential structure is in keeping with PPS policies regarding development of properties in Settlement Areas and efficiently using land, resources, and infrastructure.

Planning Staff are satisfied that the proposal is consistent with the Official Plan policies regarding development of properties in Settlement Areas, and within Villages, and with efficiently using land, resources, and existing infrastructure. With respect to evaluating proposals for industrial development in Settlement Areas, Staff are of the opinion that the proposed warehouse and transportation terminal uses are consistent with the permitted industrial uses as set out in Section 6.4, Industrial Uses in the Rural Settlements, and that proposed industrial uses can be limited by the Zoning By-law to manage potential issues regarding compatibility with the proposed accessory residential unit.

With respect to the locational policies and evaluation criteria for industrial uses within the Village designation, Staff are generally satisfied with the vehicular access onto Culloden Road. However, Staff are of the opinion that as the Site Plan, as submitted by the applicant, illustrates deficient yard setbacks (rear yard depth, side yard width), compatibility with the residential use to the north of the subject property and/or any required mitigation measures cannot be adequately evaluated at this time.

In addition, Township Staff have communicated that Site Plan approval is required to facilitate the proposal, which will include satisfying a number of specific design criteria set out in Section 6.4.1. These criteria include landscaping, storage areas, location of loading and serviced areas, traffic and access, parking (including loading areas), barrier free design, and drainage. Additional evaluation criteria including servicing (water supply, sewage disposal, solid and liquid waste disposal) and location of buildings, and consistency with the environmental policies will also be addressed through the Site Plan process.

With respect to the Zoning By-law, the 'General Industrial Zone (MG)' does not permit an accessory dwelling unit in a non-residential building, however Planning staff are of the opinion that a site specific approval to permit a dwelling unit as accessory to a proposed industrial use may be appropriate where the proposed dwelling is occupied by the owner, caretaker, watchman or other similar person employed on the lot where industrial use is located, and where the proposed industrial use may be compatible with a residential dwelling.

With respect to considering compatibility of a residential use with industrial uses, the applicant has indicated that the proposed industrial building would contain a warehouse use and a truck transportation terminal use (vehicle bay) and the proposed accessory dwelling would be accessory to the warehouse use. The applicant indicated that the new industrial building would

not contain a manufacturing use; the manufacturing use currently on the subject lands would remain limited to the existing 223 m² (2,400 ft²) area in the existing industrial building. Based on the proposed uses for the new building, Staff are of the opinion that in this instance, the proposed accessory dwelling unit can be considered compatible with the new warehouse and truck terminal uses proposed for the new industrial building, however staff are recommending that the said industrial uses be limited to these specific uses and be limited in scale to ensure they remain compatible with the proposed accessory dwelling unit.

With respect to services for the proposed development, the subject property is connected to the municipal water system via a 150 mm watermain on Culloden Line. Regarding septic servicing requirements for the proposed new accessory dwelling unit in the proposed new industrial building, the Township's Chief Building Official (CBO) indicated that a future permit will be required and will be reviewed in detail at Site Plan Approval stage. This has been communicated to the owner and agent.

As previously mentioned in this report, the applicant is aware that Building Permits and Site Plan approvals will be required subsequent to the rezoning process. The site sketch provided by the applicant does not show a development that complies with the 'MG' zoning provisions with respect to setbacks and parking. As such, Planning staff are recommending that approval of the requested zone change be deferred until such time as a site sketch is submitted that complies with the necessary development provisions, or the application for rezoning is amended to include requests for site specific reductions, which would be further reviewed in detail by staff.

Overall, Planning staff are of the opinion that the zoning application is consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan. However, as the Site Plan as submitted by the applicant does not meet required zoning provisions, Planning Staff are of the opinion that the application for zone change be deferred, pending the resubmission of an application indicating all relief required and/or a revised Site Plan that meets all requirements of the Township's Zoning By-law. This has been communicated to the applicant who agrees with this approach.

RECOMMENDATIONS

That the Council of the Township of South-West Oxford defer zone change application ZN 4-25-02, submitted by AG Tech MPS Ltd whereby the lands described as Part Lot 22, Concession 11 (Dereham), Part 5 Plan 41R-1982 Township of South-West Oxford are to be rezoned from 'General Manufacturing Zone (MG)' to 'Special General Manufacturing Zone (MG-sp)' to permit the establishment of a dwelling unit accessory to a warehouse use.

SIGNATURES

Authored by: *Original Signed by:*

Laurel Davies Snyder, RPP, MCIP
Development Planner

Approved for submission: *Original Signed by:*

Heather St. Clair, MCIP, RPP
Senior Planner



Plate 1: Location Map with Existing Zoning
File No.: ZN 4-25-02 - AG Tech MPS Ltd.
Part Lot 22, Con 11 (Dereham), Pt 5 Plan 41R-1982 & Pt 12 Plan 41R-10447, 292171 Culloden Line, Township of South-West Oxford

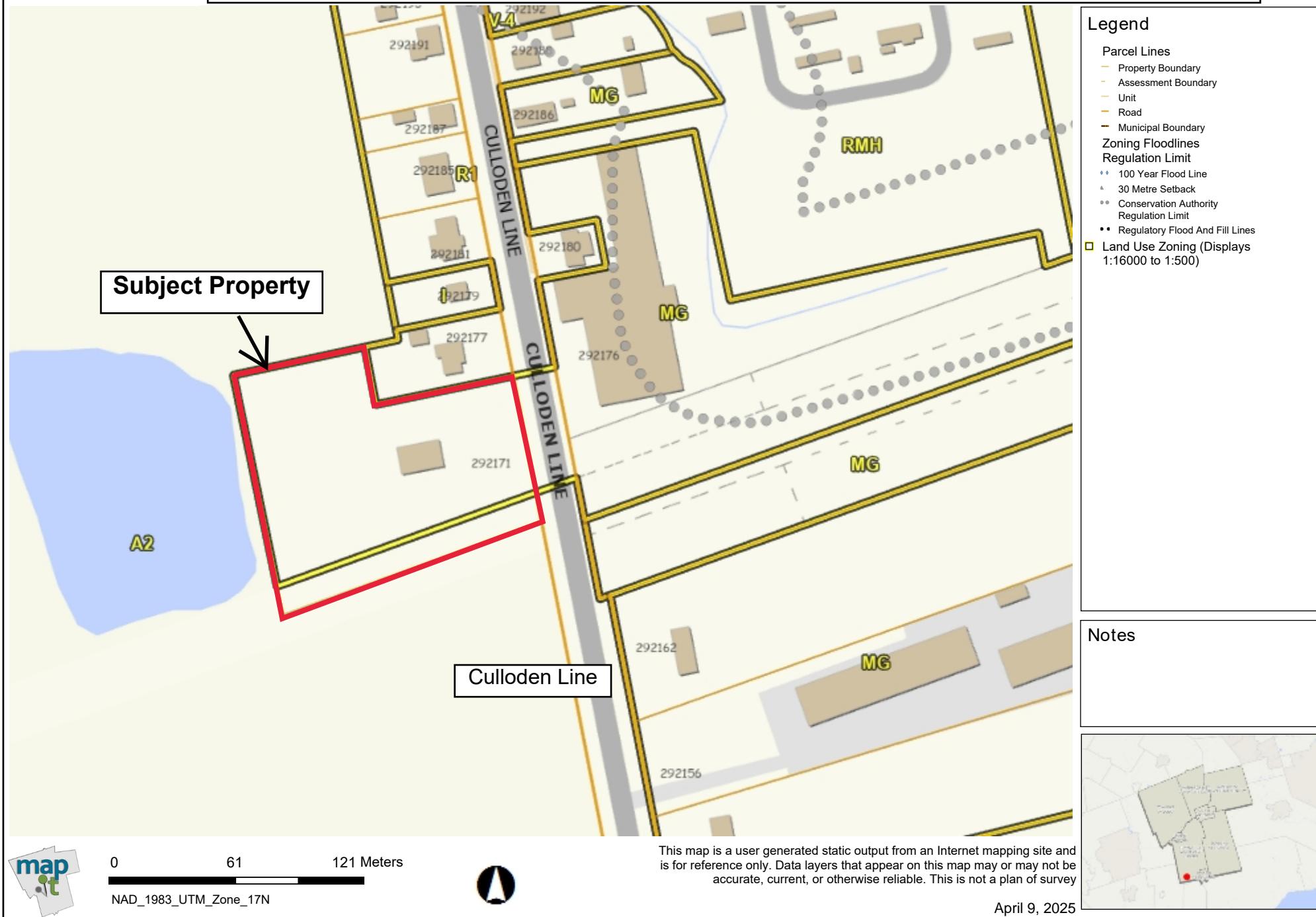


Plate 3: Applicant's Sketch

File No.: ZN 4-25-02 - AG Tech MPS Ltd.

Part Lot 22, Con 11 (Dereham), Pt 5 Plan 412R1982 & Pt 12 Plan 41R10447, 292171 Culloden Line, Township of South-West Oxford

1. All precast storm and sanitary manholes shall be constructed in accordance with the current standard Oxford County drawings. Catchbasin manholes shall be 1200mm inside diameter precast concrete manholes with 600mm sumps below the invert. Catchbasins shall be 600mm square precast concrete with 600mm standard catchbasin frames and grates and 600mm sumps below the lowest invert.

3. The rate of infiltration into the storm and sanitary sewers shall not be greater than 34 litres per millimetre of internal diameter per kilometre of line length per day.

4. All excavations for proposed services shall be backfilled with suitable native material and compacted to 95% Standard Proctor Maximum Dry Density. Backfill must be +/- 1% of optimum moisture content and placed in lifts not to exceed 200mm. Surface restoration to follow one freeze/thaw cycle.

5. The restoration of Culloden Road shall be completed immediately after storm and sanitary sewer installation. Edges shall be cut to a clean vertical edge. A 300mm step shall be milled prior to surface asphalt placement.

6. Silt fences and straw bale check ditches shall be placed in low areas and around catchbasins as required by the engineer. These measures shall remain in place until all sodding is complete and growth is established.

7. Prior to commencing construction all existing underground utilities within the limits of the construction site shall be located and marked. Any utilities damaged or disturbed during construction shall be repaired or replaced to the satisfaction of the governing body at the contractor's expense.

8. All existing boulevards and road surfaces disturbed during construction shall be restored to a condition as least as good as original to the satisfaction of the Engineer.

9. Prior to commencing any construction all sewer information outlet benchmarks, elevations, dimensions, and grades must be checked by the contractor and verified and any discrepancies reported to the Engineer.

10. The structural design of the sewer pipes is based on transition width and therefore there need be no maximum trench width.

11. All existing underground plant (telephone duct, gas mains, sewers, watermain) that will be crossed under during the installation of services for this development shall be supported by a support beam or by other methods as may be required of the owners of the plant crossed under.

12. Servicing information was obtained partially in the field by J.S. Malpass and Associates.

13. Topographic information was obtained by J.S. Malpass & Associates.

14. All watermain shall be PVC C900 Class 150 with ductile iron outside diameter dimensions c/w tracer wire installed to a minimum depth of cover of 1.8 metres unless shown otherwise on the plans. All water services shall be 19mm Type "K" copper tubing.

15. All concrete shall be 25 MPa in 28 days unless otherwise stated.

16. 1.5 metre lengths of 150mm diameter perforated corrugated filter wrapped PVC SDR 35 PVC pipe are to be installed as subdrains connected to two sides of each catchbasin and catchbasin manhole in pavement. The subdrains are to be located just below subgrade elevation and placed with perforations down. INLET INV - 245.00m

17. The Contractor is responsible for:

- (a) covering any existing sewer or drain encountered during construction to a new sewer or drain other existing sewer.
- (b) ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighbouring properties.

18. Recommended minimum pavement structure:

- 30mm HL3 sheet asphalt compacted to 97% Marshall
- 50mm HL8 binder asphalt compacted to 97% Marshall
- 100mm granular "A" subbase compacted to 98% Proctor
- 350mm granular "B" subbase compacted to 98% Proctor

 Surface asphalt should not be placed until the spring of the year following granular placement.

19. No cut and fill earthwork calculations have been done.

20. All proposed 200mm to 300mm sewer pipe to be PVC SDR 35 with Class "B" bedding. All 375mm to 600mm sewers shall be C76 Cl IV concrete pipe with class "B1" bedding.

21. Straw bale filters shall be installed around all CB's and CMBH's immediately upon installation in accordance with detail. Straw bale to remain in place until paving and/or sodding.

22. In accordance with standard Oxford County specifications the contractor is responsible for the control of surface and subsurface water.

23. Allow 2.0m minimum between services with 95% S.P.D. to allow for future utility installation.

24. 24 lb. zinc anodes will be required at each ductile iron fitting and at the hydrant. Valves must be epoxy coated and do not require anodes. Services do not require anodes but main stops shall be coated with Denso tape as per manufacturer's recommendation.

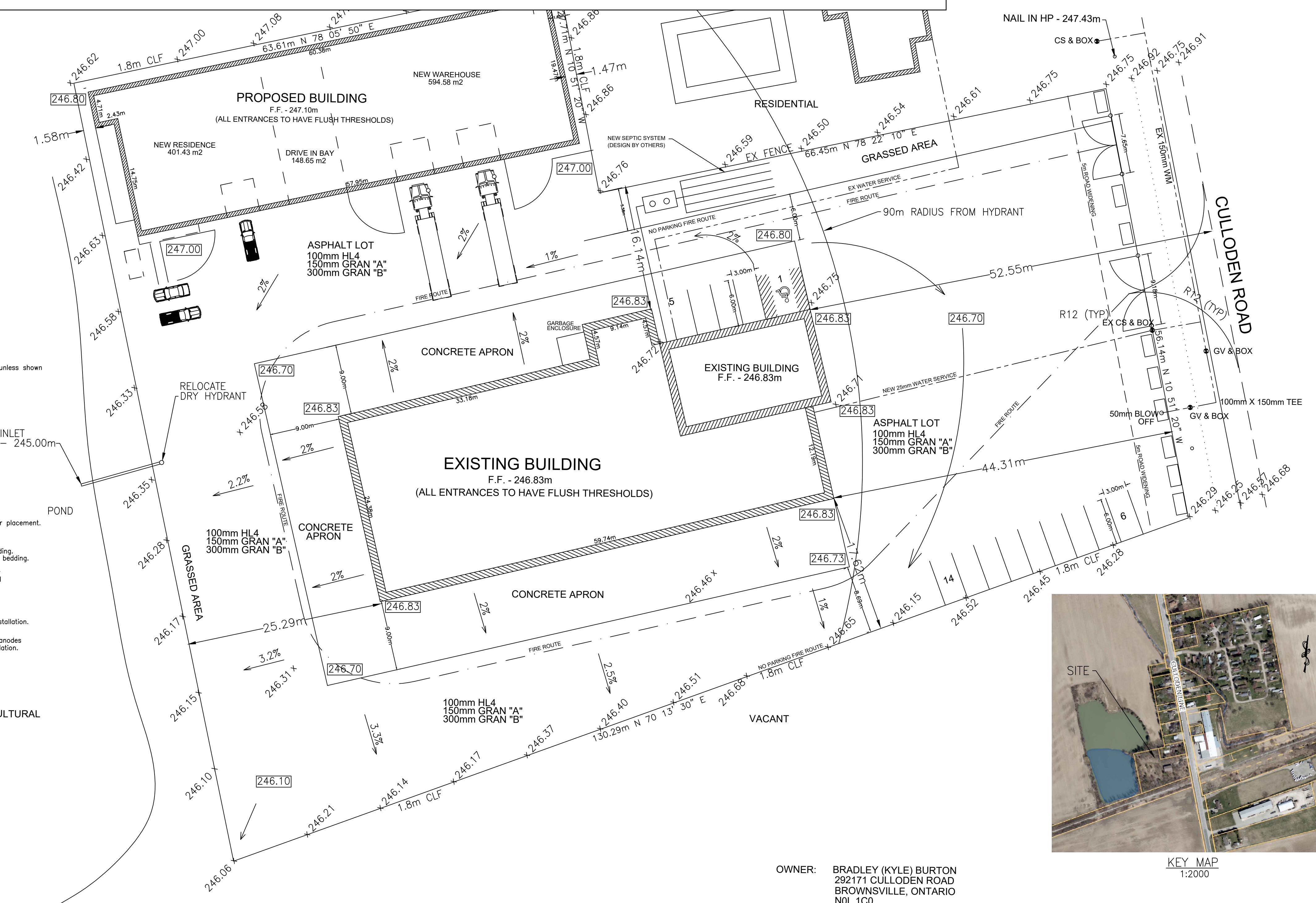
NOTES:

- UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED.
- SURVEY INFORMATION AS PROVIDED BY OWNER, VERTICAL INFORMATION BY J.S.MALPASS AND ASSOCIATES.
- LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

→
[244.51]
+ 2x2.84

OVERLAND FLOW
PROPOSED GRADE
EXISTING ELEVATION

NOTE: DATUM IS GEODETIC. NAIL IN HYDRO POLE - 247.43m.

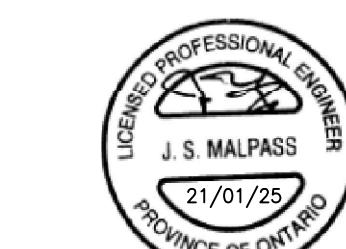


OWNER: BRADLEY (KYLE) BURTON
292171 CULLODEN ROAD
BROWNSVILLE, ONTARIO
N0L 1C0
519-808-3615

Mark A. Cook B.Tech.Ar.Sc.(1977)
DESIGN/BUILD/SUPPLY
Box 191 Tillsonburg, Ontario
N4G4H5 (Mail)
81 Broadway Unit B
Tillsonburg, Ontario
N4G 3P5 (Office)
519-859-3247 Cell

TOTAL LOT AREA 10,241 m²
ASPHALT AREA 6,039 m² 59%
EXISTING BUILDING 1,528 m² 14.9%
NEW BUILDING 1,134 m² 11.1%
CONCRETE APRON 1,437 m² 14.0%
GREEN SPACE 1,237 m² 12.1%
EXISTING ZONING - MG
REQUESTED ZONING - MG
PARKING SPACES 14
ACCESSIBLE PARKING SPACES 1

LOT COVERAGE



SCALE: 1:300 HORIZONTAL

4 REVISED BUILDING 22/01/25 JSM
3 ADDED BUILDING 21/01/25 JSM
2 AS PER SWOX COMMENTS 07/10/22 JSM
1 ADDED DRY HYDRANT 22/09/22 JSM

AG TECH MPS LTD

J.S.MALPASS AND ASSOCIATES
ENGINEERS AND PLANNERS
ST.THOMAS, ONTARIO

PROPOSED ADDITION
LOT 22, CON 11, PART 5
RP 41R1982, LOT C
292171 CULLODEN ROAD
BROWNSVILLE, ONTARIO

DESIGN BY: J.S.M. DRAWN BY: J.S.M. CHECKED BY:
PROJECT No.:16010 FIELD BOOK No.: DATE: MAR 2022 DRAWING No. 1