

To: Mayor and Members of Township of Zorra Council

From: Spencer McDonald, Development Planner, Community Planning

Application for Zone Change **ZN 5-25-06 – Randy Barber**

REPORT HIGHLIGHTS

- The purpose of this application is to amend the existing site specific 'Agri-Business Zone (AB-2)' zone provisions to permit reduced frontage and lot area requirements, in anticipation of a future consent application.
- 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: Amended Special Agri-Business Zone (AB-2)

PROPOSAL:

The purpose of this application is to amend the existing site-specific agri-business (AB-2) zone) provisions to recognize a reduced frontage and lot area anticipated to result from a future consent application. The lands are currently subject to an application for consent which, if approved, will see the proposed 'AB-2' area reduced to a total of 3.67 ha (9.1 ac) and an approximate frontage of 135 m (442.9) ft. The current 'AB-2' provisions require a minimum lot area of 4.8 ha (11.9 ac) and a minimum frontage of 314.74 m (1,032.6 ft), and permits an accessory single detached dwelling, a farm, and a transport truck terminal for the transportation of agricultural produce. No new uses are being proposed as a result of this application.

Pending approval of the subject application as well as the future consent application, it is anticipated that the 'new' agri-business lot being created will be utilized for the manufacturing of agricultural buildings and structures (i.e. coverall buildings).

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 & 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 what 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 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).

The 'AB-2' zone requires a minimum lot area of 4.8 ha (11.9 ac) and a minimum frontage of 314.74 m (1,032.6 ft). Provisions also exist which limit the maximum size of the transport truck terminal 375 m² (4,036.6 ft²) and limits the number of transports truck to 6, as identified above.

Agency Comments

Township of Zorra Chief Building Official/Drainage Superintendent commented that a municipal drain exists on the subject property (Kellum Drain). Future consent applications can expect drainage reapportionment to be a requirement. Future development of the lands will be required to show a stormwater management strategy.

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 should development be 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 June 9, 2025 and July 31, 2025, 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 amend the existing 'Special Agri-Business Zone (AB-2)' Zoning to reduce the minimum required lot area to 3.67 ha (9.1 ac) and a reduced frontage of 135 m (442.9) ft rather than the required lot area of 4.8 ha (11.9 ac) and minimum frontage of 314.74 m (1,032.6 ft). The proposed changes are being requested in order to facilitate a future consent application which would see the severance of approximately 1.42 ha (3.5 ac) from the existing lot, for the purpose of creating a new 'AB' lot. Pending approval of the required zone change application and future consent 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. It is anticipated that both the subject application and the future application for consent will facilitate future agri-business uses that will compliment the surrounding area and not interfere with the broader agricultural community. Details such as signage, lighting, drainage, building placement and parking will be addressed via site plan approval once development plans are advanced by the applicant.

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. Considering the proposed zone change is, in this case, the first step in facilitating future lot creation for a new 'AB' lot, 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 minimum required lot area for the 'AB-2' zone (consisting of the retained lands of a future consent application) be reduced to 3.67 ha (9.1 ac) with a minimum frontage of 135 m (442.9 ft). It is the opinion of planning staff that each of the requested amendments 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 existing operation (small trucking terminal with trucking yard and associated agricultural operation) has functioned appropriately on the subject lands for numerous years. The proposed application which would see the operation continue with a reduced footprint (both reduced lot area and frontage), is not expected to have any negative impact on the site's ability to continue to function in an appropriate manner.

Based on the foregoing, Planning staff are recommending approval in principle of the Zone Change application (pending approval of the associated consent application and a final survey of the property), as the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the County Official Plan respecting minor changes to existing non-agricultural uses.


RECOMMENDATION

It is recommended that the Council of the Township of Zorra approve in principle the zone change application submitted by Randy Barber, whereby the 'AB-2' zoning affecting the lands 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), municipally known as 434932 43rd Line, Township of Zorra be amended to permit a reduced lot area and lot frontage in anticipation of a future consent application.

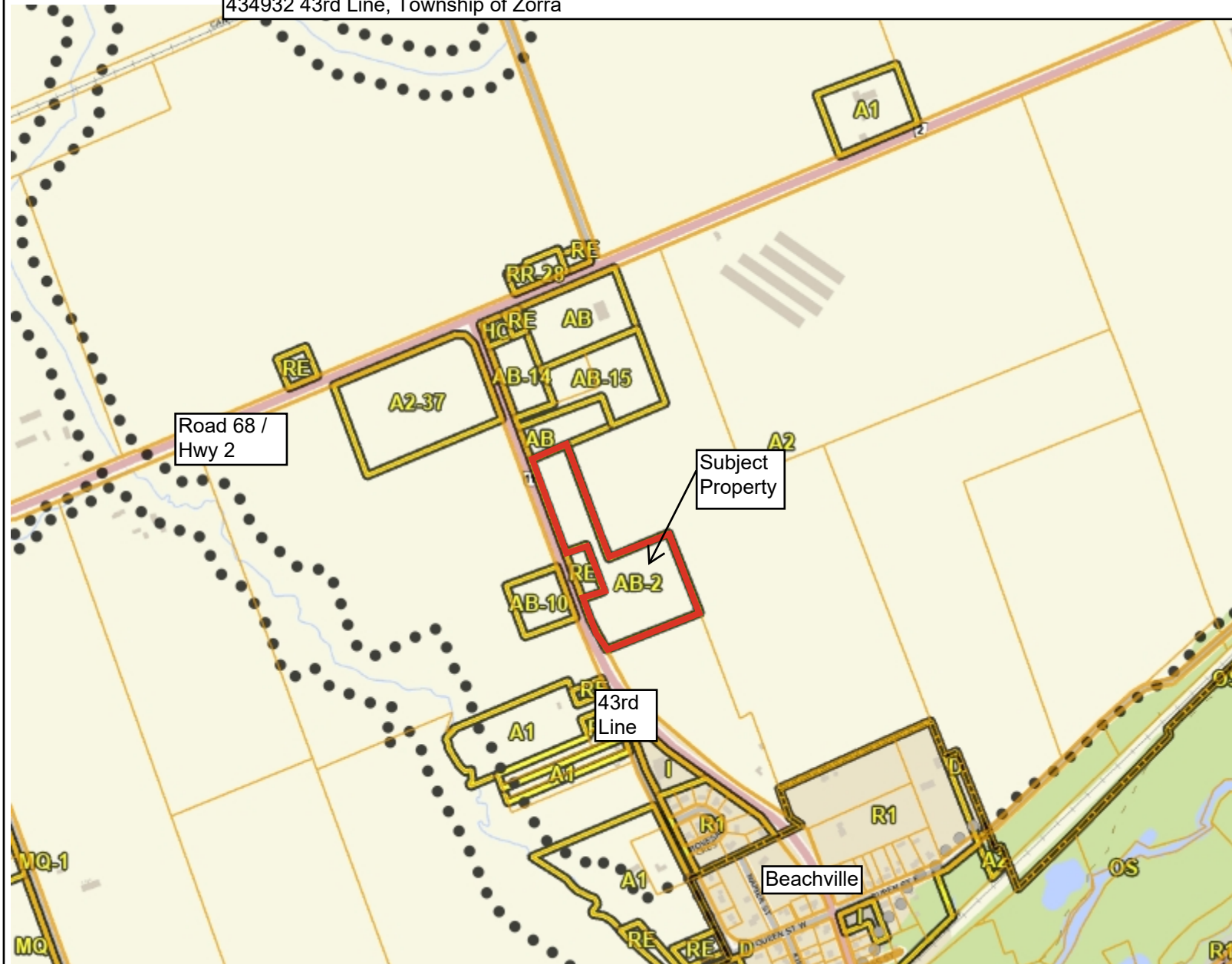
SIGNATURES

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

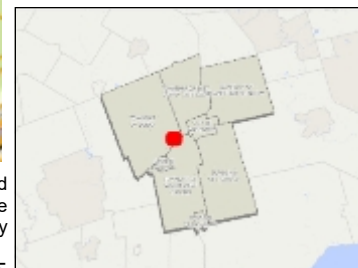
Zoning Floodlines

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





Legend

Parcel Lines

- Property Boundary
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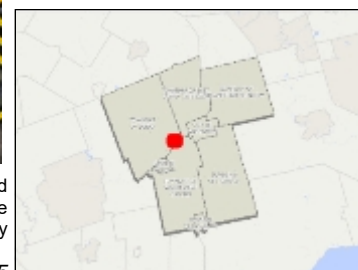
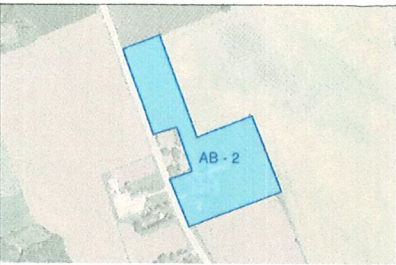




Plate 3 - Applicant's Sketch
File No. ZN5-25-06 - Barber
Lots 1-2, 11-13, Part Lots 3-10, 14, 15, Plan 96, Part 2 of 41R-1238, Part Lot 21, Concession 1 (North Oxford)
434932 43rd Line, Township of Zorra

DESCRIPTION OF SUBJECT LAND		
ROLL NUMBER	3227010050096000000	
PROPERTY DESCRIPTION	OXFORD (ON THAMES), CON 1 NORTH, LOT 21	
DEVELOPMENT USE	AGRICULTURAL BUSINESS	
DIMENSIONS	LOT RETAINED	LOT SEVERED
FRONTAGE	135.8m	179.1m
AVERAGE DEPTH	189.6m	79.0m
AVERAGE WIDTH	272.8m	179.2m
AREA	9.11 acres / 3.67 hectares	3.5 acres / 1.42 hectares



STAMP

Digitally signed by Aliza E. Tran
Date: 2025.05.07 14:43:46-04'00'

NORTH ARROW


GENERAL NOTES
ISSUED FOR INFORMATION

REVISIONS		
No.	DATE	DESCRIPTION
5	05/07/2025	ISSUED FOR INFORMATION
2	05/06/2025	ISSUED FOR INFORMATION
1	10/09/2024	ISSUED FOR INFORMATION



9519 Northville Rd, Thedford, ON N0M 2N0
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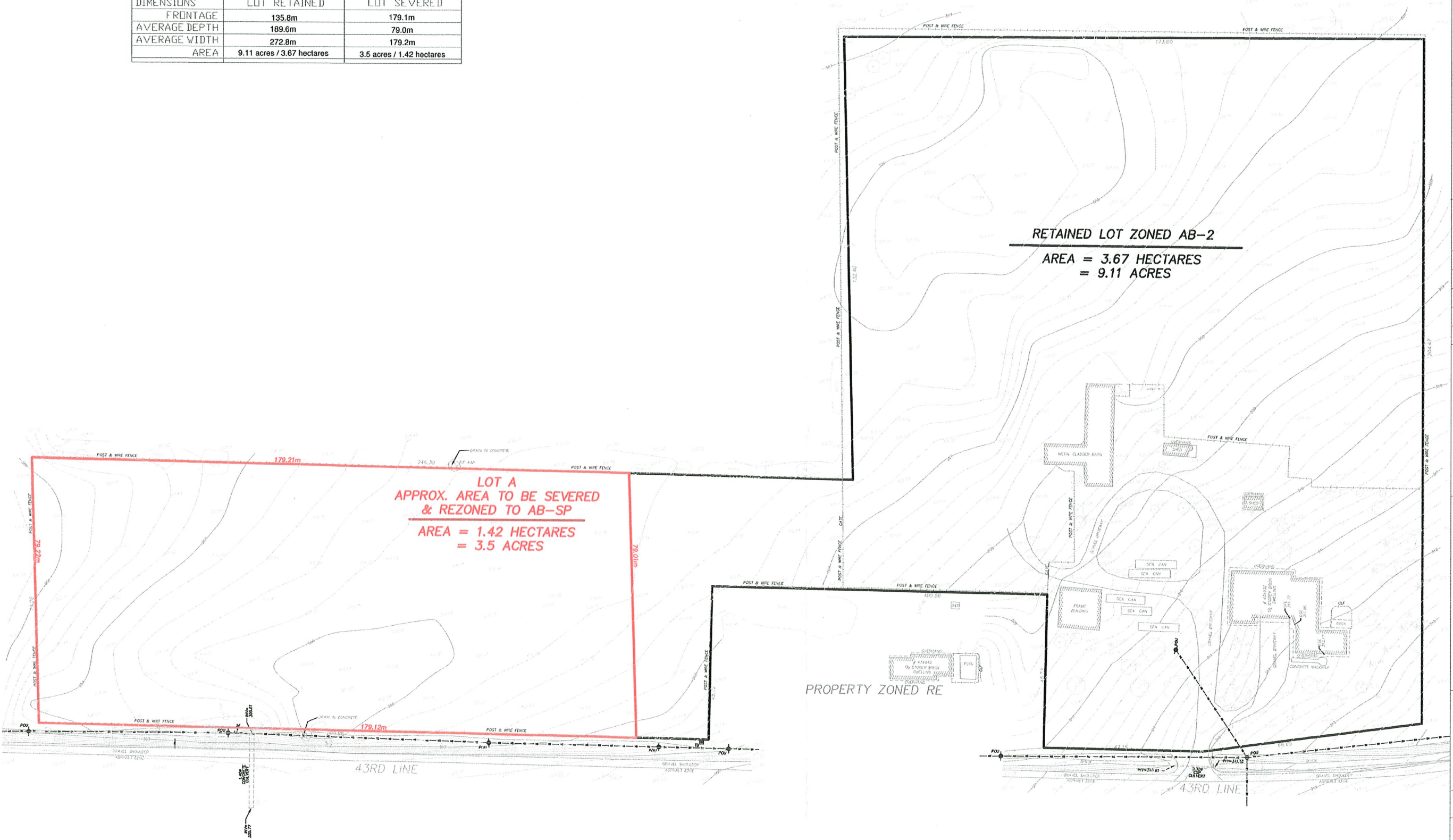
PROJECT TITLE

PROPOSED LOT SEVERANCE
434932 43rd Line, Ingersoll, ON N5C 3J5

DRAWING TITLE

KEY PLAN

PROJECT # 24106PS-05	1
DATE May 7th, 2025.	
SCALE DO NOT SCALE	











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Final Audit Report

2025-08-08

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