

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

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Zone Change ZN 4-25-04 – Murgo Farms Ltd.

REPORT HIGHLIGHTS

- The purpose of this Zone Change application is to fulfil the condition of provisional consent for file B25-16-4 requiring that the severed lands be rezoned from 'General Agricultural Zone (A2)' to 'Special Agri-Business Zone (AB-19)' to recognize the change of land use resulting from the severance. This application for Consent was granted by the Oxford County Land Division Committee on July 3, 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: Murgo Farms Ltd.
454499 Trillium Line, RR 1, Beachville, ON N0J 1A0

APPLICANT: Generation Grain Elevators Ltd. c/o James Hammerton
454500 Trillium Line, RR 1, Beachville, ON N0J 1A0

LOCATION:

The subject lands are described as Lot 6, Concession 2, West Oxford, South of King's Hwy 401, Township of South-West Oxford. The lands are located on the east side of Trillium Line, lying between Curry Road and Highway 401. There is currently no municipal address for this property.

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: 'Special Agri-Business Zone (AB-19)'

PROPOSAL:

The purpose of this application is to fulfill a condition of the provisional consent for File No. B25-16-4, granted by the Oxford County Land Division Committee (LDC) on July 3, 2025. The intent of the application is to rezone the lands to be severed from 'General Agricultural Zone (A2)' to 'Special Agri-Business Zone (AB-19)' to recognize the change of land use resulting from the severance (Consent File No. B25-16-4).

Consent File No. B25-16-4, facilitated the following two minor boundary adjustments:

- A 0.41 ha (1.01 ac) parcel containing the vehicular access was conveyed from the subject lands to the north of the agri-business lot (lot to be enlarged). Vehicular access to the agri-business lot was currently contained on the subject lands. This parcel is noted as 'Part 3' on Plate 3.
- A 242.8 m² (2,613.5 ft²) parcel was conveyed from the subject lands to the south side of the agri-business lot (lot to be enlarged) to create a more squared and regular configuration for the lot to be enlarged. This parcel is noted as 'Part 4' on Plate 3.

In total, an area of approximately 0.43 ha (1.06 ac) of land will be conveyed from the subject lands and added to the north and south sides of the abutting agri-business property, resulting in an enlarged parcel area of approximately 1.9 ha (4.76 ac). This proposal will not result in the creation of a new lot, and no new construction is proposed as part of this application.

The land uses adjacent to the subject lands are primarily agricultural and zoned 'General Agricultural Zone (A2)' and 'Special Agricultural Zone (A2-22)'. Highway 401 is immediately to the north of the subject lands. The lands to be enlarged (an agri-business operation) were originally part of the subject lands; they are now a separate property zoned 'Special Agri-Business Zone (AB-19)'.

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 B25-16-4, 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 B25-16-4, 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 (PPS)

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.

The policies of Section 4.3.1, General Policies for Agriculture, require municipalities to use an agricultural system approach to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of

the agri-food network. Permitted uses in prime agricultural areas include agriculture, agriculture-related uses and on-farm diversified uses.

Section 4.3.3 Lot Creation and Lot Adjustments states that lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which are defined to mean severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

OFFICIAL PLAN

The subject lands are located within the Agricultural Reserve area according to the Township of South-West Oxford Land Use Plan as contained in the Official Plan.

In the Agricultural Reserve designation, lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms together with farm buildings and structures necessary to the farming operation as well as accessory residential uses required for the farm.

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 3.1.6, 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.

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

The lots to be retained and severed are zoned 'General Agricultural Zone (A2)' in the Township's Zoning By-law. Section 8 establishes permitted uses and development standards within the 'A2' zone. Relevant to this application, the 'A2' zone requires a minimum lot area of 30 ha (74.1 ac).

The lands to be enlarged are zoned 'Special Agri-Business Zone (AB-19)' in the Township's Zoning By-law. Section 9, Agri-Business Zone, establishes permitted uses and development standards within the 'AB' zone. The special provision permits a Truck Repair and Certification Facility to a maximum gross floor area of 116 m² (1,248 ft²) in addition to the list of permitted uses provided in Table 9.1. The 'AB' zone requires a minimum lot area of 0.4 ha (1 ac), a lot frontage of 45 m (147.6 ft) and a minimum lot depth of 60 m (196.9 ft). The lot to be enlarged appears to meet the provisions of the 'AB' 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, Township of South-West Oxford Building Services Department, Township of South-West Oxford Drainage Superintendent, and the Upper Thames River Conservation Authority (UTRCA) 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 B25-16-4 from 'General Agricultural Zone (A2)' to 'Special Agri-Business Zone (AB-19)' to recognize the change of land use resulting from the severance. The application for Consent was granted by the Oxford County Land Division Committee on July 3, 2025.

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. The severance (Consent B25-16-4) did not result in the creation of a new lot but rather facilitated minor boundary adjustments to convey two parcels of land from an agricultural property to an abutting existing agricultural-related parcel to reflect exclusive patterns of use and create a more symmetrical lot configuration for the lot to be enlarged.

Staff are of the opinion that the proposal is consistent with the policies and definition of the PPS regarding what is considered an appropriate lot adjustment in the prime agricultural area.

Section 3.1.6 of the Official Plan permits consideration of consents for severance involving agricultural uses for legal or technical reasons including making 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.

Staff note that the lot to be enlarged containing the agri-business use was formerly part of the subject lands and although it is contained on a separate property zoned 'AB-19', the main

vehicular access to the agri-business remained on the subject lands prior to the severance (B25-16-4). The lands containing the main vehicular access and driveway will be conveyed to the lot to be enlarged to reflect the exclusive pattern of use of these lands and correct the driveway encroachment issue. The conveyance of the second small parcel of land from the subject lands to the south side of the lot to be enlarged will create a more symmetrical lot configuration for the existing agri-business use.

The lot to be retained will exceed the required lot area for an agricultural parcel; specifically, the lot to be retained will be approximately 40.57 ha (100.25 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 Murgo Farms Ltd., whereby the lands described as Lot 6, Concession 2, West Oxford, South of King's Hwy 401, Township of South-West Oxford are to be rezoned from 'General Agricultural Zone (A2)' to 'Special Agri-Business Zone (AB-19)'.

SIGNATURES

Authored by:	<i>"Original Signed By"</i>	Laurel Davies Snyder, RPP, MCIP Development Planner
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Approved for submission:	<i>"Original Signed By"</i>	Eric Gilbert, MCIP, RPP Manager of Development Planning
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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



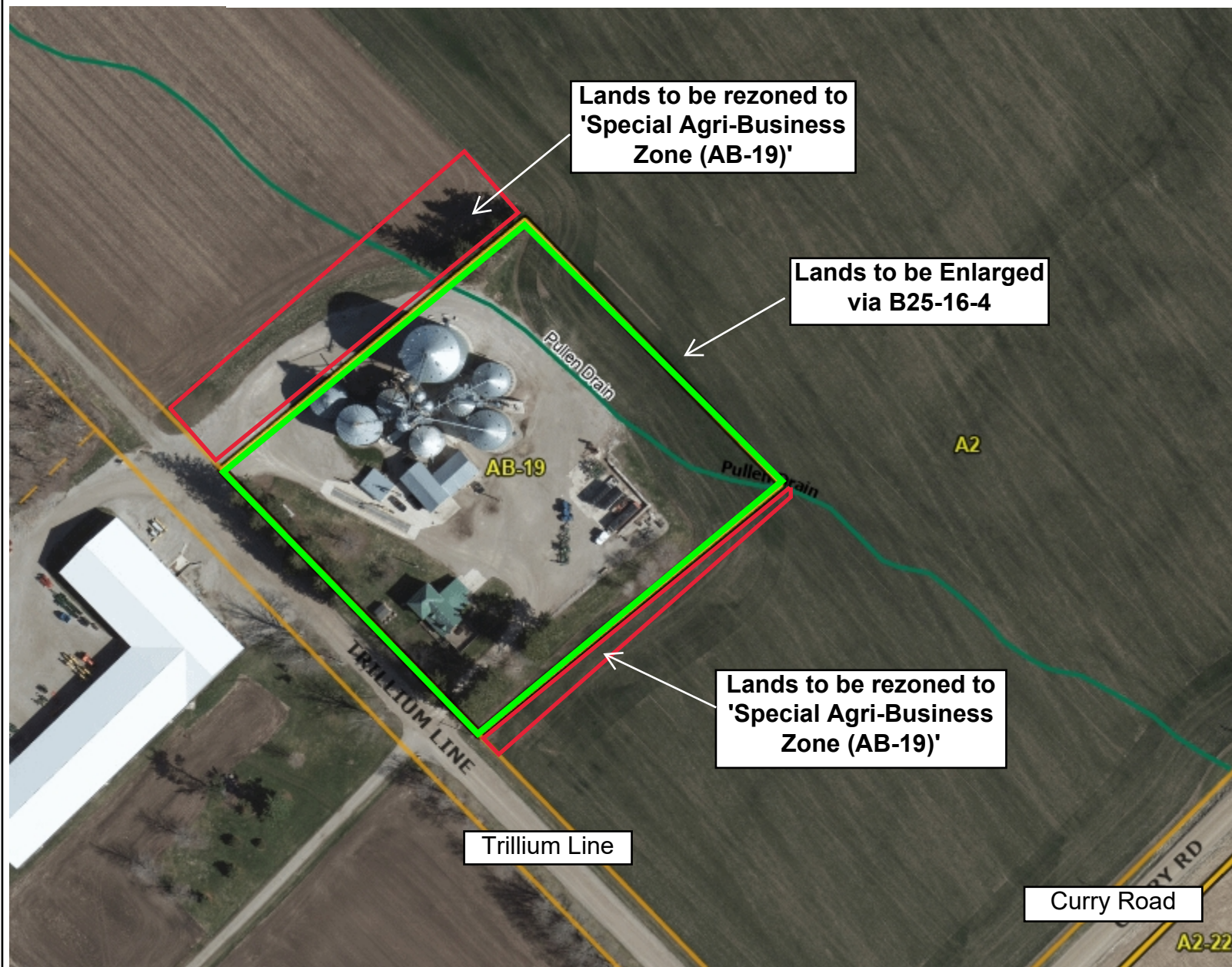
0 192 383 Meters

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

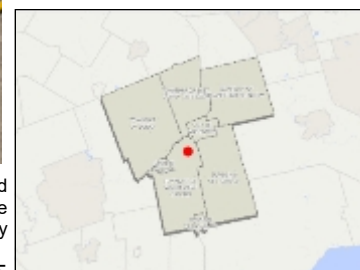
April 17, 2025



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)
- Constructed Drains
 - Open or Unknown
 - Closed/Tiled
- SWOX Constructed Drains
 - Open
 - Closed/Tiled

Notes



0 48 96 Meters

NAD_1983_UTM_Zone_17N



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June 19, 2025

Plate 3: Applicant's Sketch
File No.: ZN 4-25-04 (Murgo Farms Ltd.)
Lot 6, Con 2, West Oxford, S of King's Hwy 401 except A15426 & Pt 1 41R2866, Township of South-West Oxford

PLAN 41R-10889

Received and deposited

October 7th, 2025

Latesha Tynes

Representative for the
Land Registrar for the
Land Titles Division of
Oxford (No.41)

PARTS SCHEDULE				
PART	PART LOT	CONCESSION	PIN	AREA IN SQUARE METERS
1	6	2	00140-0051	14968
2				16
3			PART OF 00140-0052	4118
4				662

PARTS 1 AND 2 - COMPRISES ALL OF PIN 00140-0051
PARTS 3 AND 4 - COMPRISES PART OF PIN 00140-0052
PART 2 - SUBJECT TO EASEMENT AS IN INST. C075212

PLAN OF SURVEY OF
PART OF LOT 6
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WEST OXFORD)
TOWNSHIP OF SOUTH-WEST OXFORD
COUNTY OF OXFORD

SCALE 1:500

10 5 0 10 20 30 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH
BY 910mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

ARIE J LISE - ONTARIO LAND SURVEYOR
2025

LEGEND

SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
□ - PLANTED
■ - FOUND
N - NORTH
S - SOUTH
E - EAST
W - WEST
MTO - ONTARIO MINISTRY OF TRANSPORTATION
HP - HYDRO POLE
GWA - GUY WIRE ANCHOR
BOL - BOLLARD
837 - W.A. BAKER, O.L.S.
1268 - T.H. BROOK, O.L.S.
P1 - PLAN 41R-2866
P2 - PLAN 41R-8632

NOTES

- BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999559299.
- ALL PLANTED BARS ARE IB's UNLESS OTHERWISE NOTED.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010) CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.		
POINT ID	NORTHING	EASTING
8470	4768729.60	517635.08
8471	4768520.91	517662.30
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 19TH DAY OF SEPTEMBER, 2025

SEPTEMBER 19, 2025

DATE

ARIE J. LISE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM
NUMBER V-79999.

BROOKS LISE SURVEYING LTD
ONTARIO LAND SURVEYORS

UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK, ON, N4S 6P1
TEL. 519-539-8089 brookslise@bellnet.ca

L10982

DRAWING: JS/DRG CHECKING: A.J.L. CREW CHIEF: JS

CAD drawing: Z:\Drawings\L10982\CAD\L10982.dwg Oct 01/25 10:45am

ROAD ALLOWANCE BETWEEN LOTS 6 AND 7

PIN 00140 - 0049 (LT)

(NAMED BY BY-LAW 11-95)

TRILLIUM LINE

LOT

CONCESSION

TRILLIUM LINE

PART 1

PART 2

PART 1
PLAN 41R-8632
SUBJECT TO EASEMENT
AS IN INST. C075212

PIN 00140 - 0051 (LT)

DETAIL
(NOT TO SCALE)

BEARINGS ON THE PLANS HAVE BEEN ROTATED ACCORDING TO THE TABLE
BELOW FOR COMPARISON PURPOSES

PLAN	ROTATION	REFERENCE	DESCRIPTION
P1	2°00'10" CW	N46°11'30"W	N.E. Limit of Trillium Line