

To: Mayor and Members of Township of South-West Oxford Council

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Zone Change

ZN 4-26-11 - The Estate of Judson Denby

REPORT HIGHLIGHTS

- This zone change application proposes to rezone the three (3) new residential lots resulting from Consent Applications B25-61-4 and B25-62-4; A25-15-4 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' and 'Special Rural Residential Zone (RR-sp)'.
- This application also proposes to rezone the Lot to be Enlarged resulting from B25-63-4; A25-16-4 from 'Rural Residential Zone (RR)' to 'Special General Agricultural Zone (A2-sp)'.
- The applicant has also requested special provisions to permit a reduction to lot frontage and an increase to the maximum lot coverage allowance, as well as an increase to the maximum gross floor area allowance for residential accessory structures for Proposed Residential Lot 2, and a reduction to lot frontage and lot area for the Lot to be Enlarged.
- Planning staff are recommending that pending a survey, the application be approved-in-principle as it is generally consistent with the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan with respect to residential development in Settlement Areas.

DISCUSSION

Background

OWNER: The Estate of Judson Denby
585012 Beachville Road, RR #1, Woodstock, ON N4S 7V6

APPLICANT: Cathy Smith
585012 Beachville Road, RR #1, Woodstock, ON N4S 7V6

AGENT: Robert Yates
240 Briarhill Road, Woodstock, ON N4S 7T3

LOCATION:

The subject lands are legally described as Part Lot 1, Concession Broken Front, Township of South-West Oxford. The lands are located on the south side of Beachville Road, between East Hill Line and Anderson Street and known municipally as 585016 Beachville Road. The lands are further described as Proposed Residential Lot 1 being the lot severed lot from B25-61-4, Proposed Residential Lot 2 being the lot severed from B25-62-4, the Lot to be Enlarged via B25-53-4, and the Lot to be Retained.

OXFORD COUNTY OFFICIAL PLAN:

Lot to be Retained, Proposed Residential Lot 1, Proposed Residential Lot 2 via B25-61-4 and B25-62-4;

Schedule "S-1"	Township of South-West Oxford Land Use Plan	Agricultural Reserve, Rural Linear Cluster
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Lot to be Enlarged via B25-63-4

Schedule "S-1"	Township of South-West Oxford Land Use Plan	Agricultural Reserve, Environmental Protection
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TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW 25-98

Lot to be Retained and Lot to be Severed via B25-61-4 (Proposed Residential Lot 1)

Existing: 'General Agricultural Zone (A2)'
Proposed: 'Rural Residential Zone (RR)'

Lot to be Severed via B25-62-4 (Proposed Residential Lot 2)

Existing: 'General Agricultural Zone (A2)'
Proposed: 'Special Rural Residential Zone (RR-sp)'

Lot to be Enlarged via B25-63-4

Existing: 'Rural Residential Zone (RR)'
Proposed: 'Special General Agricultural Zone (A2-sp)'
Recommended: 'General Agricultural Zone (A2)'

PROPOSAL:

The purpose of this application is to fulfill conditions for consent and minor variance (File Nos. B25-61-4, B25-62-4, B25-63-4, A25-15-4 and A25-16-4), requiring that the lot to be retained, the lots to be severed, and the lot to be enlarged be rezoned to the satisfaction of the Township of South-West Oxford. The applications for consent and minor variance were approved by Oxford County Land Division Committee (LDC) on May 7, 2026.

More specifically, the application seeks to:

- Rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to reflect the residential use of the lands.
- Rezone Proposed Residential Lot 1 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to reflect the residential use of the lands.
- Rezone Proposed Residential Lot 2 from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' to reflect the residential use of the lands. The applicant has requested a special provision for an increased maximum lot coverage and maximum gross floor area for accessory structures totalling 201.1 m² (2,165 ft²) where 100 m² (1,076 ft²) is the maximum, and for a reduced frontage of 28.1 m (92.3 ft) where 35 m (114.8 ft) is required.
- Rezone the lot to be enlarged from 'Rural Residential Zone (RR)' to 'Special General Agricultural Zone (A2-sp)' to ensure consistent zoning on the entire parcel. The applicant has requested a special provision for a reduced frontage of 39.6 m (129.9 ft) where 100 m (328.1 ft) is required and a reduced lot area of 21.78 ha (53.9 ac) where 30 ha (74.1 ac) is required.

Notwithstanding the requested special provision for a reduction to lot frontage for Proposed Residential Lot 2, (via Consent File No. B25-62-4), a minor variance was approved by the LDC via File No. A26-15-4 to permit a reduced lot frontage of 28.1 m (92.3 ft). Further, a minor variance was approved by the LDC (via Consent File No. B25-62-4 A25-16-4) to permit a reduced lot area of 21.78 ha (53.8 ac) and reduced frontage of 39.6 m (130 ft) for the lot to be enlarged. As such, Planning Staff determined that the only required special provision is for Proposed Residential Lot 2 to permit an increased maximum lot coverage and maximum gross floor area for accessory structures totalling 201.1 m² (2,165 ft²) where 100 m² (1,076 ft²) is the maximum. This special provision has been requested to recognize the existing accessory structures on the lands.

The three (3) new residential lots are within the Linear Rural Cluster of Beachville Road which is a Settlement Area according to the Official Plan. The majority of the lot to be enlarged is designated Agricultural Reserve and a very small portion is designated Environmental Protection according to the Official Plan. Proposed Residential Lots 1 and 2 and the lot to be enlarged have direct vehicular access to Beachville Road. Vehicular access for the lot to be retained will be via an Access Easement on Proposed Residential Lot 1; reflecting historic vehicular access patterns (shown on Plate 2c).

With respect to services, Proposed Lot 2 and the Lot to be Enlarged each contain private septic systems and a private well. The Lot to be Retained contains a private septic system and is connected to municipal water services. Proposed Lot 1 contains a private septic system and shares the well contained on Proposed Lot 2. Planning Staff note that if this arrangement is to continue, a condition of approval of the Consent Application is a Well Sharing Agreement.

The Lot to be Retained is approximately 0.49 ha (1.21 ac) in area with approximately 35 m (114.8 ft) of frontage on Beachville Road. This lot contains an existing single detached dwelling and an existing residential accessory structure totalling approximately 55.74 m² (600 ft²).

Proposed Residential Lot 1 (Consent No. B25-61-4) is approximately 0.49 ha (1.21 ac) in area with approximately 35 m (114.8 ft) of frontage on Beachville Road and an approximate depth of 139.7 m (458.5 ft). This lot contains an existing single detached dwelling and an existing residential accessory structure totalling approximately 45.15 m² (486 ft²).

Proposed Residential Lot 2 (Consent and Minor Variance No. B25-62-4; A26-15-4) is approximately 0.4 ha (0.97 ha) in area with approximately 28.1 m (92.3 ft) of frontage on Beachville Road and an approximate depth of 139.7 m (458.5 ft). This lot contains an existing single detached dwelling and existing residential accessory structures totalling approximately

201.1 m² (2,165 ft²). As noted above, the applicant has requested a special provision for an increased maximum lot coverage and gross floor area of 201.1 m² (2,165 ft²) where 100 m² (1,076 ft²) is the maximum, to reflect the size of existing accessory structures on the parcel, and a reduced frontage of 28.1 m (92.3 ft) where 35 m (114.8 ft) is required. As previously mentioned, Planning Staff have determined that the request for a reduced frontage is not required as the proposed lot frontage was conditionally approved by the LDC on May 7, 2026.

The lot to be enlarged (Consent and Minor Variance No. B25-6304; A26-16-4) will be approximately 21.78 ha (53.8 ac) in area with approximately 39.6 m (129.9 ft) of frontage on Beachville Road. This lot contains an existing single detached dwelling and two existing structures totalling approximately 232.26 m² (2,500 ft²). The applicant has requested a special provision for a reduced frontage of 39.6 m (129.9 ft) where 100 m (328.1 ft) is required and a reduced lot area of 21.78 ha (53.9 ac) where 30 ha (74.1 ac) is required. As noted above, Planning Staff have determined that the request for the reduced frontage and reduced lot area is not required as they were approved by the LDC on May 7, 2026.

The subject lands contain significant natural resources including Significant Valleylands and Significantly Ecologically Important Woodlands and are within the jurisdiction of the Upper Thames River Conservation Authority (UTRCA).

The property to the immediate west of the subject property is zoned for a single detached dwelling, a welding and repair garage for servicing farm vehicles and farm implements (584002 Beachville Road). The properties further to the west on Beachville Road contain rural residential uses. The properties to the north (across Beachville Road) contain rural residential uses and one property is being used for a car care business. The properties to the east of the subject lands are being used as residential uses, and larger properties to the east are projected for future residential development land. The properties to the south and south-west of the subject lands are being used for agricultural purposes.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2a, Aerial Map (2025), provides an aerial view of the subject lands.

Plate 2b, Aerial Map (2025) Lot to be Retained, provides a close-up view of the lot to be retained.

Plate 2c, Aerial Map (2025) Proposed Lot 1 (B25-61-4), provides a close-up view of the lot to be severed resulting from application B25-61-4.

Plate 2d, Aerial Map (2025) Proposed Lot 2 (B25-62-4 and A25-15-4), provides a close-up view of the lot to severed resulting from application B25-62-4 and A25-15-4.

Plate 3, Applicant's Sketches, provides the proposed configurations and approximate dimensions of the lot to be retained and the lots to be severed resulting from applications B25-61-4; B25-62-4; and B25-63-4, as submitted by the applicant.

Application Review

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) is a policy statement issued under Section 3 of the *Planning Act* that came into effect on October 20, 2024. Section 3 of the *Planning Act* requires

that decisions affecting a planning matter shall be consistent with the 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 2.2 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1, General Policies for Settlement Areas, establishes that settlement areas shall be the focus of growth and development and that within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas. Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive, as appropriate, and are freight-supportive. Furthermore, Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Section 4.1, Natural Heritage, establishes that natural features and areas shall be protected for the long term.

Section 4.3, Agriculture, 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).

Official Plan

The subject lands are designated 'Linear Rural Cluster', 'Agricultural Reserve', and 'Environmental Protection' according to the Township of South-West Oxford Land Use Plan in the Official Plan.

The lot to be retained and Proposed Residential Lots 1 and 2 (Consent Files B-25-61-4 and B25-62-4) are largely contained within the Beachville Road Linear Rural Cluster and in an area not served by municipal water or sanitary services. A small portion of the southern part each lot is designated 'Agricultural Reserve'.

The lot to be enlarged (Consent B25-63-4) is designated 'Environmental Protection Area' and 'Agricultural Reserve'. Section 1.5 sets out interpretation with respect to designations identified on Schedules to the Official Plan. Specifically, designations are intended to show general use areas, the boundaries of which are subject to minor variation without amendment to the Official Plan, except in the case of designations established by fixed boundaries such as roads, hydro corridors, watercourses, parkways or railways or where specifically fixed by a corresponding policy in the Plan.

Section 4.2.2.2, Rural Clusters, establishes that a Rural Cluster is the existence of a compact grouping of non-farm related development which is of insufficient size to be considered a Village. To be considered a Rural Cluster there must be a grouping of at least ten non-farm residential lots with each lot separated from the adjoining lot by a distance of no more than 50 m (164 ft) and servicing must be by an existing communal well or by private individual wells and private sewage treatment systems. Rural Clusters may include development on either side of a public road and/or around corners.

This section also establishes that growth in the Rural Clusters will only occur through infilling that does not result in extensions in length or depth to existing development. Proposals for new infill development within designated Rural Clusters will be consistent with the following criteria:

- The proposal satisfies Minimum Distance Separation Formula I or does not further reduce an existing insufficient setback relative to this formula.
- Proposals for development in designated Rural Clusters shall be consistent with the policies of the Official Plan relating to Environmental Resources as set forth in Section 3.2.
- Prior to approval of the development proposal, applicants may be required to provide acceptable evidence that the site can provide a natural supply of water which meets or exceeds the health parameters of the Ontario Drinking Water Standards to the satisfaction of the County and the Board of Health without adversely affecting the quality or quantity of water in active wells operating in the general vicinity.
- Applications for non-farm rural residential development proposals in Rural Clusters will be required to demonstrate, to the satisfaction of the County and the Board of Health, that development proposed on private septic systems will not adversely affect the quality of groundwater and the water in active wells operating in the general vicinity.
- Proposals shall have direct frontage on a public road maintained year-round at a reasonable standard of construction. New development shall not create or increase traffic hazards in areas of limited visibility

Section 6.1.1, Range of Uses in Rural Settlements, provides guidance for development and land use within rural settlements. The principal use of land in Rural Clusters will be for low density residential purposes including permitted ancillary uses. Multiple unit residential development involving more than two units shall not be permitted. Existing commercial, industrial and minor institutional uses such as schools, churches and cemeteries and recreation and open space uses are permitted. Minor expansions to these established and new small scale commercial and cottage industry uses on private services may also be permitted.

Section 3.1.1 establishes that 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.

Section 3.2.4 sets out the policy framework for Environmental Protection Areas, including but not limited to objectives, permitted uses, and prohibited uses. With respect to the Natural Heritage Resources contained on the subject lands, as identified the Oxford Natural Heritage Systems Study (OHNSS), the subject lands contain significant natural resources including Significant Valleylands and Significantly Ecologically Important Woodlands and are within the jurisdiction of the Upper Thames River Conservation Authority (UTRCA). The overall objective for these areas is to ensure the long-term protection, conservation and enhancement of designated Environmental Protection Areas, prohibit uses incompatible with the objective above and ensure that development permitted within or adjacent to Environmental Protection Areas adheres to environmental planning principles, and to require Environmental Impact Studies within or adjacent to Environmental Protection Areas as part of the development review process, where appropriate, to assess the sensitivity of the area and its functions and ensure that possible development or site alteration activities will not detrimentally impact the area.

Zoning By-law

As per the conditional decision of the Land Division Committee on May 7, 2026, and as established in Report CP 2026-13, a condition of approval of the associated consent applications is to rezone the new residential lots and the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the use of the lands for residential purposes and to rezone the lot to be enlarged from 'Rural Residential Zone (RR)' to 'General Agricultural Zone (A2)' to ensure consistent zoning on the entire parcel.

The 'Rural Residential Zone (RR)' permits residential uses including an additional residential unit (ARU), an existing converted dwelling containing up to two dwelling units, a garden suite, and a single detached dwelling house. Where sanitary services are not available, the 'Rural Residential Zone (RR)' 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 '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).

Section 6.1, Accessory Uses, Buildings and Structures Permitted, in the Township of South-West Oxford Zoning By-law sets out the provisions for residential accessory structures. Relevant to this application, for residential zones within in a Settlement Area, the maximum lot coverage and maximum gross floor area for all accessory buildings and structures is 10% of lot area, or 100 m² (1,076 ft²) of ground floor area, whichever is the lesser.

The Lot to be Retained is approximately 0.49 ha (1.21 ac) in area with approximately 35 m (114.8 ft) of frontage on Beachville Road. This lot contains an existing single detached dwelling and an existing residential accessory structure totalling approximately 55.74 m² (600 ft²). This lot appears to meet the provisions of the 'Rural Residential Zone (RR)'.

Proposed Residential Lot 1 (Consent No. B25-61-4) is approximately 0.49 ha (1.21 ac) in area with approximately 35 m (114.8 ft) of frontage on Beachville Road and an approximate depth of 139.7 m (458.5 ft). This lot contains an existing single detached dwelling and an existing residential accessory structure totalling approximately 45.15 m² (486 ft²). This lot appears to meet the provisions of the 'Rural Residential Zone (RR)'.

Proposed Residential Lot 2 (Consent and Minor Variance B25-62-4; A26-15-4) is approximately 0.4 ha (0.97 ac) in area with approximately 28.1 m (92.3 ft) of frontage on Beachville Road and an approximate depth of 139.7 m (458.5 ft). This lot contains an existing single detached dwelling and existing residential accessory structures totalling approximately 201.1 m² (2,165 ft²). As noted above, a special provision has been requested to permit an increase to the maximum lot coverage and gross floor area of 201.1 m² (2,165 ft²) for residential accessory structures where 100 m² (1,076 ft²) is the maximum. The increase has been requested to reflect the size of existing accessory structures on the parcel. Planning Staff note that as per the minor variance decision of the LDC, the reduced lot frontage of 28.1 m (92.3 ft) was approved through this authority and as such, this lot appears to meet the provisions of the 'RR' zone save for the requested increase to the maximum lot coverage and gross floor area allowance for residential accessory structures.

The lot to be enlarged is currently zoned 'Rural Residential Zone (RR)' in the Township of South-West Oxford Zoning By-law No. 25-98. It is approximately 0.48 ha (1.18 ac) in area, 104 m (341 ft) in depth, and does not have frontage as vehicular access is provided via the lot to be severed and conveyed to the lot to be enlarged. Once combined with the lot to be severed and conveyed to the lot to be enlarged, it will have an approximate area of 21.78 ha (53.8 ac) with 39.6 m (129.9 ft) of frontage on Beachville Road. The lot contains an existing single detached dwelling and two existing structures totalling approximately 232.26 m² (2,500 ft²). Planning Staff note that as per the minor variance decision of the LDC, the reduced lot area of 21.78 ha (53.8 ac) and reduced lot frontage of 39.6 m (130 ft) was approved through this authority and as such, the enlarged lot appears to meet the provisions of the 'A2' zone.

Agency Comments

The application was circulated to several public agencies considered to have an interest in the proposal. All the comments received through the circulation process are summarized below.

The Township of South-West Oxford Chief Building Official (CBO) reviewed the application and commented that they do not have any concern with the request for additional lot coverage and gross floor area for accessory structures on Proposed Residential Lot 2.

The Oxford County By-law Compliance Officer reviewed the application and commented that the subject lands are subject to Oxford County By-law No. 6544-2023, the By-law regulating Backflow Prevention and Cross Connection Control to protect County of Oxford Drinking Water Systems.

Oxford County Public Works reviewed the application and provided the following comments:

- extending municipal water service to any of the proposed new residential lots will not be supported; and
- a future driveway for the Lot to be Retained to provide vehicular access to Beachville Road is supported.

Upper Thames River Conservation Authority (UTRCA) Staff reviewed the application and commented that they do not have any objections to the application. They noted that the lot to be enlarged contains a regulated watercourse and any future development proposed within close proximity to the watercourse will be subject to Section 28 Permit requirements.

The Township of South-West Oxford Superintendent of Public Works reviewed the application and does not have any comments or concerns with the application.

Public Consultation

Notice of Complete Application and Notice of Public Meeting regarding the application was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on September 10, 2026, and September 29, 2026, respectively. At the time of writing this report, Planning Staff had not received any questions or comments from the public.

Planning Analysis

This zone change application proposes to rezone the three (3) new residential lots resulting from Application for Consent B25-61-4 and Application for Consent and Minor Variance B25-62-4; A25-15-4 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)'. The three new residential lots are located within the Rural Cluster of Beachville Road. This zone change application also seeks to rezone the lot to be enlarged from 'Rural Residential Zone (RR)' to 'General Agricultural Zone (A2)'.

This application has been reviewed under the policy direction of the Provincial Planning Statement. Planning Staff are satisfied that the proposal to rezone the three (3) new residential lots is in-keeping with PPS policies regarding development of land in designated settlement areas and facilitating housing options to meet projected needs of current and future residents of the immediate area.

With respect to the three (3) new residential lots, Planning Staff are satisfied that the proposal is consistent with the Official Plan policies regarding the development of properties in Rural Clusters. Specifically, the Official Plan states that the principal use of land in Rural clusters will be for low density residential purposes including permitted ancillary uses. Staff are also satisfied that the proposal will provide for parcel sizes that are appropriate for the proposed residential land uses on private sanitary services, and there will be sufficient area for lot grading and drainage, private amenity space and road access, which will continue to reflect the existing residential arrangements on the site. Further, the proposed rezoning will facilitate the creation of residential lots that are consistent with the configuration of other similar parcels in the area and the existing residential uses will continue to be compatible with surrounding properties and land uses in the area. Further, staff are of the opinion that the rezoning of the lot to be enlarged from 'Rural Residential Zone (RR)' to 'General Agricultural Zone (A2)' is also consistent with the policy direction for lands designated as 'Agricultural Reserve' as once enlarged, the lands will be better suited to an agricultural use, which is consistent with this policy direction.

With respect to the Zoning By-law, the lot to be retained and Proposed Residential Lot 1 appear to meet the provisions of the 'RR' zone, and the lot to be enlarged appears to meet the provisions of the 'A2' zone, subject to the applicable variances to lot area and frontage granted by the LDC. The applicant has requested relief for Proposed Residential Lot 2 to permit an increased maximum lot coverage and maximum gross floor area of 201.1 m² (2,165 ft²) for residential accessory structures where 100 m² (1,076 ft²) is the maximum. This relief is being requested to permit the existing accessory structures on the parcel to remain. The Township of South-West Oxford Building Services Department is supportive of this relief and noted that they do not have any concerns with the request for additional lot coverage and additional gross floor area for residential accessory structures as the lot is of a sufficient size to accommodate the requested relief. Although this is more than double the permitted lot coverage and gross floor area for residential accessory structures on an 'RR' property in a Settlement Area, Planning Staff are of

the opinion that as the lot is 100 m (328 ft) deeper and 42.9% greater in area than required by the 'RR' zone, and these structures are existing and no new development is proposed, in this case, maintaining these structures is reasonable. Staff do not anticipate any negative impacts on abutting properties due to the maintenance of these existing structures, and Staff will include a provision in the forthcoming By-law to permit the additional lot coverage to recognize the existing structures only.

Planning Staff are of the opinion that rezoning the lot to be enlarged to 'General Agricultural Zone (A2)' will ensure consistent zoning on the entire parcel which will provide clarity regarding permitted uses and related provisions and minimize potential for conflicting land uses on the property.

Overall, Planning staff are of the opinion that the proposal is consistent with the Provincial Planning Statement and maintains the intent of Official Plan with respect to residential development in designated Settlement Areas and are recommending that the zone change application be approved-in-principle, pending the completion of a survey to prepare the required by-law schedules

RECOMMENDATION

It is recommended that the Council of the Township of South-West Oxford approve-in-principle the zone change application submitted by The Estate of Judson Denby (ZN 4-26-11), whereby the lands described as Part Lot 1, Concession Broken Front Township of South-West Oxford are to be rezoned to from 'General Agricultural Zone (A2) to 'Rural Residential Zone (RR)' and 'Special Rural Residential Zone (RR-sp)' and from 'Rural Residential Zone (RR)' to 'General Agricultural Zone (A2)' as described in Report No. CP 2026-294.

SIGNATURES

Authored by: "Original Signed By"

Laurel Davies Snyder, MCIP, RPP
Development Planner

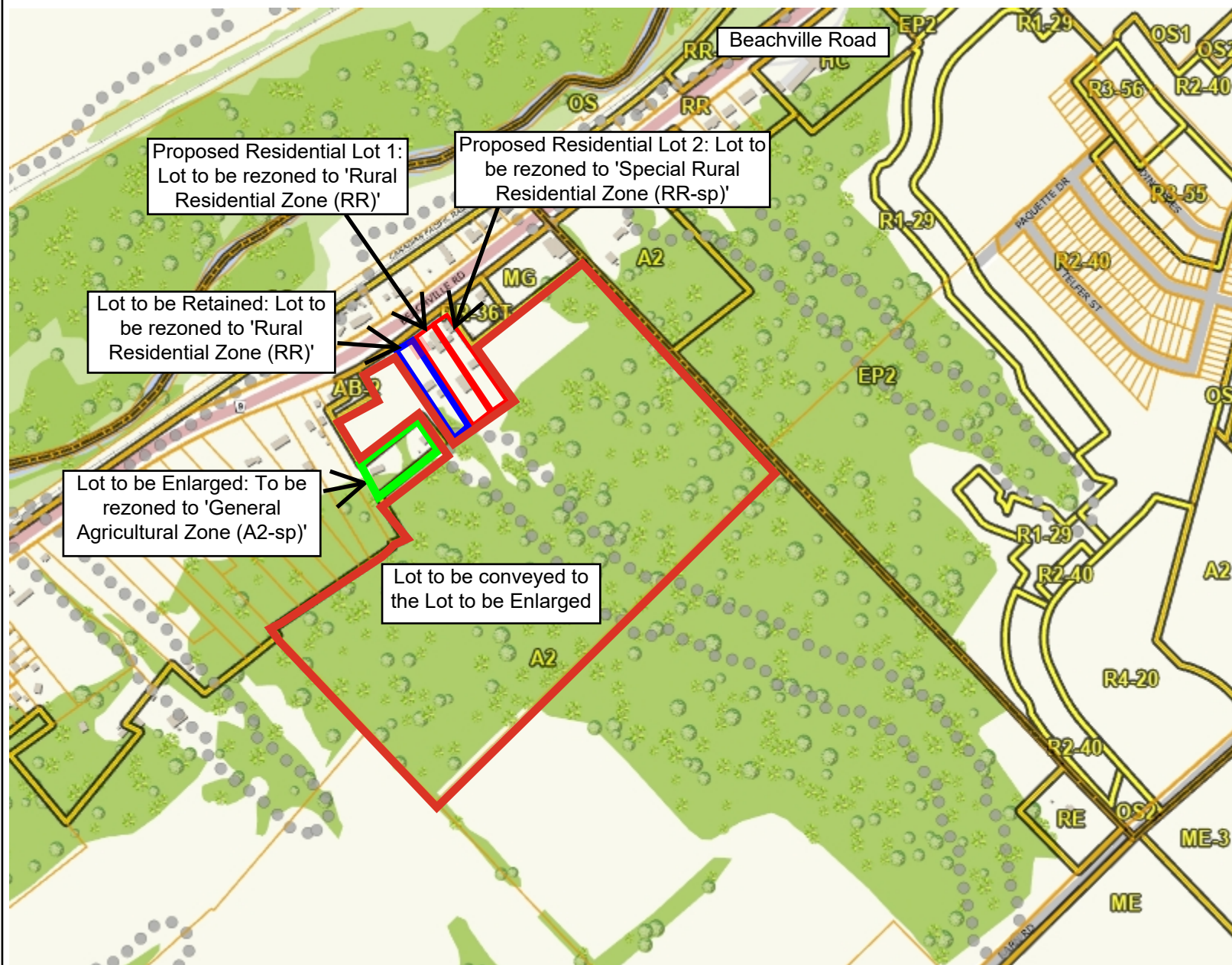
Approved for submission: "Original Signed By"

Heather St. Clair, MCIP, RPP
Senior Development Planner

Plate 1: Location Map with Existing Zoning

File No.: 4-26-11 (The Estate of Judson Denby)

Part Lot 1, Concession Broken Front, 585016 Beachville 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)**

Notes



0 192 383 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

December 8, 2025



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



0 173 346 Meters

NAD_1983_UTM_Zone_17N



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January 22, 2026



Lot to be Retained: to be rezoned from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)'

Legend

- 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 48 96 Meters

NAD_1983_UTM_Zone_17N



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January 26, 2026



Legend

- 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

- 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 48 96 Meters

NAD_1983_UTM_Zone_17N



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January 26, 2026

Plate 3: Applicant's Sketch

File No.: 4-26-11 (The Estate of Judson Denby)

Part Lot 1, Concession Broken Front, 585016 Beachville Road, Township of South-West Oxford

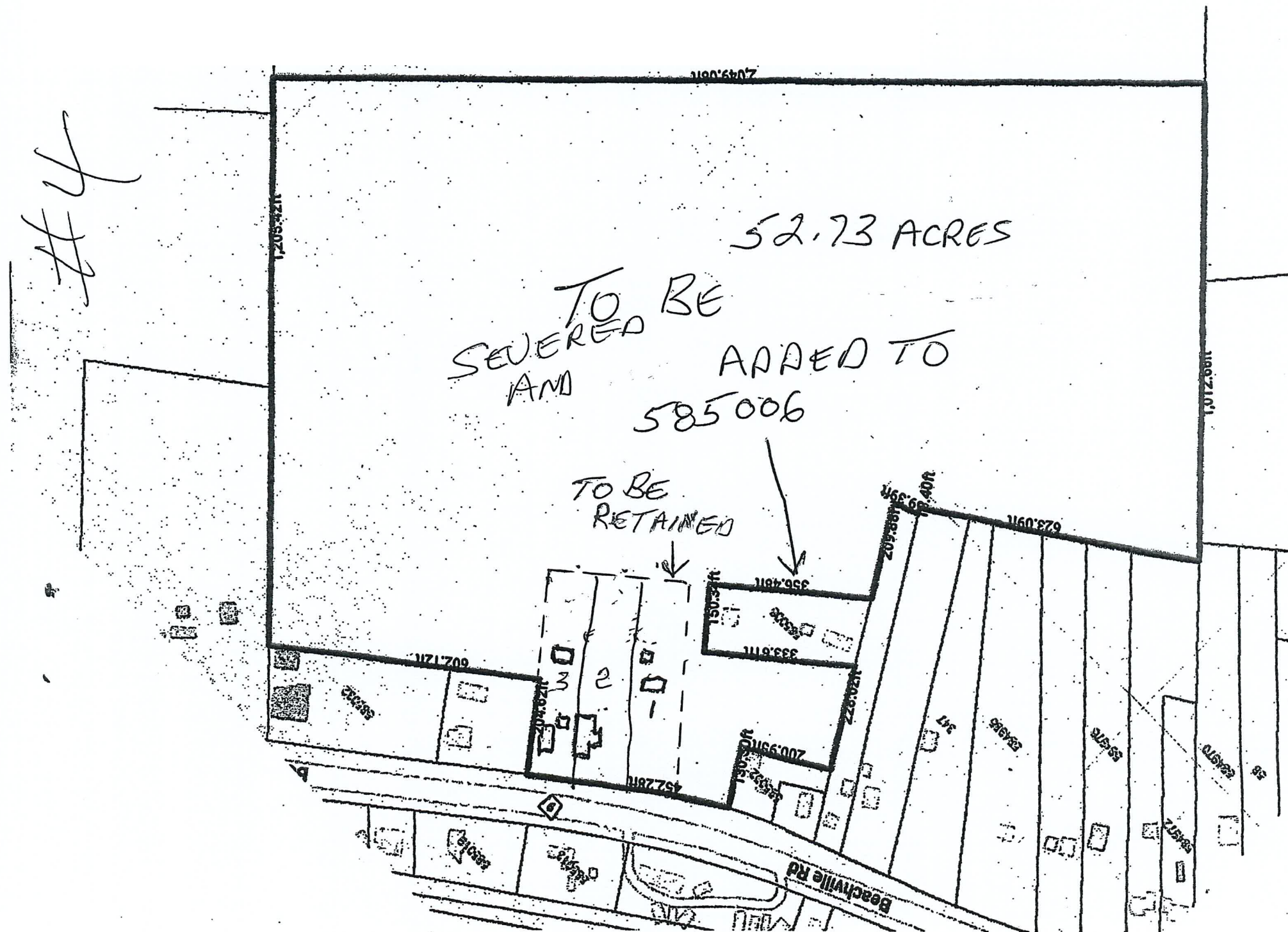


Plate 3: Applicant's Sketch

File No.: 4-26-11 (The Estate of Judson Denby)

Part Lot 1, Concession Broken Front, 585016 Beachville Road, Township of South-West Oxford

Appendix "A": Sketch/Site Plan

Use this page for sketch (or survey plan), if applicable, and attach to the application form. Without a sketch or survey plan, the application will not be processed. A sketch or survey plan must contain the information set out in item 5 of the Zone Change Application Guide.



This form is available in a paper printout and/or alternate format upon request to the Township. Please call the Township at 519-485-0477 ext. 7023 to request an alternate format.