

To: Mayor and Members of Township of Zorra Council

From: Spencer McDonald, Development Planner, Community Planning

Application for Zone Change ZN 5-25-16 – Randy Barber

REPORT HIGHLIGHTS

- The purpose of this application is to rezone the subject lands from the current site specific 'Agri-Business Zone (AB-2)' zone and place them into a new 'Agri-Business Zone (AB-16)' to permit a contractor's yard for the manufacturing of agri-business buildings and structures and to fulfil a condition of the associated (approved) consent application.
- The associated application for consent (B25-31-5) was approved by the Land Division Committee on October 2, 2025.
- Planning staff are recommending approval of the application as the proposal generally consistent with the policies of the Provincial Planning Statement and maintains the general intent and purpose of the Official Plan with respect to minor changes and expansions to existing Agri-Business zoned lots.

DISCUSSION

Background

OWNER(S): Randy Barber
434932 43rd Line, Ingersoll, ON, N5C 3J5

APPLICANT: Bryan Willsie
9519 Northville Road, Thedford, ON, N0M 2N0

LOCATION:

The subject lands are described as Lots 1-2, 11-13, Part Lots 3-10, 14, 15, Plan 96, Part 2 of 41R-1238, Part Lot 21, Concession 1 (North Oxford). The lands are located on the east side of 43rd Line, south of Highway 2, and are municipally known as 434932 43rd Line, Township of Zorra.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "Z-1" Township of Zorra Land Use Plan – Agricultural Reserve

TOWNSHIP OF ZORRA ZONING BY-LAW:

Existing Zoning: Special Agri-Business Zone (AB-2)

Proposed Zoning: Special Agri-Business Zone (AB-16)

PROPOSAL:

The purpose of this application is to place the subject lands into a new site-specific agri-business (AB-16) zone) to fulfil a condition of the associated consent application (B25-31-5) approved by the Land Division Committee on October 2, 2025. The application proposes placing the recently created lot into a site-specific 'Special Agri-Business (AB-16) Zone'. The 'AB-16' zone would permit a contractor's yard and an agricultural building manufacturing business. No site-specific provisions are required for the new 'AB-16' zone, as it would appear to meet all the requirements of the broader 'Agri-Business (AB) Zone'.

The subject lands are located on the east side of 43rd Line, south of Oxford Road 2 / Dundas Street and have direct access to 43rd Line. Surrounding land uses are a variety of agri-business, agricultural operations with the Village of Beachville located less than 1km to the immediate south.

Plate 1 – Location Map and Existing Zoning indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2 – Aerial Map (2020) provides an aerial view of the subject lands and surrounding area.

Plate 3 – Applicant's Sketch provides general concept plan showing the future development the applicant is proposing for the lands subject to the rezoning.

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.

In Oxford County, all lands located outside of designated settlement areas are considered to be a prime agriculture area, with the applicable policies for such areas primarily contained in Section 4.3. of the PPS.

Section 4.3 of the PPS directs that planning authorities are required to use agricultural system approach and further that prime agricultural areas shall be protected for long term agricultural use. In prime agricultural areas, permitted uses and activities include agricultural uses, agriculture-related uses and on-farm diversified uses. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

The PPS defines agricultural uses to mean the growing of crops, including nursery, biomass and horticulture crops, as well as the raising of livestock and animals for food, fur or fibre including poultry and fish, apiaries, agro-forestry, maple syrup production and associated on-farm buildings

and structure including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

An agricultural system is comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. More specifically, it contains agricultural land base comprised of prime agricultural areas, including specialty crop areas, it may also include rural lands that help to create a continuous productive land base for agriculture and an agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

Section 4.3.2 (Permitted Uses) of the PPS permits agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Permitted uses within prime agricultural areas shall be compatible with and shall not hinder surrounding agricultural operations. Criteria for these uses may be based on Provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Official Plan

The subject lands are located within the Agricultural Reserve designation according to the Township of Zorra 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 associated farm buildings and structures required for the farm. Within the Agricultural Reserve designation, residential uses are also permitted as accessory to the farming operation and shall be permitted only as part of the farm.

Section 3.1.5 of the Official Plan provides policies for non-agricultural uses in the Agricultural Reserve designation. It is an objective of the Official Plan to permit expanded or new non-agricultural uses only where such uses do not conflict with the goal for agricultural policies and to ensure that non-agricultural uses remain clearly secondary to the principal function of food and fibre production in these areas. It is further an objective of the Official Plan to direct non-agricultural uses to designated settlements as a first priority.

In order to maintain the agricultural land resources for agricultural and related uses and to ensure that new commercial, industrial and institutional uses develop on appropriate levels of services, new non-agricultural uses will not be permitted within the Agricultural Reserve designation.

Notwithstanding the foregoing, Section 3.1.5.6 directs that non-agricultural commercial, industrial or institutional uses recognized by existing zoning on the date of the adoption of the Official Plan (May 25, 2022) which are located in the Agricultural Reserve designation will be considered as permitted uses and Area Councils may permit minor expansion or minor change in use, provided the following can be met;

- Existing or proposed water supply and on-site sewage facilities, surface drainage and road access are adequate or will be adequate to serve the proposed development;
- The proposal will be compatible with existing land uses in the vicinity in terms of noise, odour, emissions, vehicular traffic and visual intrusion, and will be required to satisfy the Minimum Distance Separation formula.

Section 3.1.5.6.1 provides development criteria for minor expansion or minor change to existing non-agricultural uses. Among the criteria, site servicing, access, drainage, overall compatibility are highlighted. Further, the policy direction states that site plan approval will be required to ensure land use compatibility considerations.

Zoning By-law

The subject property is currently zoned 'Special Agri-Business Zone (AB-2)' in the Township of Zorra Zoning By-Law. The 'AB-2' zone permits an accessory single detached dwelling, a farm, and a transport truck terminal for the transportation of agricultural produce (with a maximum of 6 tractor trailers). While the lots retained via the associated consent application (B25-31-5) will remain in the 'AB-2' zone, it is proposed that the severed lands (subject to this application) be placed into a new 'Special Agri-Business (AB-16) Zone', which would permit a contractor's yard and an agricultural building manufacturing business. As previously identified, no new provisions or setbacks are proposed as part of this application, and the general provisions of the broader 'AB' zone will remain in place for the subject lands.

The 'AB' zone requires a minimum lot frontage of 45 m (216.5 ft), minimum lot depth of 60 m (196.9 ft) and minimum lot area of 0.4 ha (1 ac). The existing lot area and dimensions appear to meet the provisions of the 'AB' zone.

Agency Comments

Township of Zorra Chief Building Official/Drainage Superintendent commented that prior to establishing new buildings or structures on the subject lands, site plan approval will be required.

Township of Zorra Director of Public Services, Township of Zorra Manager of Emergency Services and Township Director of Corporate and Protective Services have each indicated that comments will be provided at the time of any site plan approval when development is proposed on the subject lands.

County of Oxford Public Works Department indicated that they have no comments on the subject application.

Public Consultation

Notice of the complete application and public meeting was provided to the public and surrounding property owners on January 30, 2026 and February 18, 2026, respectively, in accordance with the requirements of the *Planning Act*. At the time of writing this report, no comments have been received.

Planning Analysis

The application for zone change proposes to place the recently severed lands (via B25-31-5), into a new 'Special Agri-Business Zone (AB-16)' Zone, to permit a contractor's yard accessory to an agricultural building manufacturing business. No new site-specific provisions or setbacks are proposed as part of this application, as the newly created lot, and proposed building locations appear to meet the provisions of the broader 'AB' Zone. The proposed changes are being requested in order to facilitate the development of the subject lands, for agri-business purposes, within an area which has recently experienced similar agri-business development (namely the lots to the immediate north, which now host two (2) new agri-businesses. Pending approval of this application, staff note that details such as lighting, signage, drainage and parking would be addressed through a subsequent application for site plan approval, to the satisfaction of the Township.

In accordance with PPS direction, the policies related to agricultural commercial and agricultural industrial uses that facilitated the original establishment of the AB zone have been removed

through the adoption of OPA 269. However, Section 3.1.5.6 of the Official Plan contains policies and direction with respect to minor changes to non-agricultural uses recognized by existing zoning in the Agricultural Reserve designation. Further, respecting the policies of 3.1.5.6.1, Staff are satisfied that the proposal represents a minor change to an existing non-agricultural use, which will result in a reduced footprint for an existing non-agricultural use, while enabling the creation of a new agri-business lot for similar purposes. Respecting compatibility, it is noted that the surrounding area, particularly to the north, is a recently developed/developing area with a range of new agri-business uses.

Section 4.3.3 of the PPS provides direction for lot creation and lot adjustments and indicates that agricultural-related uses will be limited to a minimum size needed to accommodate the use and appropriate range of sewage and water services. Staff have evaluated the proposal with consideration given to both the existing and future operations on the subject lands and are generally satisfied that the lots will maintain appropriate flexibility for a range of future 'AB' uses and will be appropriately sized to accommodate on site sewage and water services.

The applicant has requested that the new lot be utilized for a contractor's yard accessory to an agricultural building manufacturing business (predominantly coverall type structures/buildings). It is the opinion of planning staff that the proposed uses are appropriate, will not result in any negative impacts to the surrounding properties or nearby agricultural operations and will continue to accommodate both existing and anticipated future uses of the subject property. Further, it is noted by staff that the proposed uses will serve the broader 'agri-businesses' in the immediate area, as well as the broader agricultural area well and similar use have existed both on the subject lands and the surrounding area for numerous years.

Based on the foregoing, Planning staff are recommending approval of the Zone Change application as the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan respecting minor changes to existing non-agricultural uses.

RECOMMENDATION

It is recommended that the Council of the Township of Zorra approve the zone change application submitted by Randy Barber, whereby the property described as Lots 1-2, 11-13, Part Lots 3-10, 14, 15, Plan 96, Part 2 of 41R-1238, Part Lot 21, Concession 1 (North Oxford), and municipally known as 434932 43rd Line, Township of Zorra be rezoned to "Special Agri-Business Zone, (AB-16)" to permit the establishment of a contractors yard and agricultural building manufacturing business.

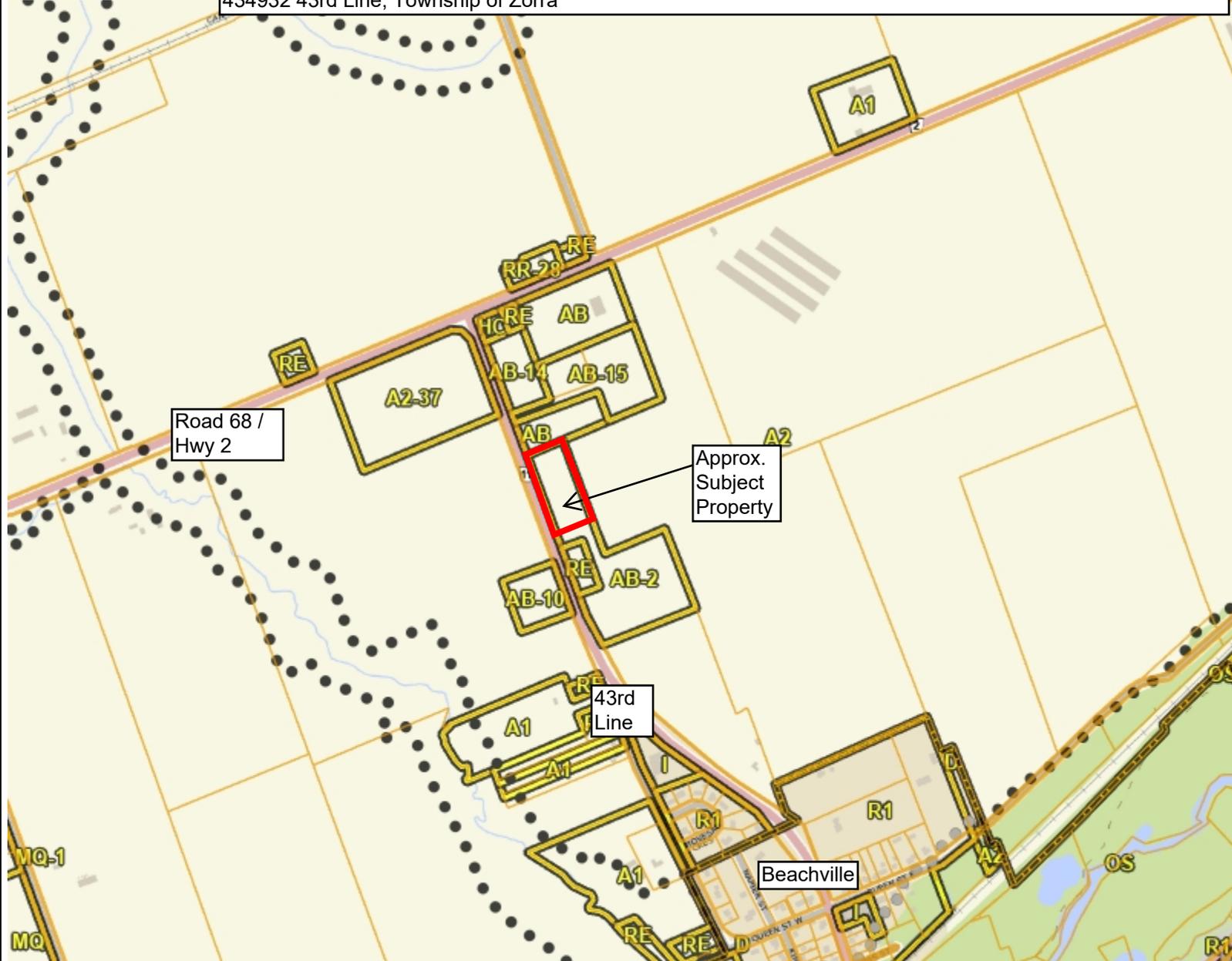
SIGNATURES

Authored by:

Spencer McDonald, MCIP, RPP,
Development Planner

Reviewed by:

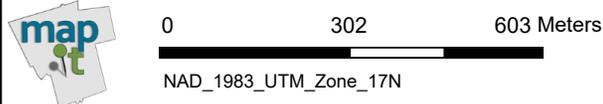
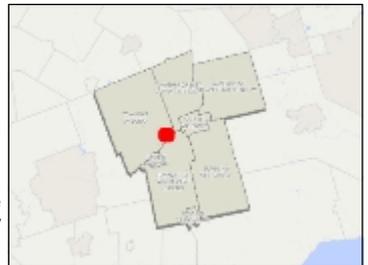
Eric Gilbert, MCIP, RPP
Manager of Development Planning



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



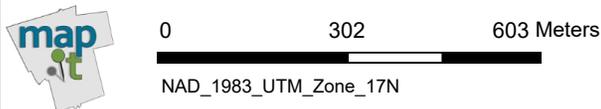
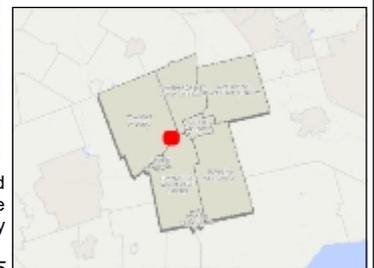
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Legend

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Notes



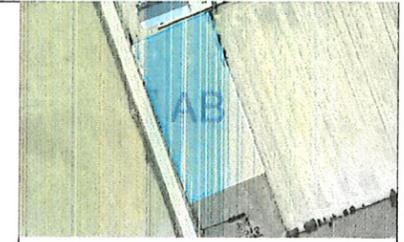
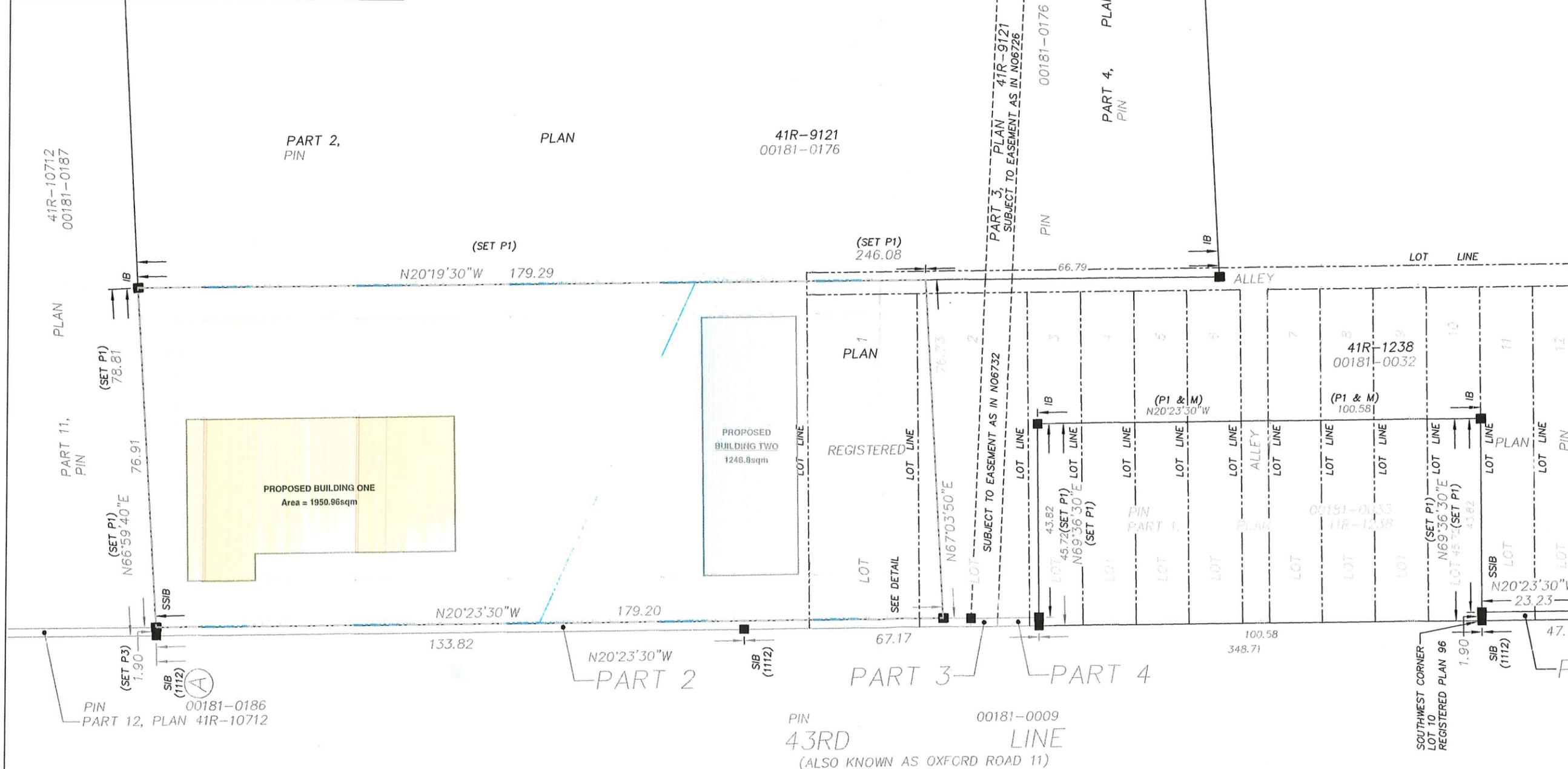
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June 9, 2025

Plate 3 - Applicant's Sketch
 File No. ZN5-25-16 - Barber
 Lots 1-2, 11-13, Part Lots 3-10, 14, 15, Plan 96, Part 2 of 41R-1238, Part Lot 21, Concession 1 (North Oxford) 434932 43rd Line, Township of Zorra

ROLL NUMBER	3227010050096000000	
PROPERTY DESCRIPTION	OXFORD(ON THAMES), CON1, LOT 21, PART1	
DEVELOPMENT USE	AB	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.4ha	1.4ha
MAXIMUM BUILDING AREA	-----	-----
MINIMUM FRONTAGE	45.0m	179.20m
MAXIMUM BUILDING AREA (%)	-----	-----
MAXIMUM BUILDING HEIGHT	15.0m	-----
MINIMUM LANDSCAPING	10.0%	-----
SETBACK LOCATION		
FRONT YARD	10.0m	-----
EXTERIOR SIDE YARD	-----	-----
INTERIOR 1 SIDE YARD	7.5m	-----
INTERIOR 2 SIDE YARD	7.5m	-----
REAR YARD	7.5m	-----

SYMBOL	DESCRIPTION
	NEW PARCEL BOUNDARY
	MUNICIPAL SETBACK REQUIREMENTS
	KELLUM DRAIN LOCATION
	PROPOSED BUILDING ONE LOCATION
	PROPOSED BUILDING TWO LOCATION



KEY MAP

STAMP

North Arrow

Digitally signed by Aliza E. Tran
 Date: 2025.12.09 09:23:45-0500'

GENERAL NOTES
 ISSUED FOR INFORMATION

REVISIONS

No.	DATE	DESCRIPTION
06	12/09/2025	ISSUED FOR INFORMATION
05	12/06/2025	ISSUED FOR INFORMATION
04	11/26/2025	ISSUED FOR INFORMATION
02	11/25/2025	ISSUED FOR INFORMATION

Theford
 Independent Consulting

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 Tel: (519) 856-6613 email: info@theford.ca

PROJECT TITLE

Y.U.S.I
 NEW PARCEL
 434932 43RD LINE, INGERSOLL
 ON N5C 3J5

DRAWING TITLE

KEY SITE PLAN

PROJECT #	25064SP=06
DATE	DECEMBER 9TH, 2025
SCALE	DO NOT SCALE