

To: Chair and Members of Oxford County Land Division Committee

From: Laurel Davies Snyder, Development Planner Community Planning

Application for Consent B26-27-4 - Monheim Farm Ltd.

REPORT HIGHLIGHTS

- This Application for Consent proposes to create one (1) new agricultural lot containing an agricultural operation, an existing special event use, two accessory farm dwellings and existing aggregate extractive uses and to retain one (1) lot for agricultural uses, an existing parking area and continued aggregate extractive uses (Licence Nos. 2324 and 625910). No new development or changes to existing accesses or traffic patterns are proposed as part of this application.
- Planning staff are recommending approval of the application as is generally consistent with the policy criteria of the Provincial Planning Statement with respect to creating a new agricultural lot and maintains the intent and purpose of the Official Plan with respect to creating a new agricultural lot in the Agricultural Reserve.

DISCUSSION

Background

OWNER: Monheim Farm Ltd.
564960 Karn Road, N4S 7V8

AGENT: MHBC Planning c/o Neal DeRuyter
540 Bingemans Centre Drive, Kitchener, ON N2B 3X9

LOCATION:

The subject lands are legally described as Part Lot 1, Concession 1, Township of South-West Oxford, lying between Karn Road and Clarke Road and known municipally as 564962 Karn Road.

OFFICIAL PLAN:

Lot to be Retained

Schedule "S-1"	Township of South-West Oxford Land Use Plan	Limestone Resource Area Agricultural Reserve
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Appendix "2-1"	Mineral and Petroleum Resources	Sand and Gravel Resource Area Limestone Resource Area
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Appendix "2-2"	County of Oxford Aggregate Licenses	Sites Licensed Under The Aggregate Resources Act
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Lot to be Severed

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

Lot to be Retained	'Aggregate Industrial Zone (ME)' 'Special Aggregate Industrial Zone (ME-1, ME-5)'
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Lot to be Severed	'Aggregate Industrial Zone (ME)' 'Special General Agricultural (A2-27)'
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SERVICES:

Lot to be Retained	private septic, private well
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Lot to be Severed	private septic, private well
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ROAD ACCESS:

Lot to be Retained	paved Township road (Karn Road)
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Lot to be Severed	paved Township road (Karn Road)
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EXISTING USES OF SUBJECT PROPERTY:

Lot to be Retained	Agricultural, aggregate extraction, parking for special events facility
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Lot to be Severed	Agricultural with two accessory farm dwellings, aggregate extraction, special events facility
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PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	30.02 ha	79.63 ha
Frontage	500.05 m	628.67 m
Depth	600.56 m	1,300 m

The intent of the consent application is to create one (1) new agricultural lot for the existing special events facility, accessory residential uses, continued agricultural and aggregate extraction uses, and to retain one (1) lot for continued agricultural uses and aggregate extractive uses (Licence Nos. 2324 and 625910), and future agricultural uses. No new development is proposed as part of this application, and the current accesses and traffic patterns will not change as a result of approving this application.

The proposed lot to be severed is approximately 30 ha (74.1 ac) in area with approximately 500 m (1,640.5 ft) of frontage on Karn Road. The lot to be severed currently contains two (2) single detached dwellings, a shop, three small accessory structures (sheds) and a structure used as a special events facility. The parking for the special events facility is in the area zoned 'ME-5', which is located on the lot to be retained. These structures are in the farm cluster at the northern extent of the site and comprise an area of approximately 2 ha (5 ac); this area of the site is zoned to permit the special events facility (A2-27). This area is located outside of the area licenced under the Aggregate Resources Act (ARA) as Licence Nos. 2324 and 625910.

The proposed lot to be retained is 49.6 ha (122.6 ac) in area with a frontage of 123 m (403.5 ft) on Karn Road and 563 m (1,847.1 ft) of frontage on Clarke Road. The lot to be retained contains the office and scale house for the area licenced under the Aggregate Resources Act (ARA) as Licence Nos. 2324 and 625910, and the parking area for the special events facility on the lot to be severed.

Surrounding land uses include agricultural lands to the north, east and south (zoned 'General Agricultural Zone (A2)'), aggregate uses to the east and south, and a rural residential use to the north. The lands to the northeast are within the City of Woodstock and primarily include residential uses and lands zoned for future residential uses.

Plate 1, Location Map with Existing Zoning, shows the location and current zoning of the lot to be retained and the lot to be severed, and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the lot to be retained and lot to be severed.

Plate 3, Location Map and Official Plan Designation, shows the existing land use designations of the lot to be retained and lot to be severed, and land uses designations of the lands in the surrounding area.

Plate 4, Applicant's Sketch, provides the proposed configurations and dimensions of the lot to be retained and the lot to be severed, as submitted by the applicant.

Application Review

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) is a policy statement issued under Section 3 of the *Planning Act* that came into effect on October 20, 2024. Section 3 of the *Planning Act* requires that decisions affecting a planning matter shall be consistent with the 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 4.3.3 of the Provincial Planning Statement establishes that lot creation in prime agricultural areas is permitted in limited circumstances as outlined below:

1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:
 - a. agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - b. agriculture-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;
 - c. one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
 - i. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - ii. 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 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
 - d. infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
2. Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons

Section 4.5.4 of the PPS states that in prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that; a) impacts to the prime agricultural areas are addressed, in accordance with policy 4.3.5.2; and b) the site will be rehabilitated back to an agricultural condition.

Staff note that the ARA Site Plans require the land be returned to an agricultural use prior to surrender of the licences, and the long-term use of the subject lands is for agriculture.

Official Plan

The lot to be retained and lot to be severed are designated 'Agricultural Reserve' and are within the 'Limestone Resource Area' according to Appendix "S-1", Township of South-West Oxford Land Use Plan as contained in the Official Plan and illustrated by Plate 3.

Within the Agricultural Reserve, a range of agricultural uses together with accessory residential uses and farm buildings and structures are permitted. Sand and gravel, oil, gas and gypsum

extraction and ancillary uses are also permitted as interim uses within the Agricultural Reserve in accordance with the policies in Section 3.4, Resource Extraction Policies.

Appendix “2-1” of the Official Plan, Mineral and Petroleum Resources, identifies the subject lands as within a Sand and Gravel Resource Area and Appendix “2-2” identifies the majority of the lot to be retained the lot to be severed as within the Sites Licenced Under The Aggregate Resources Act (ARA) Area.

Section 3.4.1.3.1.2, Sand and Gravel Resource Extraction, establishes that sand and gravel extraction and all accessory uses, buildings and structures essential to this use in accordance with Section 3.4.1.3.1.1 are permitted within all land use designations outside of settlements in accordance with the relevant policies of the Official Plan. This section also establishes that during the operational life of the sand and gravel extraction operation, aggregate recycling operations and uses ancillary to the extraction of sand and gravel, such as asphalt and concrete batching plants, aggregate transfer stations and similar uses, may be permitted within licensed extraction operations subject to site-specific zoning. Any operations incidental to progressive rehabilitation of the lands are also permitted.

Section 3.1.4.2.4, Creation of Agricultural Lots and Agricultural Lot Additions, contains policies regarding the creation of agricultural lots and specific criteria and objectives to evaluate proposals, outlined below.

- To provide for agricultural lot sizes and configurations that are suitable for the type of agricultural uses common to the area and ensure flexibility for farm operators to engage in differing types of viable agricultural operations now and in the future;
- To ensure that where agricultural lots are created, they are capable of sustaining a broad range of viable agricultural operations that are common to the area;
- To minimize farmland fragmentation and avoid the creation of irregularly shaped agricultural lots and tillable land areas;
- To ensure that Minimum Distance Separation Formulae are satisfied; and,
- To establish appropriate land use planning criteria for evaluating agricultural severance proposals.

Amendment No. 234 was adopted on October 18, 2019, to implement a site-specific policy to permit a non-agricultural use, consisting of a special events facility and accessory uses within the northwest portion of the lot to be severed. This site-specific policy also establishes that the required MDS between a special event facility and the existing livestock operation located at 564836 Karn Road shall be 520 m (1,705 ft) and that parking areas accessory to a special events facility are not subject to MDS requirements.

Zoning By-law

As illustrated by Plate 1 and Plate 2, most of the lot to be retained is currently zoned ‘Aggregate Industrial Zone (ME)’; there are two smaller areas zoned ‘Special Aggregate Industrial Zone (ME-1)’ and Special Aggregate Industrial Zone (ME-5)’. Section 20.1, Uses Permitted, sets out that the ‘ME’ zone permits a number of uses including but not limited to a concrete or asphalt recycling plant, a farm, an oil or gas well, and a sand or gravel pit and accessory processing activities including crushing, screening, washing, stockpiling and storage of aggregate products.

The 'ME-1' zone permits all uses as set out in Section 20.1 and an office, weigh scale and employee parking lot accessory to the adjacent sand and gravel pit, and that the 'ME-1' zone shall have minimum lot frontage of 50 m (164 ft) and a minimum lot area of 0.6 ha (1.5 ac). The 'ME-5' zone permits all uses as set out in Section 20.1 and a parking lot accessory to a special events facility and that the 'ME-5' zone shall have a minimum lot area of 1.5 ha (3.7 ac).

The lot to be severed is currently zoned 'Aggregate Industrial Zone (ME)' and 'Special General Agricultural Zone (A2-27)', as illustrated by Plate 1 and Plate 2. The 'A2' zone permits a variety of agricultural uses, including a farm, a regulated farm, and a single detached dwelling if accessory to a farm or a regulated farm. The 'A2-27' zone permits all uses set out in Section 8.1, Uses Permitted, and a special events facility. Furthermore, the 'A2-27' zone establishes that the special event facility shall be located within the bank barn contained on the property existing as of October 15, 2019, that the minimum lot area shall be 2.02 ha (4.99 ac) and a maximum of two (2) single detached dwellings shall be permitted, and that the MDS between any building or structure used for the purpose of a special event facility and any building or structure used for the housing of livestock or manure storage on a separate lot shall be 520 m (1,705 ft)..

Section 6.19.3.2, Parking Space Location on Other Lot, permits required parking spaces and areas in a location other than on the same lot as the use that requires such spaces and areas as long as these spaces and areas are located not more than 150 m (492 ft) from the said lot. To facilitate this, a site plan agreement shall be registered on the title of the lands used for off-site parking, committing those spaces to the related use. In this case, the parking area and spaces required for the special events facility located on the parcel zoned 'A2-27' is located on the parcel zoned 'ME-5'.

Agency Comments

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

The Township of South-West Oxford Works Superintendent reviewed the proposal and commented that no new entrances shall be granted onto Karn Road for haul routes for the aggregate operation.

The Oxford County Compliance Officer Backflow Prevention, the Township of South-West Oxford Chief Building Official (CBO)/Drainage Superintendent, and Oxford County Public Works staff reviewed the application and indicated that they did not have any concerns or comments.

Public Consultation

Notice of Public Meeting regarding the application was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on July 23, 2026. At the time of writing this report, Staff had received one telephone call from an adjacent property owner inquiring about the consent process.

Planning Analysis

The application for consent, which proposes the creation of one (1) new agricultural lot for continued agricultural and special event use, and the retention of one (1) lot for agricultural uses and continued aggregate extractive uses (Licence Nos. 2324 and 625910) has been reviewed by

staff. No new development or changes to existing accesses or traffic patterns are proposed as part of this application. This application has been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the Oxford County Official Plan.

The proposal to create a new agricultural lot is consistent with Policy 4.3.3.1a) of the PPS. The proposed severance will create a new agricultural lot approximately 30 hectares in size that will continue to be used for agricultural and aggregate uses, as permitted through the existing ARA licence. The ARA Site Plans require that the subject lands be progressively rehabilitated back to agricultural use and as such staff are satisfied that the severed lands will continue to be used for appropriate agricultural and aggregate resource extraction, in accordance with the policy criteria of the PPS.

With respect to the criteria and objectives set out in Section 3.1.4.2.4 of the Official Plan, Creation of Agricultural Lots, Planning staff note that aggregate extraction is an interim use of the lands and note that the ARA Site Plans require the land be returned to an agricultural use prior to surrender of the licences. Agricultural uses are the intended long-term use of the lands, agricultural uses (tillable land for cash crops) will continue during the lifetime of the pit, and the ARA Site Plan states that rehabilitation of the pit will return the site to a productive agricultural use compatible with the surrounding land base and the proposed lot sizes are consistent with the minimum permitted agricultural lot size of 30 ha (74.1 ac). Furthermore, approval of the proposed severance will not result in the fragmentation of the agricultural lands and the proposed lot sizes are consistent with existing agricultural parcel sizes in the area. Staff is of the opinion that the proposal is consistent with the criteria for creation of agricultural lots as set out in the Official Plan.

The applicant has indicated that the proposed lot configurations will not alter existing patterns of use. As no new development or changes to existing accesses are proposed, Staff are of the opinion that the uses will remain compatible with the surrounding land uses in the vicinity. Staff are of the opinion that the proposed lot configurations and dimensions appear to generally meet the intent of the Township of South-West Oxford Zoning By-law and provisions for lands zoned 'General Agricultural Zone (A2)'.

Staff notes that as aggregate licenses often occur over multiple properties, a severance and change in parcel boundaries do not necessitate an ARA License Amendment or Site Plan Amendment. Staff is satisfied that approving the proposed consent will not impact the functioning/operation of the existing pit on the subject lands and note that the control of both licenses will remain in the control of the licensee.

Staff note that pending approval of this application for consent, the parking area accessory to a special events facility permitted by the 'ME-5' zone will be contained on the lot to be retained, and the special events facility permitted by the 'A2-27' zone will be contained on the lot to be severed. The applicant has indicated that they wish to continue using the parking area permitted by the 'ME-5' zone for parking for the special events facility. Planning Staff note that the ARA Site Plan for Licence 625910 illustrates that there is dedicated a parking area in the northwestern corner of the site (consistent with the area zoned 'ME-5') which does not permit extraction. Planning staff support the area zoned 'ME-5', to be contained on the lot to be retained, to continue to be used as the parking area for the special events facility contained in the area zoned 'A2-27' on the lot to be severed. Section 6.19.3.2, Parking Space Location on Other Lot, permits required parking spaces and areas in a location other than on the same lot as the use that requires such spaces and areas as long as these spaces and areas are located not more than 150 m (492 ft) from the said lot. To facilitate this, a site plan agreement shall be registered on the title of the lands used for off-site parking, committing those spaces to the related use. Planning Staff are satisfied that the parking spaces and area in the 'ME-5' zone meets these provisions and pending approval, a condition has been added to address this requirement.

With respect to the comment received from the Township of South-West Oxford Works Superintendent, the applicant has indicated that no new entrances are proposed as part of this application. Both the proposed and retained lands have accesses and any changes to operational accesses would require an amendment to the ARA Site Plan. Planning Staff and the Township Works Superintendent are satisfied with this response and do not have any concerns with respect to existing accesses.

In light of the above, it is the opinion of this Office that the proposal to sever the subject lands to create one (1) new agricultural parcel containing an existing special event use, and the retention of one (1) lot for agricultural uses and continued aggregate extractive uses is consistent with the policies of the PPS and generally maintains the intent and purpose of the Official Plan with respect to creating a new agricultural lot in the Agricultural Reserve. As such, Planning staff are satisfied that the proposal can be supported from a planning perspective, subject to the recommended conditions of approval.

RECOMMENDATIONS

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, is appropriately zoned and complies with the policies of the County of Oxford Official Plan with respect to creating a new agricultural lot, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

B26-27-4

- 1. The owners register a site plan agreement on the title of the lot to be retained confirming that the lands zoned 'ME-5' are to be used for off-site parking for the special events facility contained on lot the be severed and zoned 'A2-27', to the satisfaction of the Township of South-West Oxford.**
- 2. The owners shall submit a recent survey to confirm lot sizes, proposed easements, and building/structure location, parking facilities, and setbacks to the satisfaction of the Township of South-West Oxford.**
- 3. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.**

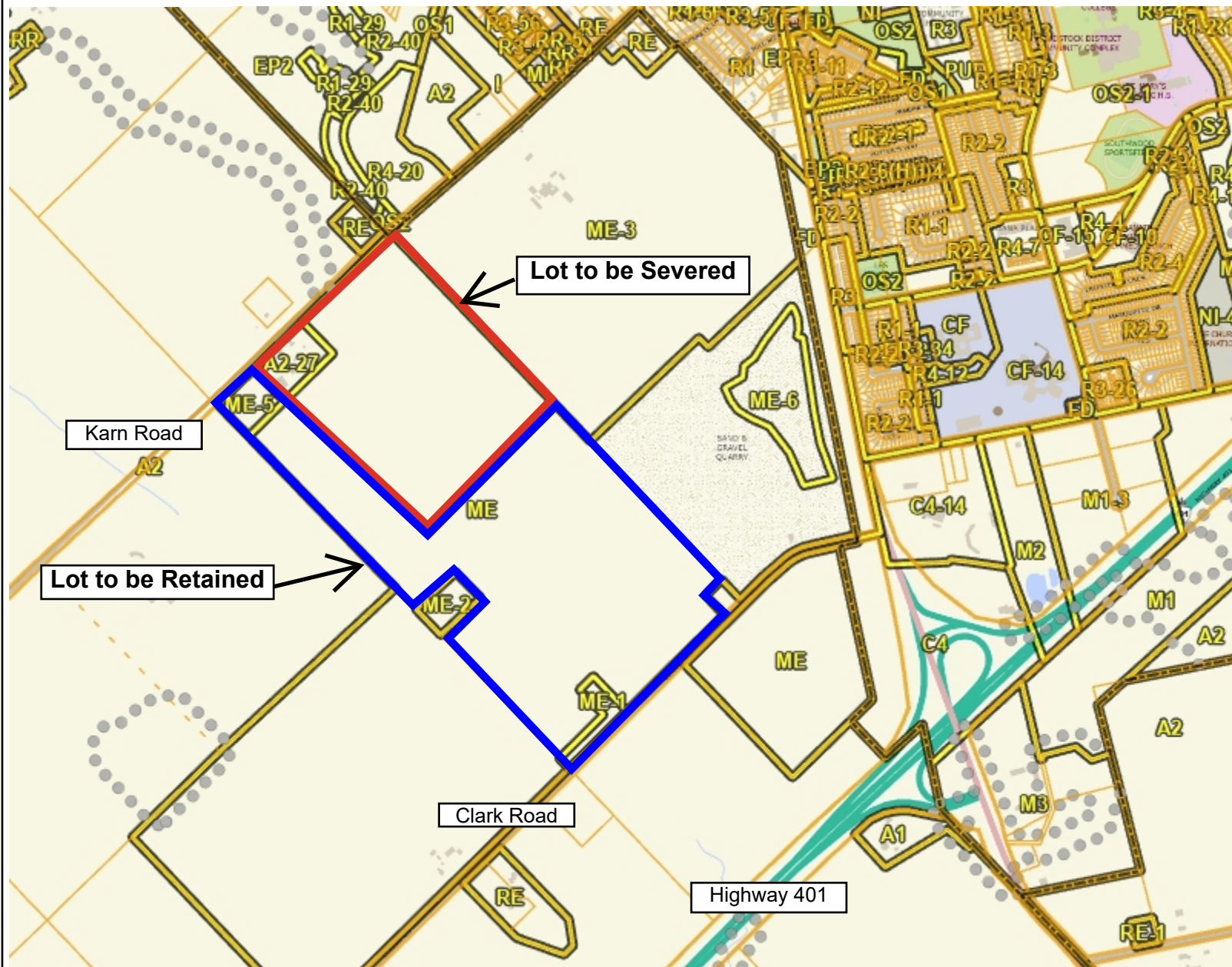
SIGNATURES

Authored by: "Original Signed By"

Laurel Davies Snyder, MCIP, RPP
Development Planner

Approved for submission: "Original Signed By"

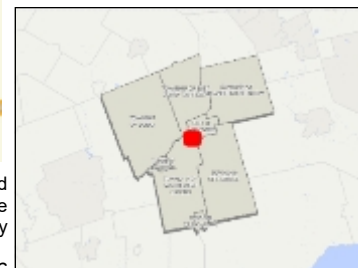
Heather St. Clair, MCIP, RPP
Senior Development Planner



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

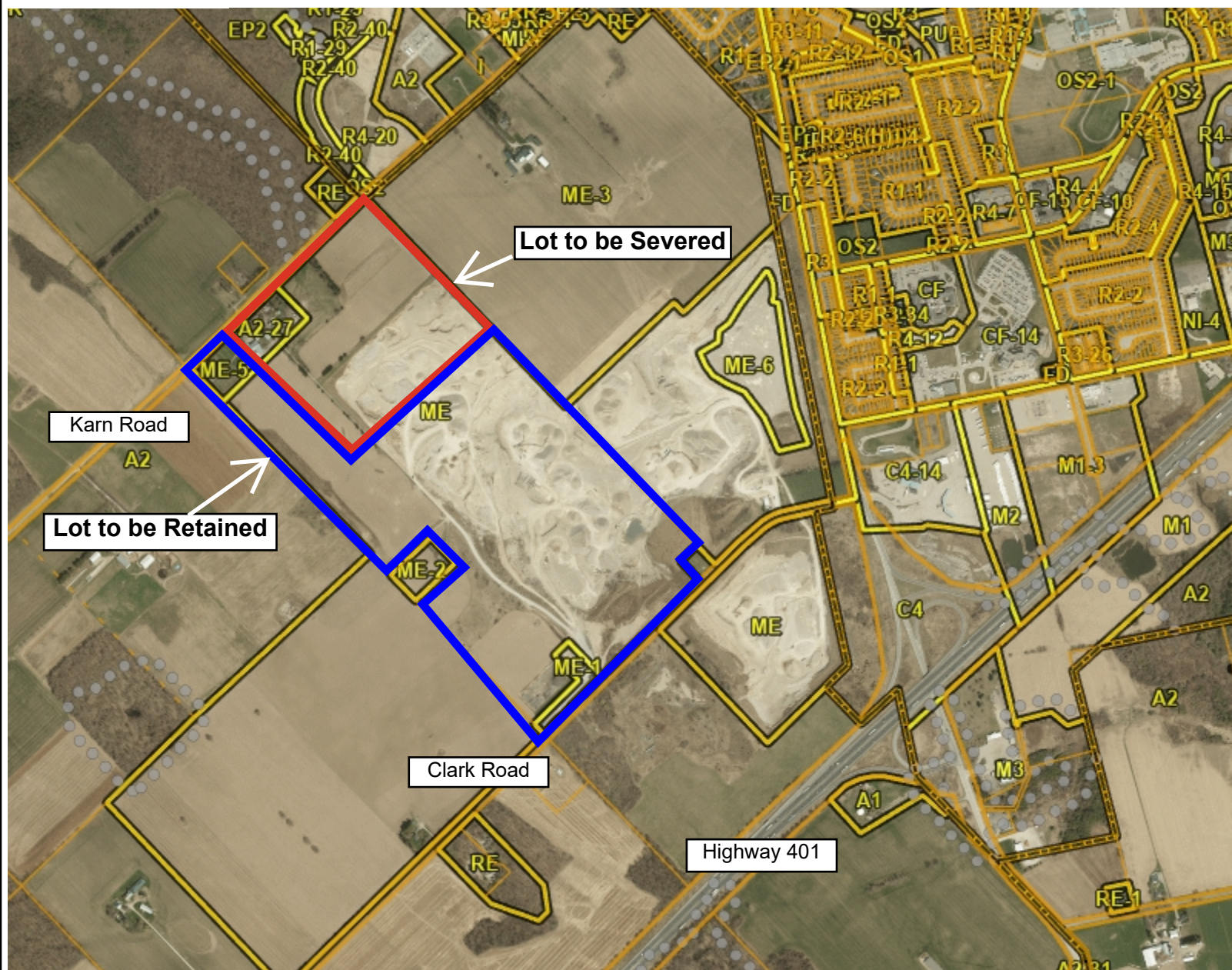


0 383 766 Meters
NAD_1983_UTM_Zone_17N



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

June 5, 2026



Legend

- Parcel Lines**
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 - ▲ 30 Metre Setback
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Notes



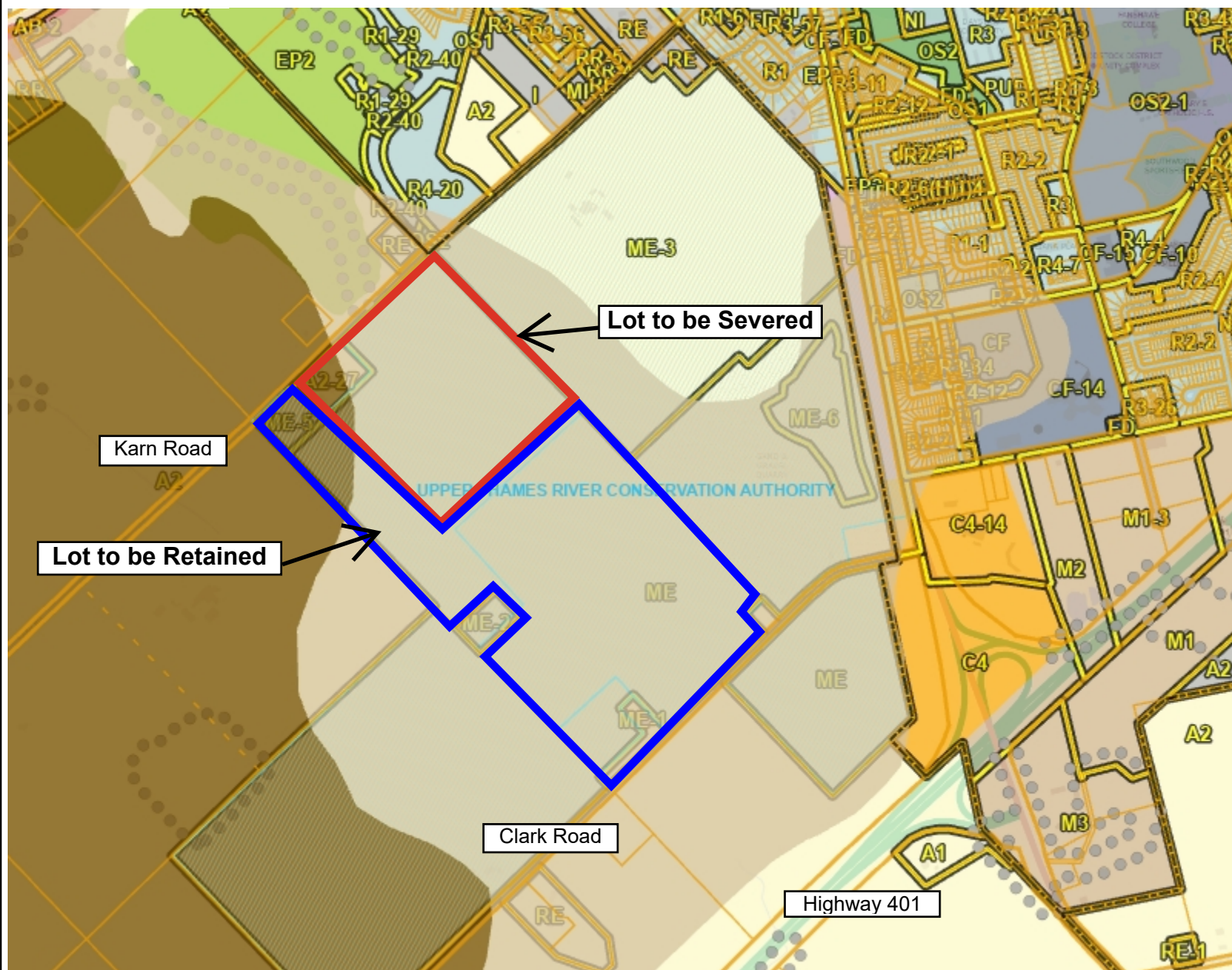
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NAD_1983_UTM_Zone_17N



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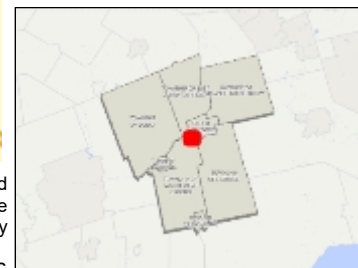
June 5, 2026

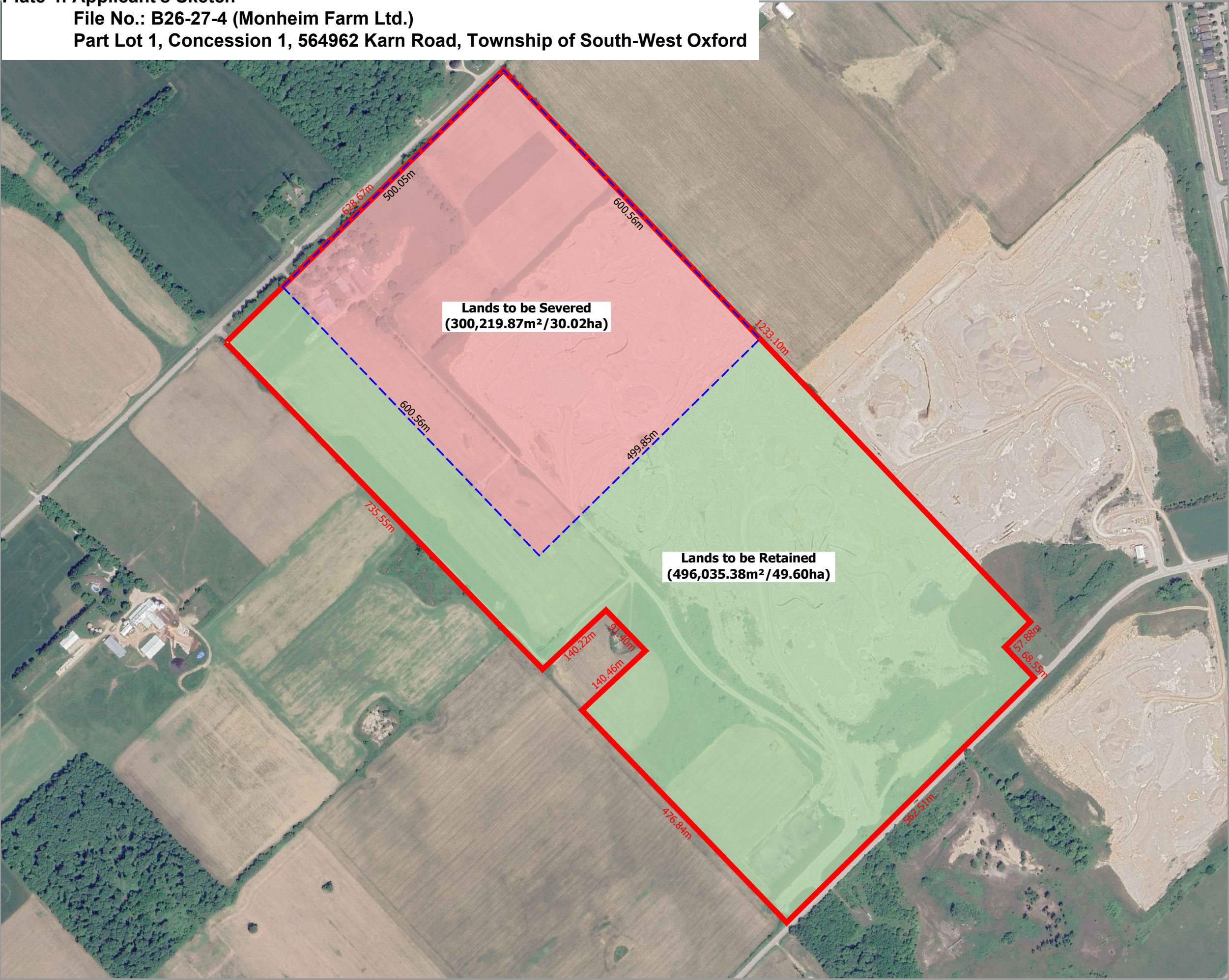


Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Sites Licensed under the Aggregate Resources Act**
 - Limestone Resource
 - Gypsum Resource
 - Sand and Gravel Resource (Primary)
 - Sand and Gravel Resource (Secondary)
 - Buried Sand and Gravel Deposit
- Petroleum Resources**
 - Natural Gas Pool
 - Oil Pool
- Conservation Authority Watersheds**
 - Conservation Authority 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)**
 - 100 Metre Buffer Ingersoll
- Site Specific Policy Areas**
 - Village Land Use Designation
 - Village Core
 - Service Commercial

Notes





SEVERANCE PLAN

564962 KARN ROAD
CITY OF WOODSTOCK
GEOGRAPHIC TOWNSHIP OF OXFORD

9132J

KEY PLAN

Subject Lands

NOT TO SCALE

LEGEND

- Subject Lands (796,225.25m²/79.62ha)
- Lands to be Severed (300,219.87m²/30.02ha)
- Lands to be Retained (496,035.38m²/49.60ha)

NOTES

- All dimensions are in metres unless otherwise shown.
- Contains information licensed under the Open Government Licence - Ontario.
- Imagery source: Google Satellite 2025

DATE: March 9th, 2026

SCALE: 1:600

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE