

pursuant to Sections 17(15), 51(20) and 34(12) of the Planning Act, R.S.O. 1990,
as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION & ZONE CHANGE

TOWNSHIP OF SOUTH-WEST OXFORD

Please be advised that the Community Planning Office has received applications applying to the following lands:

File No.:	OP 22-24-4; SB 22-11-4 & ZN 4-22-29
Owner:	Veranda Property Investments Inc.
Applicant:	Zelinka Priamo, c/o Casey Kulchycki
Location of Property:	The subject land is described as Pt. Lot 12, Conc. 4 (Dereham), is located on the north side of Mount Elgin Road, between Plank Line and Dereham Line, and is municipally known as 324035 Mount Elgin Road in the Village of Mount Elgin, Township of South-West Oxford. The subject lands are irregular in shape, are approximately 10.26 ha (25.3 ac) in area, are currently vacant and are used for agricultural production (cash cropping).
Description of Application:	The Official Plan Amendment proposes to add a site specific policy to Chapter 6 – Rural Settlement Land Use Policies, more specifically, Section 6.4.3 – Specific Development Policies, of the County Official Plan, to permit accessory residential units in association with the primary industrial use(s) proposed for the subject lands. The subject lands are currently in an Industrial designation, and as such, the special provision is only being proposed to introduce the “accessory residential” component, with a view to facilitating a “live-work” type of development where the industrial use of the lands will be the principal development. The application for Draft Plan of Subdivision proposes to create up to 25 lots for light-industrial purposes (each with a proposed accessory residential unit). It is proposed that each lot would be approximately 0.4 ha (1 ac) in area, with approximate frontages ranging between 25 m - 40 m (82 ft – 131 ft). The proposed subdivision will have access from Mount Elgin Road, and the individual lots will be serviced by an internal road network generally identified on the attached plan. The application for Zone Change proposes to rezone the subject lands from the current “Development (D-4) Zone” to a site specific “General Industrial (MG-sp) Zone” to implement a specific list of permitted uses along with accessory residential uses. The proposed list of permitted uses include dry industrial uses such as a contractor’s shop or yard; non-effluent producing industrial uses; business or professional office; communications establishment; public use; service shop; warehouse; retail outlet, or wholesale outlet accessory to a permitted use; veterinary clinic; and one (1) accessory single-detached dwelling, occupied by the business owner, caretaker, watchmen or other similar person, employed on the lot on which the dwelling is located. Further, the proposed “MG-sp” zone will implement site-specific zone provisions relating to maximum lot coverage and will include a cap on the maximum size of any accessory retail, wholesale or office type uses. It is proposed that the accessory residential dwelling will only be permitted to be located in the front yard, in front of the primary industrial use.

(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a “Public Notice” informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the applications, please contact this office to arrange an appointment with **Spencer McDonald, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant’s name and file number on all correspondence.

Spencer McDonald, Development Planner
Community Planning, County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3205
email: planning@oxfordcounty.ca



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



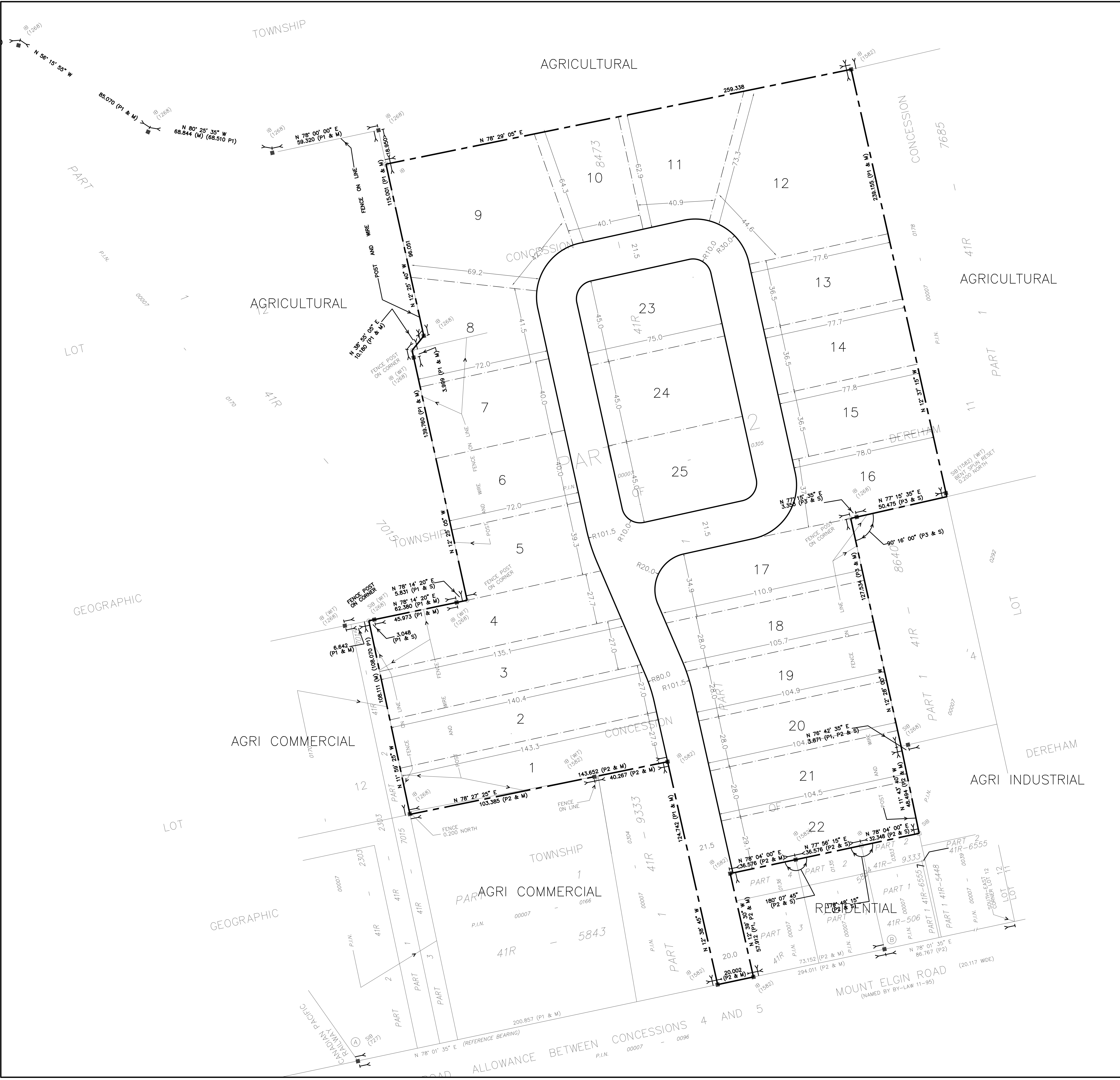
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NAD_1983_UTM_Zone_17N

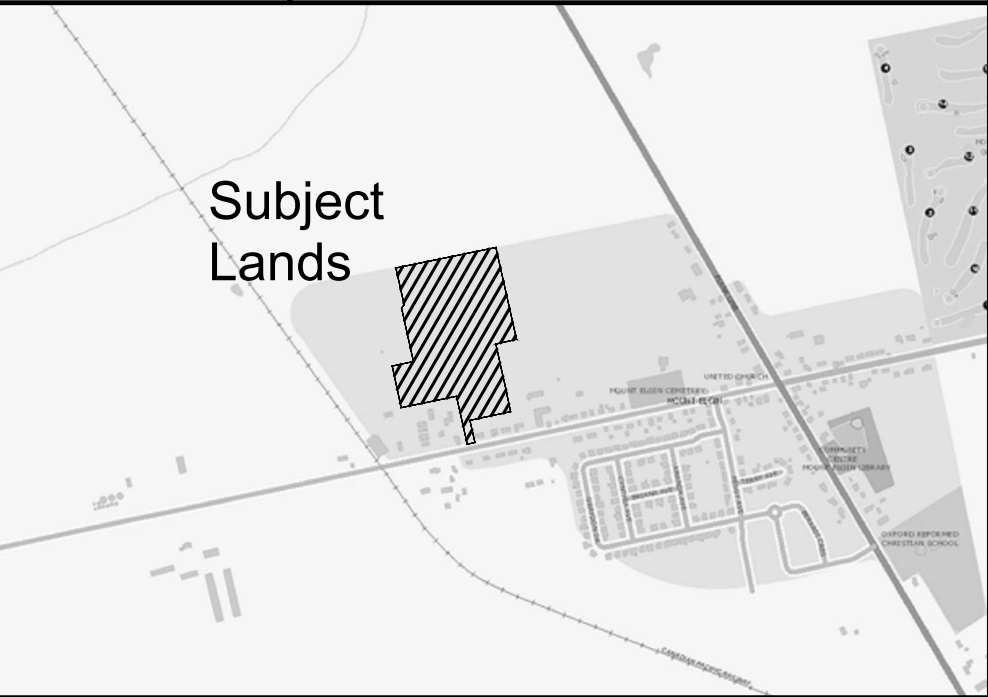


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 3, 2023



KEY PLAN



DRAFT PLAN OF SUBDIVISION OF PART OF LOT 12, CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF DEREHAM)

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) As shown	G) As shown
B) As shown	H) Municipal water supply available
C) As shown	I) Mix of Silty Sand & Silty Clay
D) As listed above	J) As shown
E) As shown	K) All municipal services to be available
F) As shown	L) As shown

PROPOSED LAND USES AND AREAS

INDUSTRIAL (LOTS 1-25)	8.717 ha
PROPOSED ROADS	1.545 ha
TOTAL	10.262 ha

OWNER'S CERTIFICATE
VERANDA PROPERTY INVESTMENTS INC.
HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

NO.	REVISION	DATE	INITIAL



ZELINKA PRIAMO LTD
A Professional Planning Practice

318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zplan.com

DRAWN BY CTK	PROJECT NO. VDA/MTE/20-01
DATE NOVEMBER 2022	SCALE 1:1,000

Subject to the conditions, if any, set forth in our letter dated ___ day of ___, 202___, this draft plan is approved under Section 51 of the Planning Act this ___ day of ___, 202___.