Report No: CP 2026-338
COMMUNITY PLANNING
Land Division Committee: November 5, 2026

To: Chair and Members of Oxford County Land Division Committee

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Consent
B26-33-4 – Kloepfer Holdings Ltd. and William Kloepfer

REPORT HIGHLIGHTS

- This application for consent proposes to sever agricultural lands and convey them to the abutting property and retain a lot for rural residential purposes. No new development is proposed as part of this application.
- It is proposed that approximately 35.2 ha (86.9 ac) of agricultural land will be severed and conveyed to the abutting agricultural property. The proposed lot to be retained will be approximately 0.8 ha (1.98 ac) and will contain an existing residential dwelling and residential accessory structures.
- Planning staff are recommending approval of the application as it is generally consistent with the policy criteria of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to the creation of rural residential lots and non-farm rural residential development in prime agricultural areas.

DISCUSSION

Background

OWNERS: Kloepfer Holdings Ltd. and William Kloepfer
404507 Union Road, RR5, Ingersoll, Ontario N5C 3J8

AGENT: White Coad LLP c/o Aleena Ashfaq
408 Dundas Street, Woodstock ON N4S 1B9

LOCATION:

The subject lands are legally described as Part Lot 10, Concession 4 West Oxford in the Township of South-West Oxford. The lands are located on the south side of Sweaburg Road, between Budd Line and Foldens Line, and are known municipally as 484396 Sweaburg Road.

OFFICIAL PLAN:

Lots to be Severed and Retained:

Schedule “S-1”	Township of South-West Oxford Land Use Plan	Agricultural Reserve

Lot to be Enlarged:

Schedule “S-1”	Township of South-West Oxford Land use Plan	Agricultural Reserve Environmental Protection

TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW 25-98:

Lots to be Severed and Retained: ‘General Agricultural Zone (A2)’

Lot to be Enlarged: ‘General Agricultural Zone (A2)
Environmental Protection Flood Overlay (regulated area)

SERVICES:

Lot to be Severed: none

Lot to be Retained: private septic, private well

Lot to be Enlarged: private septic, private well

ROAD ACCESS:

Lots to be Severed, Enlarged and Retained: Paved County Road (Sweaburg Road)

PROPOSAL:

	SEVERED LOT	RETAINED LOT	ENLARGED LOT
Area	35.2 ha (86.9 ac)	0.8 ha (1.98 ac)	99.1 ha (244.9 ac)
Frontage	262 m (859.6 ft)	62 m (203.4 ft)	873 m (2,864.2 ft)
Depth (average)	1,108 m (3,635.2 ft)	129 m (423.2)	1,103 m (3,619.7 ft)

The Application for Consent proposes to sever agricultural lands and convey them to the abutting agricultural property and retain a lot for rural residential use.

The lot to be severed and conveyed comprises approximately 35.2 ha (86.9 ac) of agricultural lands. It is proposed that the lot to be retained will be 0.8 ha (1.98 ac) in area with approximately 62 m (203.4 ft) of frontage on Sweaburg Road. The lot to be retained currently contains an existing single detached dwelling (circa 1870), two residential accessory structures totalling approximately 165 m^2 (1,776 ft^2), a private well and septic system, and two (2) agricultural structures which will be demolished, illustrated by Plate 2b.

The applicant submitted a Zone Change Application to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' to recognize the change in land use from agricultural to rural residential and to permit a maximum height of 6.7 m (22 ft) for an existing accessory structure where 6.1 m (20 ft) is the permitted maximum height.

Surrounding lands uses include agricultural uses to the north, east, west, and south. There are two (2) rural residential properties located on Sweaburg Road to the east of the subject lands, zoned 'Rural Existing Zone (RE)' and one rural residential property located on Sweaburg Road to the west of the subject lands, also zoned 'Rural Existing Zone (RE)'.

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

Plate 2a, Aerial Map (2025), provides an aerial view of the proposed lots to be severed, retained, and enlarged, and the surrounding area.

Plate 2b, Close-Up Aerial Map (2025), provides a close-up aerial view of the proposed lot to be retained, along with the existing buildings and structures.

Plate 3, Applicant's Sketch, depicts the proposed lots to be severed and retained, along with the location of existing buildings and structures, as provided by the applicant.

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. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 4.3 (Agriculture) of the PPS directs that prime agricultural areas shall be protected for long term agricultural use. In prime agricultural areas, permitted uses 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. New land uses, including the creation of new lots, shall comply with the Minimum Distance Separation formulae (MDS I).

Further, Section 4.3.3 (Lot Creation and Lot Adjustments) discourages the creation of new lots in prime agricultural areas and provides only four instances where such lot creation may be permitted, as summarized below:

- for agricultural uses, provided the lots are of a sufficient size for the type of production common in the area and are sufficiently large enough to maintain flexibility in adapting the operation in the future;
- for agricultural-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;
- one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
    1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and

2. 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 residential 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

- infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights of way.

The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1(c), which permits a lot for a surplus residence subject to the area of the new lot being limited to a minimum size needed to accommodate the uses and appropriate sewage and water services.

Official Plan

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

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 goal of the Agricultural Reserve designation is to minimize conflict with farm operations, including commercial, industrial, and residential. Further, 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, recreational uses, commercial and industrial uses, and aggregate resource extraction.

The policies of Section 3.1.5.3 (Creation of Rural Residential Lots) permit the consideration of non-farm rural residential lots in the following circumstances:

i) A proposal to rezone an existing industrial (with the exception of aggregate or limestone industrial), commercial, or institutionally zoned lot to a residential use, provided such lot does not exceed 1 ha (2.5 acre) in area. Where such lot is larger than 1 ha (2.5 acre) in area, consideration may only be given to rezoning for agricultural use, in accordance with the policies of Section 3.1.5.1; or,

ii) A proposal to create a lot for a residence surplus to a farming operation as a result of farm consolidation, provided that:

   a) The proposal is to retain an existing permanent, habitable dwelling that was constructed prior to December 13, 1995, where such dwelling is contained on an agricultural lot that is to be legally consolidated with an abutting agricultural lot, to form one larger agricultural lot under identical ownership, or;

   b) The proposal is to retain an existing permanent, habitable dwelling, where the farm owner owns multiple agricultural lots which may or may not abut, and providing:
      - The lot containing the surplus dwelling proposed to be severed contains a minimum of 2 existing dwellings, and all such dwellings were constructed prior to December 13, 1995;

- The resulting agricultural lot is owned by the farm owner; and,
- The resulting agricultural lot is rezoned to prohibit the future construction of a new residential dwelling of any type and an agreement for such prohibition is also registered on the property title. The requirement for the Zoning By-law amendment and agreement, as noted above, shall be implemented through conditions imposed by the County's Land Division Committee at the time that provisional consent approval is given.

If the proposal to create a non-farm rural residential lot qualifies under one of the listed scenarios above, then the proposal shall be reviewed against the following criteria:

- The proposal shall not result in the severance of the only dwelling from an agricultural lot, except in the case of a farm consolidation involving the merger of abutting agricultural lots as one larger lot under identical ownership, where one of the agricultural lots to be consolidated is vacant, but the existing zoning would permit the construction of an accessory dwelling on that lot.
- The lands shall be zoned for agricultural use.
- The proposed non-farm rural residential lot shall not be located within a Quarry Area Limestone Resources, or Sand and Gravel Resource Area.
- The proposed non-farm rural residential lot shall not be located within a Future Urban Growth Area designation.
- The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with Section 3.1.5.3, which permits a lot for a surplus residence subject to the area of the new lot being limited to a minimum size needed to accommodate the uses and appropriate sewage and water services. Non-farm rural residential lots shall generally not exceed 0.8 ha (2 ac) in size. Proposals to exceed 0.8 ha (2 ac) shall demonstrate the following:
    - The additional area is required to accommodate individual on-site water services and individual on-site sewage services;
    - The lands have topographic limitations for agricultural use;
    - The lands are physically separated from the remainder of the farm by significant natural heritage features/watercourses;
    - The additional area is required to conserve cultural heritage resources;
    - Proposed lots will not exceed 1 ha (2.5 ac) in size;
- The proposal can demonstrate the ability to provide adequate on-site private services.
- Compliance with Minimum Distance Separation formulae (MDS);
- The proposed non-farm rural residential lot shall have direct frontage on a permanent public road maintained year-round and receives approval for access through the appropriate road authority;
- Compliance with relevant Environmental Resource policies; and,
- Any enlarged agricultural lot that would result from a proposal for non-farm rural residential development through farm consolidation shall comply with the applicable polices of Section 3.1.4.2.4.

Zoning By-law

The subject lands are currently zoned 'General Agricultural Zone (A2)' in the South-West Oxford Zoning By-Law. 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' zone requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328.1 ft).

The proposed lot to be severed has an approximate area of 35.2 ha (86.9 ac), an approximate frontage of 262 m (859.6 ft) and an average depth of 1,108 m (3,635.2 ft). Once conveyed to the lot to be enlarged, the lot to be enlarged will have an area of 134.3 ha (331.9 ac), a frontage of 1,135 m (3723.8 ft) and an average depth of 1,657 m (5,436.4 ft). The enlarged lot meets the lot area, lot frontage, and lot depth provisions of the 'A2' zone.

The lot to be retained is proposed to be used for non-farm rural residential purposes. The Applicant submitted a zone change application to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)'. The 'RR' zone requires a minimum lot area of 2,800 m² (30,139 ft²), a minimum lot frontage of 35 m (114.8 ft), and a minimum lot depth of 80 m (262.5 ft). The lot to be retained is proposed to have an area of 0.8 ha (1.98 ac), a frontage of approximately 62 m (203.4 ft) on Sweaburg Road, and a depth of 129 m (423.2 ft), and appears to meet the lot area, lot depth, and lot frontage provisions for 'RR' lots. The applicant has requested a special provision to permit a maximum height of 6.7 m (22 ft) for an existing accessory structure on the lot to be retained where 6.1 m (20 ft) is the permitted maximum height.

Agency Comments

The Township of South-West Oxford Drainage Superintendent commented that a drainage reapportionment is required for the Wall Drain, Phillips Drain, and Foster Drain.

Township of South-West Oxford Building Services Department commented that:

- The existing agricultural buildings on the lot to be retained be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of South-West Oxford; and,
- The Owner(s) agrees in writing that all existing buildings and foundations will be removed, and any required fill will be placed and compacted to the satisfaction of the Township of South-West Oxford.

Oxford County Public Works Staff commented that if approved, a 5 m (16.4 ft) road widening should be included as a condition of consent along the frontages of the lots to be retained and severed to match the existing widening on the lot to be enlarged. The road widening will be provided free and clear of all costs, liens, easements, and other encumbrances.

Upper Thames River Conservation Authority (UTRCA) Staff commented that the subject lands located at 484396 Sweaburg Road are regulated by the UTRCA due to the presence of riverine flooding and erosion hazards associated with the Foster Drain, as well as multiple unevaluated wetlands and their associated 30m area of interference. As there is no development proposed alongside these applications, and the hazards present will not be impacted by a lot enlargement, the UTRCA has no objections regarding applications B26-33-4 and ZN4-26-10.

Canada Post reviewed the application and indicated that they do not have any questions or concerns regarding the proposal.

Public Consultation

Notice of the Public Meeting for the proposal was circulated to neighbouring landowners on October 22, 2026, in accordance with the requirements of the *Planning Act*. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The application for consent, which proposes the severance of agricultural lands and the retention of a lot for non-farm rural residential use, containing an existing dwelling, has been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the County Official Plan.

The creation of a lot for a dwelling made surplus through farm consolidation is permitted provided that an existing permanent, habitable dwelling constructed prior to December 13, 1995, is contained on the retained lot and the severed agricultural lot is to be legally consolidated with an abutting agricultural lot, to form one larger agricultural lot under identical ownership.

It is proposed that approximately 35.2 ha (86.9 ac) of agricultural land will be severed and conveyed to an abutting agricultural property. Once the lot to be severed is consolidated with the lot to be conveyed, the lot to be enlarged will have an area of 134.3 ha (331.9 ac), a frontage of 1,135 m (3,723.8 ft) and an average depth of 1,657 m (5,436.4 ft) which meets the lot area, frontage, and depth provisions for parcels zoned ‘General Agricultural Zone (A2)’. The lot to be severed does not contain any structures and will continue to be used for cash crop agricultural purposes, will not result in further fragmentation of agricultural land, and will continue to allow flexibility for future changes in the type of farm operation beyond its current use.

The lot to be retained will be used for non-agricultural rural residential purposes and will have an approximate area of 0.8 ha (1.98 ac), consistent with the Official Plan policy direction limiting the size of non-farm rural residential lots. The lot area, lot frontage, and lot depth as proposed are consistent with the provisions for a property zoned ‘Rural Residential Zone (RR)’. The lot to be retained has direct frontage onto Sweaburg Road and contains the necessary private services (well and septic). The Township of South-West Oxford Chief Building Official (CBO) confirmed that the proposed rural residential lot meets required Minimum Distance Separation I (MDS I) requirements. Oxford County Public Works commented that a condition of approval will be a 5 m (16.4 ft) road widening on the frontage of the lot to be retained and lot to be severed to match the existing widening on the lot to be enlarged. The road widening will be provided free and clear of all costs, liens, easements, and other encumbrances. This has been included as a condition for the Committee’s consideration. The lot to be retained currently contains agricultural structures which will be removed pending approval of this application for consent. The removal of these structures has been included as a condition of approval for the Committee’s consideration.

The lot to be retained will require a zone change from ‘General Agricultural Zone (A2)’ to ‘Special Rural Residential Zone (RR-sp)’ to recognize its proposed use as a non-farm rural residential lot, and to permit a maximum height of 6.7 m (22 ft) for an existing accessory structure where 6.1 m (20 ft) is the permitted maximum height.

As illustrated by Plate 2a, the Wall Drain Branch crosses the northeast corner of the lot to be severed, the Foster Drain, Philips Drain, and Phillips Drain Branch A cut across the lot to be enlarged. The Township of South-West Oxford Drainage Superintendent commented that drainage reapportionment is required for the Wall Drain, Phillips Drain, and Foster Drain and this has been included as a condition of approval for the Committee’s consideration.

In light of the above, it is the opinion of this Office that the proposal to sever agricultural lands and convey them to an abutting lot and retain a lot for non-farm residential use is consistent with the policies of the PPS and generally maintains the intent and purpose of the Official Plan with respect to dwellings made surplus through farm consolidations. 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 and complies with the policies of the County of Oxford Official Plan, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

1. **The parcel intended to be severed be conveyed to the abutting landowner to the immediate southwest be consolidated with said owner's existing property. Any additional transactions with regard to the severed parcel must comply with Section 50(3) & (5) of the Planning Act, R.S.O., 1990, as amended, and be reflected on the certificate.**

2. **The existing agricultural buildings on the lot to be retained be removed, subject to Building Permits for Demolition, to the satisfaction of the Township of South-West Oxford.**

3. **The Owner(s) agrees in writing that all existing buildings and foundations will be removed, and any required fill will be placed and compacted to the satisfaction of the Township of South-West Oxford.**

4. **The lot to be retained be appropriately zoned to the satisfaction of the Township of South-West Oxford.**

5. **The Owners shall confirm the location of the existing septic system on the lot to be retained (to be wholly contained on the lot to be retained) and confirm the setback of the structures to remain on the lot to be severed from the lot to be retained the satisfaction of the Township of South-West Oxford.**

6. **Drainage assessment re-apportionment is required to be undertaken pursuant to Section 65 of The Drainage Act, R.S.O., 1990, at the Owners' expense, to the satisfaction of the Township of South-West Oxford.**

7. **If required, a road widening to 5 m (16.4 ft) from the centre line of Sweaburg Road along the frontage of the lot to be retained and the lot to be severed be dedicated to the County of Oxford, free of all costs and encumbrances, to the satisfaction of the County Public Works Department.**

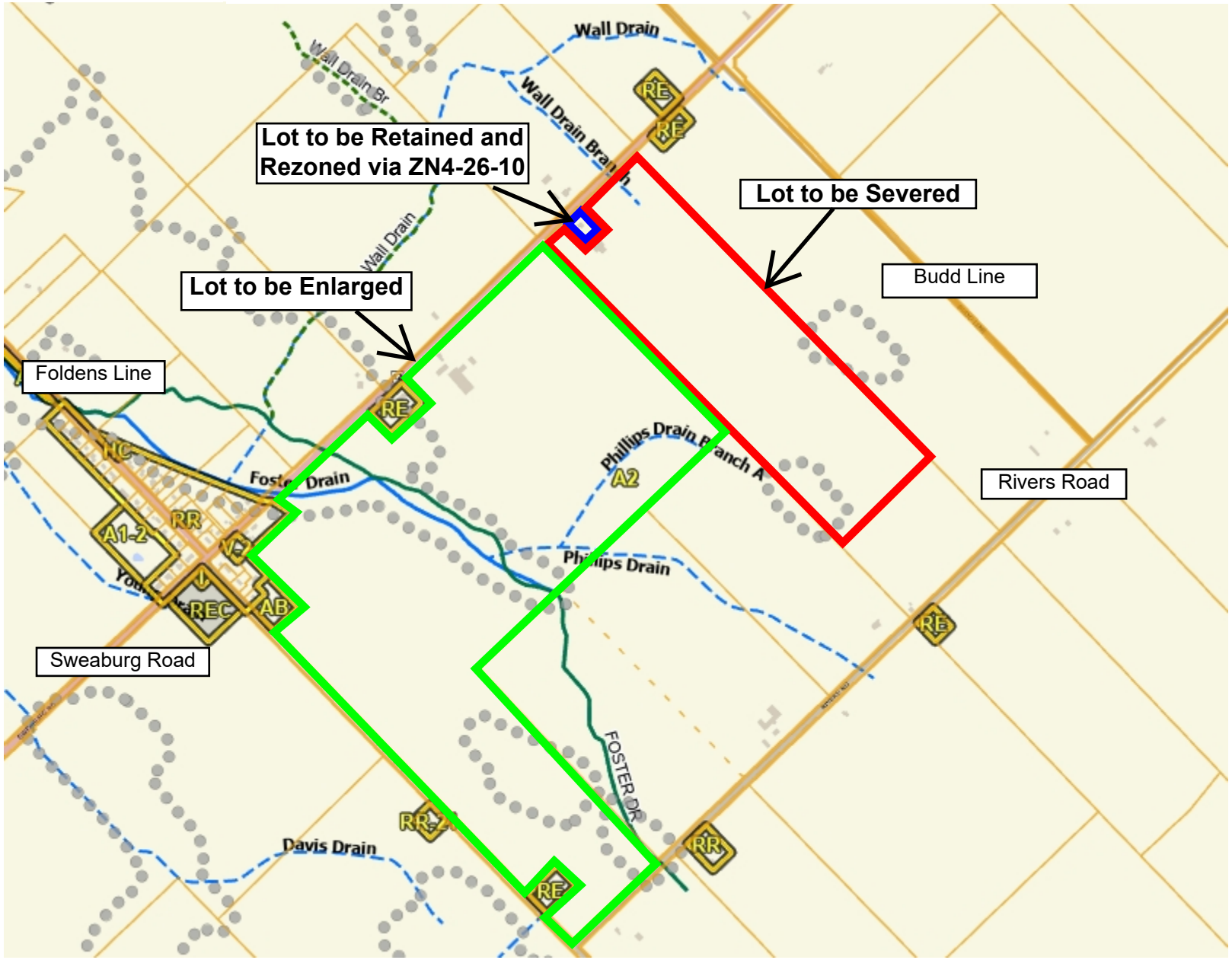
8. **The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.**

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

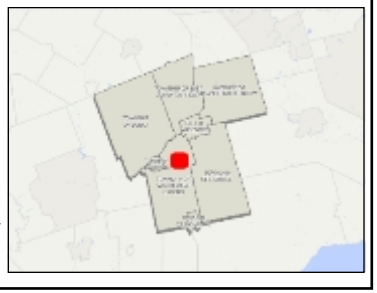
Plate 1: Location Map with Existing Zoning
File Nos.: B26-33-4 and ZN4-26-10 - Kloepfer Holdings Ltd. and William Kloepfer
Part Lot 10, Concession 4 West Oxford as in B17518, 484396 Sweaburg Road, Township of South-West Oxford



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

Notes



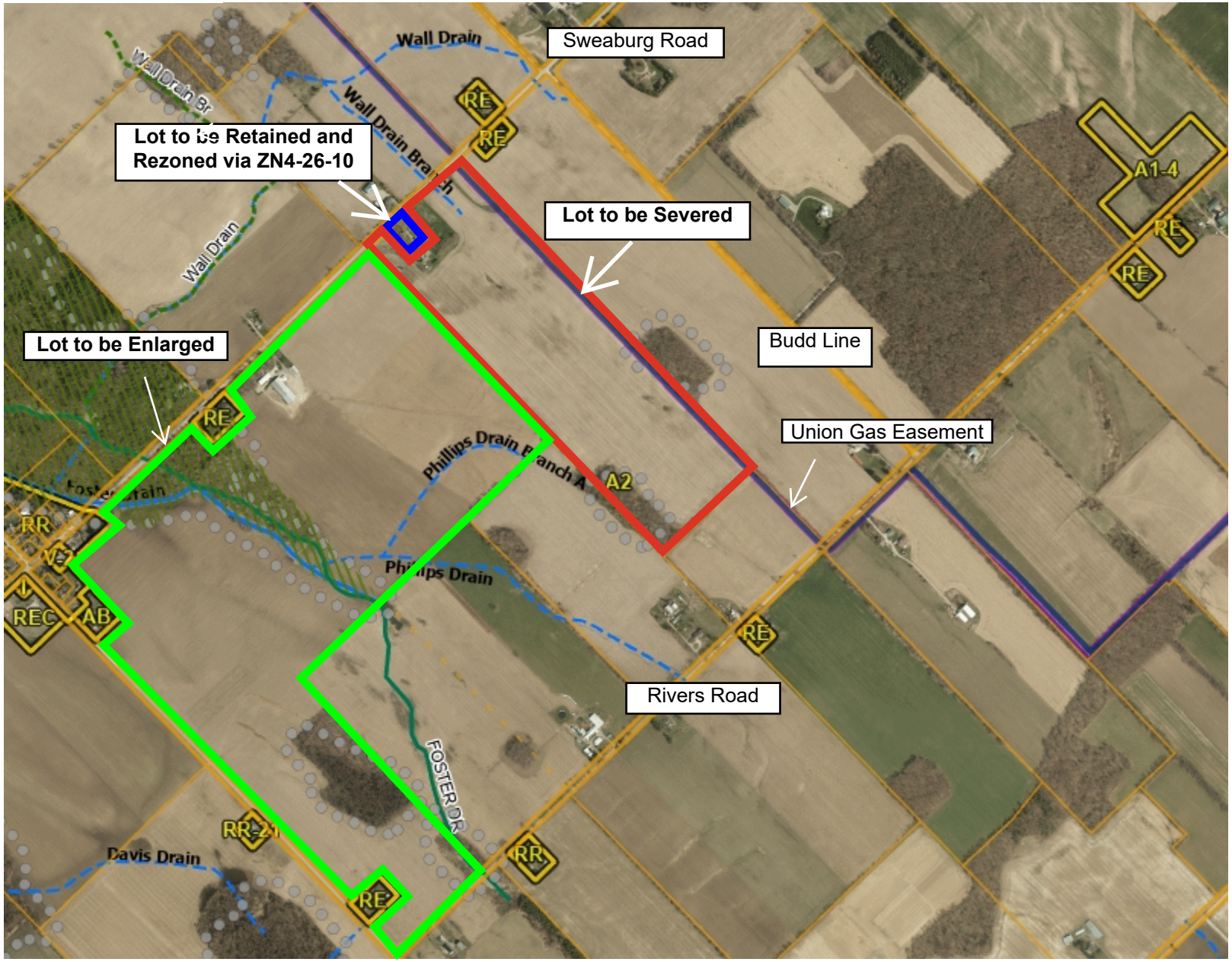
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NAD_1983_UTM_Zone_17N

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August 25, 2026

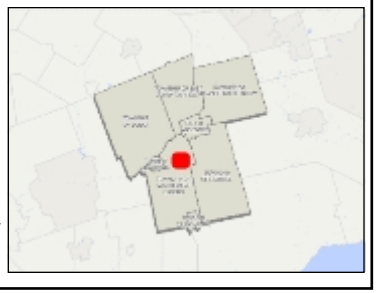
Plate 2a: Aerial Map (2025)
File Nos.: B26-33-4 and ZN4-26-10 - Kloepfer Holdings Ltd. and William Kloepfer
Part Lot 10, Concession 4 West Oxford as in B17519, 484396 Sweaburg Road, Township of South-West Oxford



Legend

- Parcel Lines
  - Municipal Boundary
  - Property Boundary
  - Assessment Boundary
  - Road
  - Unit
- Property Fabric Easement
- Property Fabric One Foot Reserve
- Enbridge Pipeline Easement (incomplete)
- Enbridge Gas Easement
- Environmental Protection Flood Overlay
  - Flood Fringe
  - Floodway
  - Environmental Protection (EP1)
  - Environmental Protection (EP2)
- 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)
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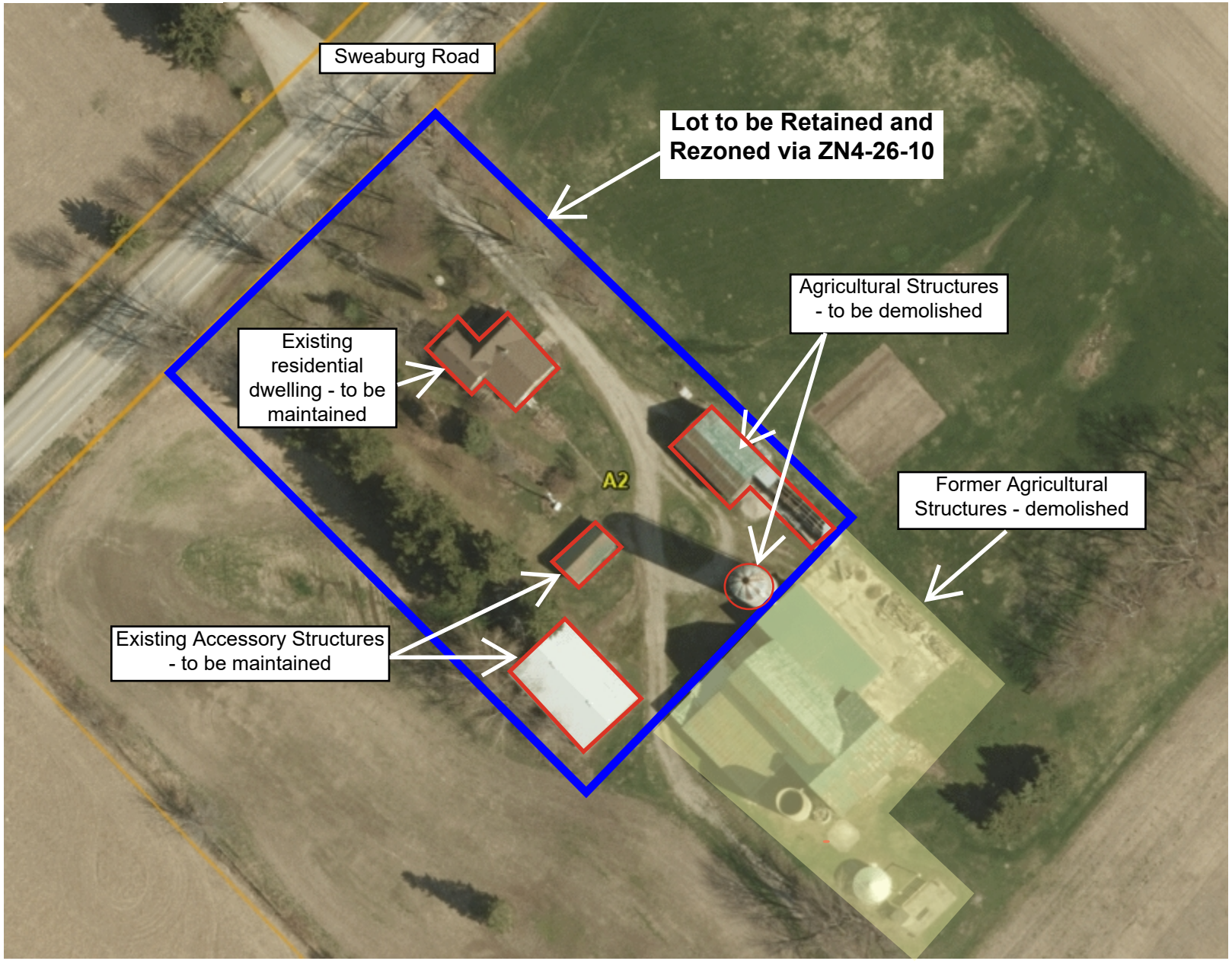
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October 19, 2026

Plate 2b: Close Up Aerial Map (2025)
File Nos.: B26-33-4 and ZN4-26-10 - Kloepfer Holdings Ltd. and William Kloepfer
Part Lot 10, Concession 4 West Oxford as in B17518, 484396 Sweaburg Road, Township of South-West Oxford



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)

Constructed Drains
- Open or Unknown
- Closed/Tiled

SWOX Constructed Drains
- Open
- Closed/Tiled

Notes

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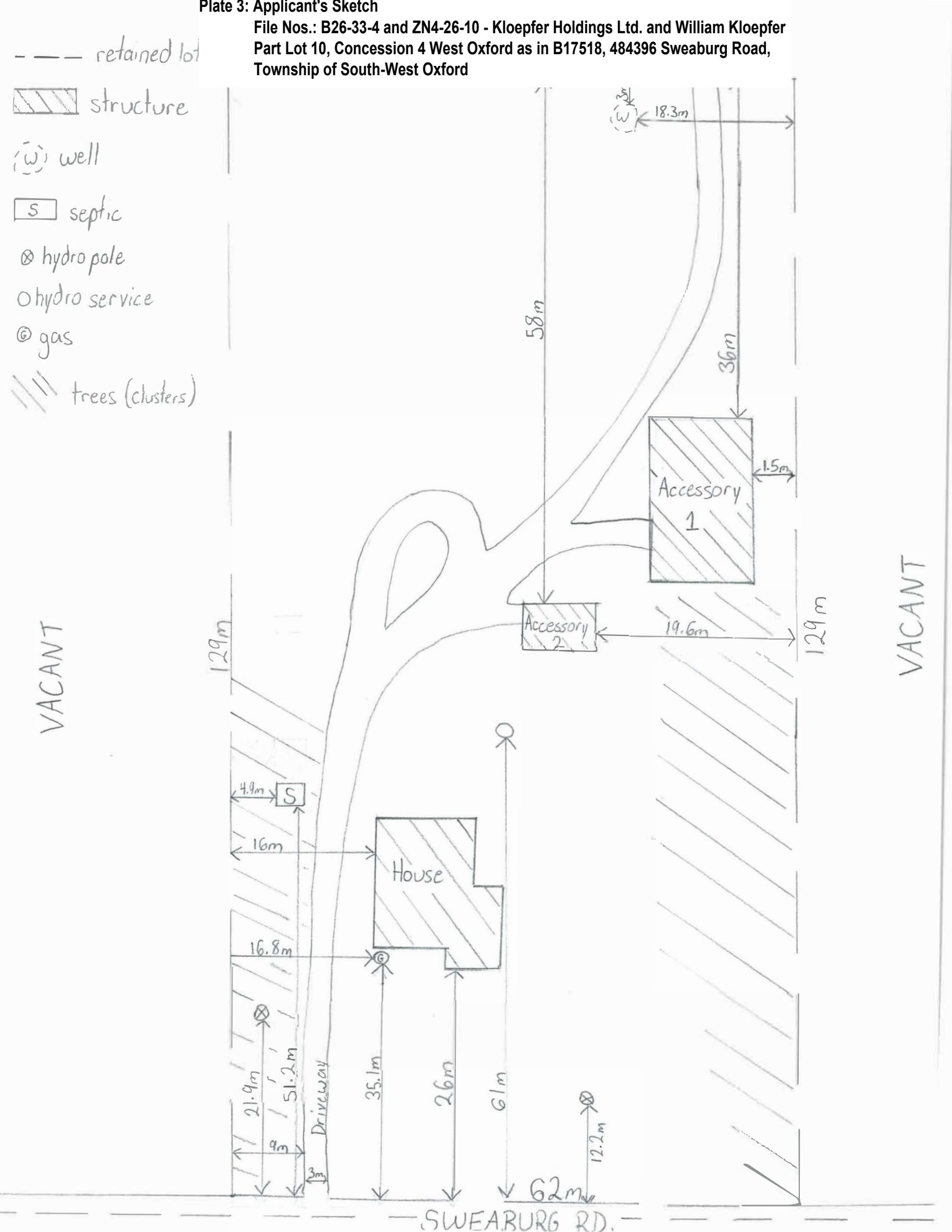
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August 25, 2026

Plate 3: Applicant's Sketch

File Nos.: B26-33-4 and ZN4-26-10 - Kloepfer Holdings Ltd. and William Kloepfer
Part Lot 10, Concession 4 West Oxford as in B17518, 484396 Sweaburg Road, Township of South-West Oxford



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Part Lot 10, Concession 4 West Oxford as in B17518, 484396 Sweaburg Road, Township of South-West Oxford

