

To: Mayor and Members of South-West Oxford Township Council

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Zone Change ZN 4-25-12 – 927515 Ontario Ltd.

REPORT HIGHLIGHTS

- The purpose of this Zone Change application is to fulfil the condition of provisional consent for file B25-14-4 requiring that the Lands to be Severed are rezoned from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to be consistent with the zoning of the Lot to be Enlarged. This application for Consent was granted by the Oxford County Land Division Committee on June 30, 2025.
- Planning staff are recommending that the application be approved as it is generally consistent with the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan regarding minor boundary adjustments in the Agricultural Reserve.

DISCUSSION

Background

OWNER: 927515 Ontario Inc.
312855 Dereham Line, Mount Elgin, ON N0J 1N0

APPLICANT: Shelly Mullin
312890 Dereham Line, Mount Elgin Road, Mt. Elgin, ON N0J 1N0

LOCATION:

The subject lands are described as Part Lot 14, Concession 7 (Dereham), in the Township of South-West Oxford. The subject lands are located on the east side of Dereham Line, lying between Prouse Road and Airport Road, and are municipally known as 263924 Prouse Road.

OFFICIAL PLAN:

Schedule "S-1"	Township of South-West Oxford Land Use Plan	Agricultural Reserve
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TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW 25-98:

Existing Zoning: 'General Agricultural Zone (A2)'

Requested Zoning: 'Rural Residential Zone (RR)'

PROPOSAL:

The purpose of this application is to fulfill a condition of the provisional consent for File No. B25-14-4, granted by the Oxford County Land Division Committee (LDC) on June 30, 2025. The intent of the application is to rezone the lands to be severed from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to be consistent with the zoning of the lot to be enlarged via B25-14-4 as depicted on Plates 1 and 2.

Through File No. B25-14-4, an area of approximately 0.57 ha (1.4 ac) will be severed from the subject lands and added to the rear and south side of 312890 Dereham Line, resulting in an increased area, increased depth, and increased frontage. Once merged with the lot to be severed, the newly enlarged lot will be approximately 0.79 ha (1.93 ac) in area and have an approximate lot depth of 118 m (387 ft) which will bring the lot area and lot depth into compliance with the provisions of the 'RR' zone.

The subject lands are surrounded by predominantly agricultural lands zoned 'General Agricultural (A2)', 'Special General Agricultural (A2-48)' and 'Limited Agricultural (A1)'.

Plate 1, Location Map with Existing Zoning, shows the lands to be severed, lot to be enlarged, and lands to be retained as approved by the Land Division Committee through consent application B25-14-4, and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides a zoomed-in aerial view of the lot to be enlarged and the lands to be severed as approved by the Land Division Committee through consent application B25-14-4, including the existing buildings and structures.

Plate 3, Applicant's Sketch, depicts the proposed configuration and dimensions of the lot to be enlarged when combined with the lands to be severed, as provided by the applicant.

Application Review

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act. The following outlines the key PPS policies that have been considered, but it is not intended to be an exhaustive list.

Section 4.3, Agriculture, 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 South-West Oxford 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 ongoing goal of the Agricultural Reserve designation is to minimize conflict with farm operations, including commercial, industrial, and residential. 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.

Section 3.1.5.2, Rural Residential Uses, states that non-farm rural residential development is considered to be incompatible with agriculture such that it can create conflicts with farming activities and remove land from agricultural use. As such, only limited non-farm rural residential development in locations within the Agricultural Reserve designation which will not conflict with the Goal for Agricultural Policies as set out in Section 3.1.1 will be supported.

Section 3.1.6, Consents for Legal or Technical Reasons, establishes that consents for severances involving agricultural uses and non-agricultural uses, including rural residential uses may be considered for legal or technical reasons to:

- create or alter a private easement or right-of-way;
- correct or confirm valid title for an agricultural lot which is held in distinct and separate ownership;
- 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;
- 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.

Consents granted for these purposes shall not result in the creation of a new lot.

As per Section 3.1.5.3, non-farm rural residential lots shall be as small as practical in order to preserve the County's agricultural land base. Severance proposals to create new or expanded

lots for non-farm rural residential development will generally not exceed 0.8 ha (2 ac).

The lot to be enlarged is located within the Dereham Centre 'Rural Cluster' according to the Township of South-West Oxford Land Use Plan. Section 4.2.2.2 of the Official Plan defines rural clusters as a compact grouping of non-farm related development which is of insufficient size to be considered a Village. In order to be considered a Rural Cluster there must be a grouping of at least ten non-farm residential lots with each lot separated from the adjoining lot by a distance of no more than 50 metres (164 feet) and servicing must be by an existing communal well or by private individual wells and private sewage treatment systems. Rural Clusters may include development on either side of a public road County of Oxford Official Plan

A Rural Cluster designation is also contingent on the grouping of lots satisfying the following criteria:

- potential for infill development that would not result in the extensions in length or depth of existing development;
- no evidence of growth limitations due to known water supply or quality issues and/or soils not suitable for individual sewage disposal systems and/or where there is a high risk of groundwater contamination;
- minimal potential for conflicts with agricultural uses, environmental resources and mineral and petroleum resources;
- potential for Rural Clusters located adjacent to designated fully serviced Settlement areas to be incorporated within Settlement boundaries as areas of potential growth and/or to alleviate servicing problems.

Growth in the Rural Clusters in the County will only occur through infilling. Infilling will not result in extensions in length or depth to existing development. Notwithstanding the above where existing or potential water quality or quantity or sewage disposal problems are identified by the Province, the County or the Area Municipality, infill development may be restricted.

ZONING BY-LAW

The subject lands are currently zoned 'General Agricultural Zone (A2)' in the Township of South-West Oxford Zoning By-law.

Section 10 establishes permitted uses and development standards within the 'RR' zone. The 'RR' zone permits a single detached dwelling and requires a minimum lot area of 2,800 m² (30,139 ft²), a lot frontage of 35 m (114.8 ft), and minimum lot depth of 80 m (262.5 ft). Once merged with the lot to be severed, the newly enlarged lot will be approximately 0.79 ha (1.93 ac) in area and have an approximate lot depth of 118 m (387 ft) which will bring the lot area and lot depth into compliance with the provisions of the 'RR' zone.

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.

Oxford County Public Works Staff, the Township of South-West Oxford Acting Chief Administrative Officer, and the Township of South-West Oxford Works Superintendent, reviewed the application and indicated that they do not have any concerns or comments regarding the application.

PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting regarding the application for Zone Change were provided to surrounding property owners in accordance with the requirements of the Planning Act on November 6, 2025, and November 26, 2025. At the time of writing this report, Staff had not received any comments regarding the application.

Planning Analysis

The application for zone change proposes to rezone the lands to be severed via consent application B24-51-4 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to be consistent with the zoning of the lot to be enlarged.

Although Section 4.3.3 of the PPS states that lot creation in prime agricultural areas is discouraged, lot adjustments in prime agricultural areas may be permitted for legal or technical reasons. As this application for consent is not resulting in the creation of a new lot but rather the enlargement of an existing rural residential lot, Staff are of the opinion that the proposal is consistent with the policies and definition of the PPS regarding what is considered to be a lot adjustment in the prime agricultural area.

The Official Plan permits limited non-farm rural residential development within the Agricultural Reserve designation and provides a decision-making framework for evaluating non-farm rural residential development. In this case, the application is not proposing the creation of a new non-farm rural residential lot, but rather, the enlargement of an existing rural residential use that will not result in the creation of a new lot. Based on the existing rural residential use of the lot to be enlarged, Staff are of the opinion that the proposed enlargement will continue to be compatible with the abutting agricultural use and will not create conflicts with farming activities and as such, is consistent with the Goal for Agricultural Policies as set out in Section 3.1.1.

Staff note that the lot to be enlarged is located within the Dereham Centre 'Rural Cluster' according to the Township of South-West Oxford Land Use Plan as contained in the Official Plan. Section 4.2.2.2 of the Official Plan states that growth in the Rural Clusters will only occur through infilling that does not result in extensions to the length or depth of existing development. Although the proposed lot addition will result in the minor expansion to the boundary of the Rural Cluster, it will be for an existing parcel, and no new infill development is occurring that will result in the addition of a new lot. As such, staff are of the opinion that the proposal is consistent with the policies regarding Rural Clusters.

As previously noted in this report, the resulting lot to be enlarged will be approximately 7,900 m² (85,035 ft²) in area rather than the required 2,800 m² (30,139 ft²) and have a depth of approximately 118 m (387 ft) rather than the required 80 m (262.5 ft). This would bring the lot to be enlarged into conformity with the provisions of the 'RR' zone in the Township's Zoning By-law. Although this is a fairly significant increase to the minimum requirements of an 'RR' property, Staff note that one of the reasons for the proposed lot addition to the southern part of the lot to be enlarged is to provide a buffer for farm equipment accessing the lot to be retained from Prouse Line. This will reduce the potential for farm equipment to cause damage to the existing detached garage and/or trees on the lot to be enlarged and provide additional lot area for private services for the enlarged lot, should the need arise in the future. The proposed lot addition is not expected to negatively impact surrounding development or land uses.

The lot to be retained will exceed the required minimum lot area for an agricultural parcel and allow for a more efficient use of agricultural equipment. More specifically, the lot to be retained

will be approximately 36 ha (88.97 ac) in area after the severed portion is removed, whereas the minimum lot area provision for properties zoned 'A2' is 30 ha (74.1 ac).

It is the opinion of this Office that the application for zone change is consistent with the policies of the PPS with respect to prime agricultural areas and maintains the general intent and purpose of the Official Plan and staff are recommending approval of the application and have attached a By-law for Council's consideration.

RECOMMENDATIONS

It is recommended that the Council of the Township of South-West Oxford approve the zone change application submitted by 927515 Ontario Inc., whereby the lands described as Part Lot 14, Concession 7 (Dereham), Township of South-West Oxford are to be rezoned from 'General Agricultural Zone (A2)' to 'Rural Residential Zone'.

SIGNATURES

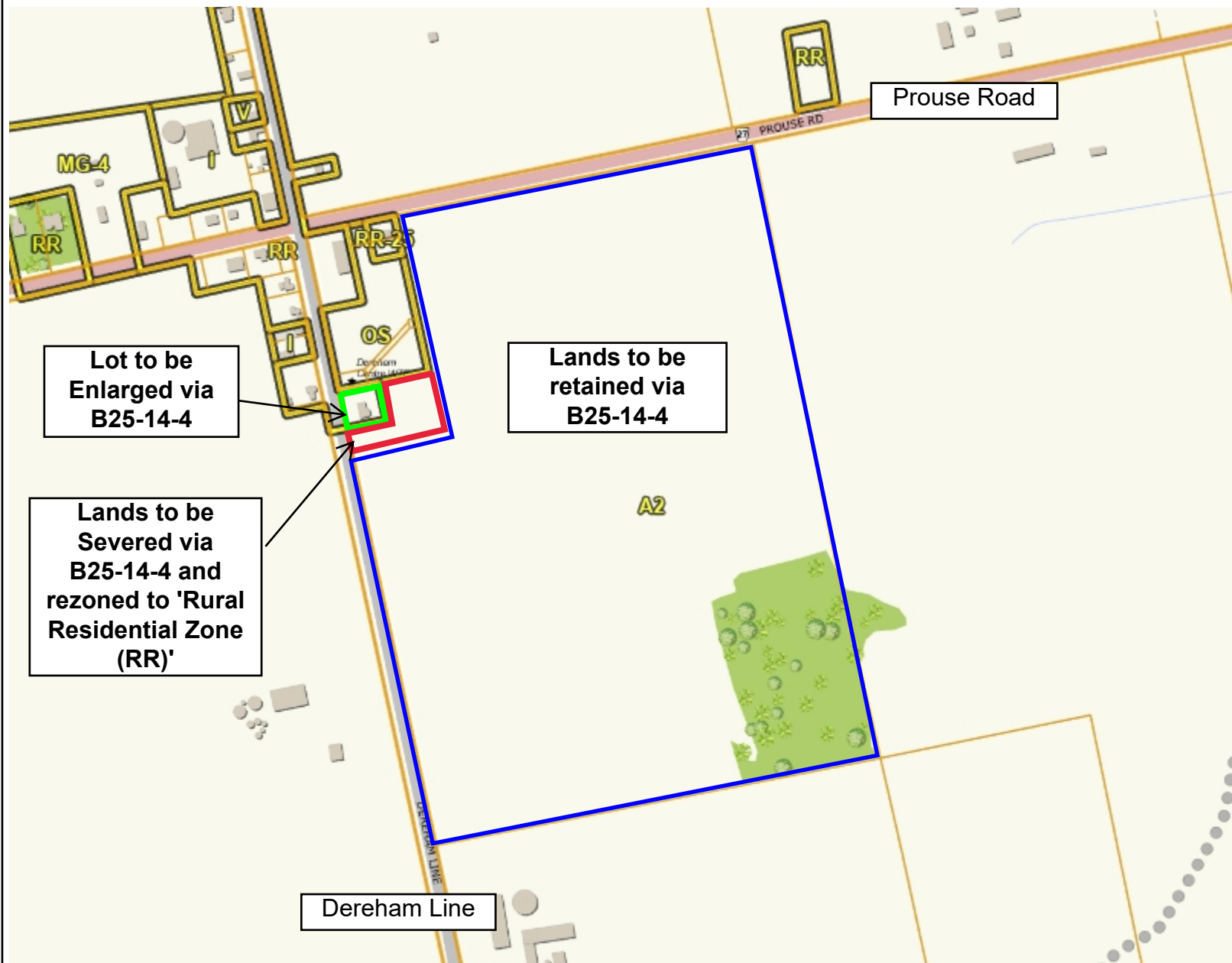
Authored by:

"Original Signed By"

Laurel Davies Snyder, RPP, MCIP
Development Planner

Approved for submission: *"Original Signed By"*

Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

Parcel Lines

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

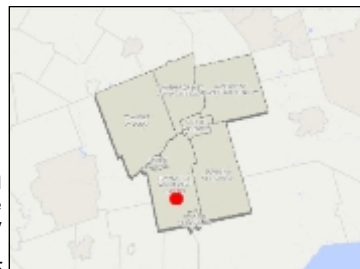
Zoning Floodlines

Regulation Limit

- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- ◆ Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 173 346 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

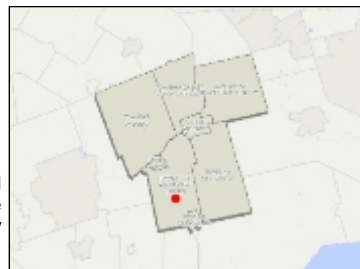
March 5, 2025

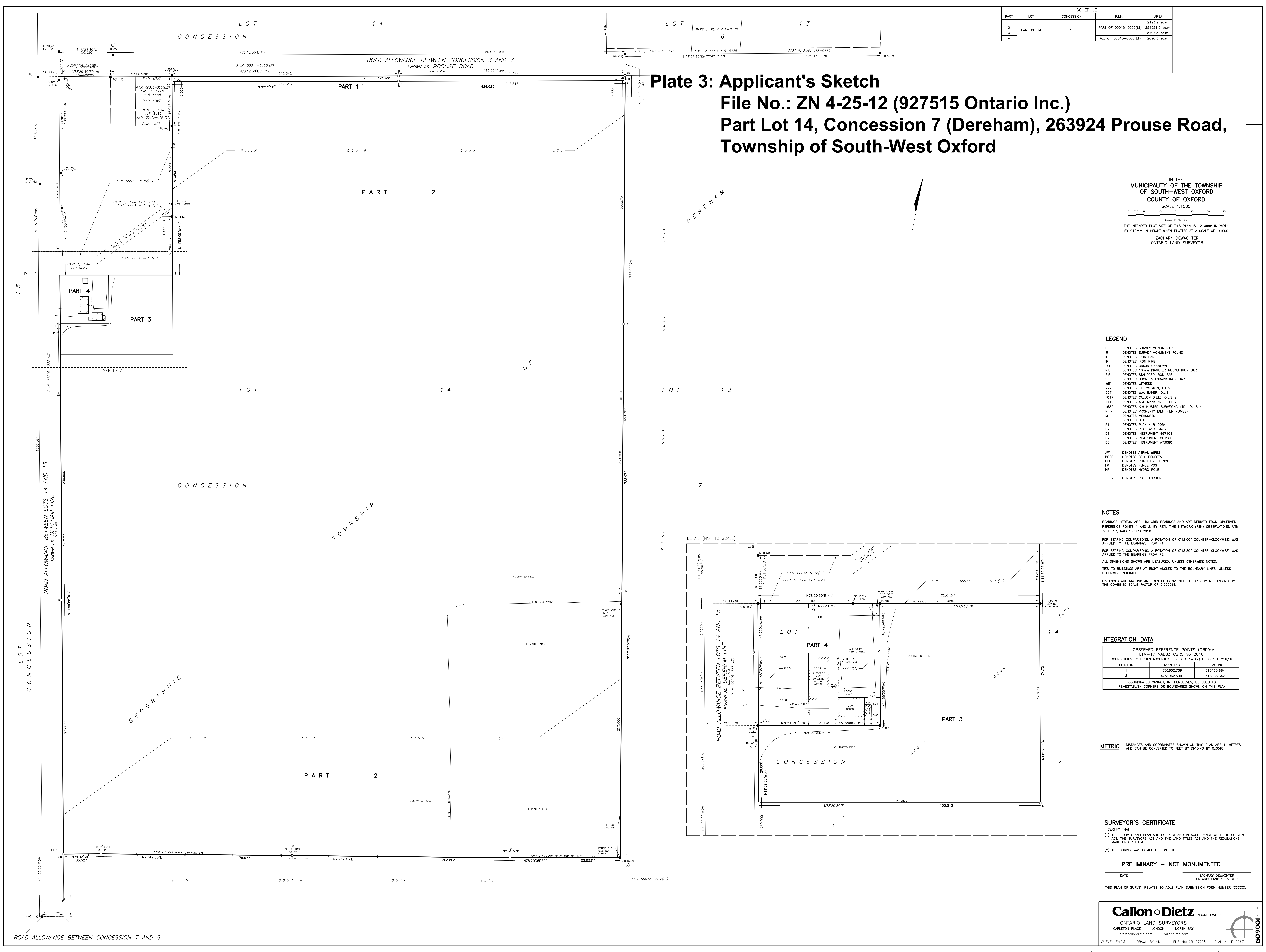


Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- ☐ **Bylaw Index**
- 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





SCHEDULE			
PART	LOT	CONCESSION	P.I.N. AREA
1	PART OF 14	7	PART OF 00015-0009(LT) 2123.2 sq.m.
2			35495.9 sq.m.
3			5397.8 sq.m.
4			ALL OF 00015-0008(LT) 2090.3 sq.m.

Plate 3: Applicant's Sketch
File No.: ZN 4-25-12 (927515 Ontario Inc.)
Part Lot 14, Concession 7 (Dereham), 263924 Prouse Road,
Township of South-West Oxford

IN THE
MUNICIPALITY OF THE TOWNSHIP
OF SOUTH-WEST OXFORD
COUNTY OF OXFORD

SCALE 1:1000

(SCALE IN METRES)

THE INTENDED PLOT SIZE OF THIS PLAN IS 1210mm IN WIDTH
BY 910mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

ZACHARY DEWACHTER
ONTARIO LAND SURVEYOR

LEGEND

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- OU DENOTES ORIGIN UNKNOWN
- RIB DENOTES 16mm DIAMETER ROUND IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- WIT DENOTES WITNESS
- 727 DENOTES J.F. WESTON, O.L.S.
- 837 DENOTES W.A. BAKER, O.L.S.
- 1017 DENOTES GALLON DETZ, O.L.S.'s
- 1112 DENOTES A.M. MCKENZIE, O.L.S.
- 1582 DENOTES KIM HUSTED SURVEYING LTD., O.L.S.'s
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- S DENOTES SET
- P1 DENOTES PLAN 418-9054
- P2 DENOTES PLAN 418-6476
- D1 DENOTES INSTRUMENT 491701
- D2 DENOTES INSTRUMENT 501880
- D3 DENOTES INSTRUMENT 473080
- AW DENOTES AERIAL WIRES
- BPED DENOTES BELL PEDESTAL
- CLF DENOTES CHAIN LINK FENCE
- FP DENOTES FENCE POST
- HP DENOTES HYDRO POLE
- DENOTES POLE ANCHOR

NOTES

BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED
REFERENCE POINTS 1 AND 2, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM
ZONE 17, NAD83 CSRS 2010.

FOR BEARING COMPARISONS, A ROTATION OF 0°12'00" COUNTER-CLOCKWISE, WAS
APPLIED TO THE BEARINGS FROM P1.

FOR BEARING COMPARISONS, A ROTATION OF 0°13'30" COUNTER-CLOCKWISE, WAS
APPLIED TO THE BEARINGS FROM P2.

ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.

TIES TO BUILDINGS ARE AT RIGHT ANGLES TO THE BOUNDARY LINES, UNLESS
OTHERWISE INDICATED.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999568.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's):			
UTM-17 NAD83 CSRS v6 2010			
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10			
POINT ID	NORTHING	EASTING	
1	4752602.709	515465.884	
2	4751982.500	516083.342	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN			

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS
MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE

PRELIMINARY — NOT MONUMENTED

DATE ZACHARY DEWACHTER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXX.

Callon Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

SURVEY BY: YS DRAWN BY: MM FILE NO: 25-27728 PLAN NO: E-2267