

To: Mayor and Members of Township of Zorra Council

From: Spencer McDonald, Development Planner, Community Planning

Application for Zone Change ZN 5-26-07– David Clendinning

REPORT HIGHLIGHTS

- The purpose of the Application for Zone Change is to place the recently enlarged non-farm rural residential lot resulting from consent application B26-04-5 into the 'Rural Residential Zone (RE)', to recognize its continued use for non-farm rural residential purposes.
- The associated applications for consent were conditionally approved by the Oxford County Land Division Committee in May 2026.
- Planning staff are recommending the application be approved as the proposal is consistent with the intent of the Provincial Planning Statement and Official Plan policies respecting permitted uses in prime agricultural areas.

DISCUSSION

Background

OWNER: David Clendinning
602758 Road 60, Ingersoll ON, N5C 3J6

APPLICANT: Andrew Christie
602820 Road 60, Ingersoll ON, N5C 3J6

LOCATION:

The subject lands are described as Part Lot 21, Concession 5 (North Dorchester), Township of Zorra. The subject lands are located on the south side of Road 60, between 15th Line and 17th Line and are municipally known as 602760 Road 60, Township of Zorra.

OFFICIAL PLAN:

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

TOWNSHIP OF ZORRA ZONING BY-LAW 35-99:

EXISTING ZONING: GENERAL AGRICULTURAL ZONE (A2)

PROPOSED ZONING: RESIDENTIAL EXISTING ZONE (RE)

TOWNSHIP OF ZORRA ZONING BY-LAW 35-99:

The lands subject to the zone change application are currently zoned 'General Agricultural (A2) Zone' according to the Township Zoning By-law.

PROPOSAL:

The purpose of the Application for Zone Change is to rezone the recently enlarged non-farm rural residential lands resulting from B26-04-5. The non-farm rural residential lot is approximately 0.4 ha (1 ac) in size but once consolidated (per the approved consent application) will be 0.8 ha (2 ac) in size, with frontage along Road 60. Rezoning the recently severed lands will ensure there is consistent zoning on the 'new' 0.8 ha (2 ac) parcel and will fulfil a condition of the associated consent application.

Plate 1, Location Map and Existing Zoning, shows the location of the subject property, as well as the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2025), provides an aerial view of the existing rural residential lot and area being added.

Plate 3, Applicant's Sketch, provides the approximate dimensions of the enlarged rural residential lot, 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.

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 policies of the PPS also direct that lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which are defined to mean consents for the purpose of easements, corrections of deeds, quit claims and minor boundary adjustments that do not result in the creation of a new lot.

OFFICIAL PLAN

The subject lands are located within the 'Agricultural Reserve' designation according to the Township of Zorra 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.

ZONING BY-LAW

The lands to be added to the existing non-farm rural residential lot are currently zoned 'General Agricultural Zone (A2)' according to the Township's Zoning By-law. It is proposed that these lands be placed into the appropriate 'Residential Existing (RE) Zone' to recognize their continued use as non-farm rural residential as a result of the recently approved consent application.

The 'A2' zone permits a variety of agriculture-related 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 lands

retained via the related consent application will continue to meet the requirements of the Zoning By-law, and no changes are proposed at this time.

The 'Residential Existing Zone (RE)' 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 'new' residential lots would appear to meet the requirements of the Township Zoning By-law.

Agency Comments

The applications were circulated to various agencies considered to have an interest in the proposal.

The Township of Zorra Fire Chief, Township of Zorra Director of Public Services, and Oxford County Public Works and the Upper Thames River Conservation Authority (UTRCA) have indicated that they have no comments or objections regarding the proposal.

Township of Zorra Chief Building Official/Drainage Superintendent commented that any drainage works will require approval from the Township. The applicant has been made aware of this.

Public Consultation

Notice of complete application and public notice were provided to the surrounding property owners on June 4, 2026 and June 30, 2026, respectively, in accordance with the Planning Act. As of the date of this report, no concerns or objections have been received regarding the subject application.

Planning Analysis

The application for zone change proposes to rezone a portion of an existing non-farm rural residential lot recently enlarged through consent application (B26-04-5) to 'Residential Existing Lot Zone (RE)', in order to have consistent zoning across the newly enlarged parcel and fulfil a condition of the consent application.

Staff are of the opinion that the application conforms with the relevant policies of the PPS and Official Plan as they pertain to minor lot additions in the agricultural reserve. The lot addition is minor in nature, will not create an additional lot, and the area has existing drainage constraints and is not in agricultural production.

Planning staff have reviewed the applicant's request and are of the opinion that the proposal to rezone the lands severed through application B26-04-5 from 'A2' to 'RE' to ensure that the enlarged non-farm rural residential lot will have one consistent zoning is appropriate.

RECOMMENDATION

It is recommended that the Council of the Township of Zorra approve the proposed Zoning By-law amendment to place the lands described as Part Lot 21, Concession 5 (North Dorchester), and municipally known as 602760 Road 60, Township of Zorra, into the 'Residential Existing (RE) Zone' to recognize their continued use as a non-farm rural residential lot.

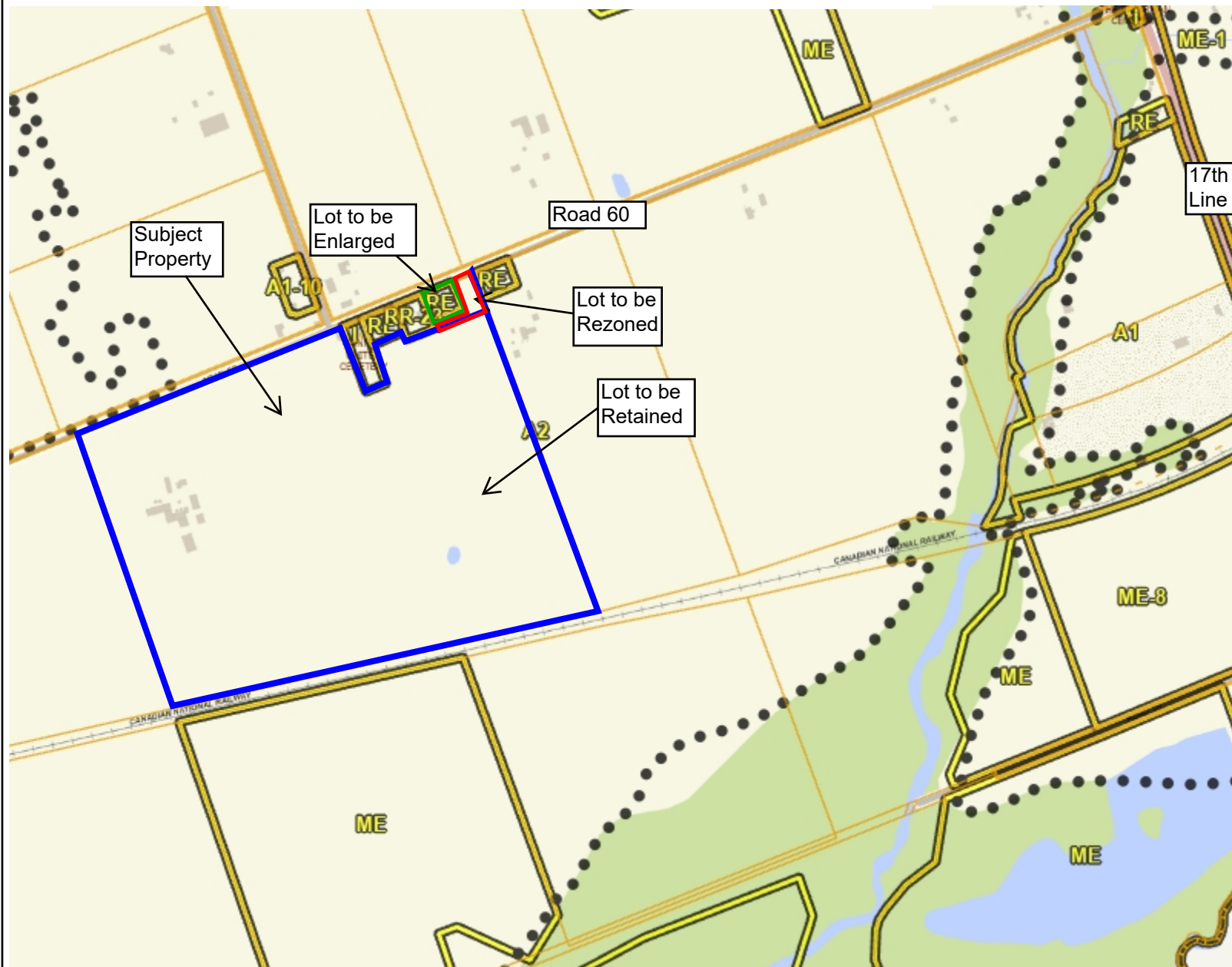
SIGNATURES

Authored by: *Original Signed by*

Spencer McDonald, MCIP, RPP
Development Planner

Reviewed by: *Original Signed by*

Eric Gilbert, MCIP, RPP
Manager of Development Planning



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



0 312 624 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

February 13, 2026



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



0 312 624 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

February 13, 2026

Retained
(602758)

