

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

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Zone Change **ZN4-26-06 – William Pranger**

REPORT HIGHLIGHTS

- This zone change application proposes to amend the provisions of the existing site-specific 'Special General Agricultural Zone (A2-31)' to increase the Maximum Gross Floor Area for a Commercial Print Shop from 325 m² (3,500 ft²) to 418 m² (4,500 ft²) to recognize the actual size of the existing Commercial Print Shop. No new development is proposed as part of this application.
- Planning Staff are generally supportive of the proposal as it is consistent with policy direction of the Provincial Planning Statement and the County's Official Plan with respect to minor changes and expansions to existing uses.

DISCUSSION

Background

OWNER/APPLICANT:

William Pranger
403269 Robinson Road, Ingersoll, ON, N5C 3J7

LOCATION:

The subject property is legally identified as Part Lots 27 and 28, Concession 1 (West Oxford), Township of South-West Oxford. The subject property is located on the north side of Robinson Road, between Wallace Line and Five Points Road, and known municipally as 403265 Robinson Road.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "S-1"

Township of South-West Oxford
Land Use Plan

Agricultural Reserve,
Environmental Protection

TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW NO. 25-98:

Existing Zoning: 'Special General Agricultural Zone (A2-31)'

Proposed Zoning: 'Amended Special General Agricultural Zone (A2-32)'

PROPOSAL:

This zone change application proposes to amend the existing 'Special General Agricultural Zone (A2-31)' provisions to increase the permitted maximum gross floor area for a commercial print shop from 325 m² (3,500 ft²) to 418 m² (4,500 ft²) to recognize the actual size of the print shop.

A previous zone change application (ZN4-19-15) was approved by Township Council in 2020 to add a commercial print shop as a permitted use to a maximum of 325 m² (3,500 ft²). The applicant submitted a sketch identifying that the commercial print shop is 418 m² (4,500 ft²); larger than what the current 'A2-31' zoning provision permits (Plate 3).

The subject property is approximately 14.39 ha (35.57 ac) in area and contains a 250 m² (2,700 ft²) single detached dwelling, two (2) storage structures totalling 697 m² (7,500 ft²), and a 465 m² (5,000 ft²) structure which contains the commercial print shop and garage. Approximately 10 ha (25 ac) of the subject property is used for agricultural purposes (corn, wheat, beans).

Surrounding land uses to the south, east, and north are predominantly agricultural, while rural residential uses exist to the west of the subject lands. The property immediately to the north is owned by the Thames Talbot Land Trust and designated 'Environmental Protection' in the Oxford County Official Plan.

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

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

Plate 2b, Close-Up Aerial Map (2025), provides an aerial view of the existing structures contained on the subject property.

Plate 3, Applicant's Sketch, illustrates the subject property and existing structures contained on the property, as submitted 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 the statements issued under the Act.

The subject lands are considered to be prime agriculture lands; policies for prime agricultural areas are 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.

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.

Section 4.3.5 (Non-Agricultural Uses in Prime Agricultural Areas) of the PPS directs that non-agricultural uses in prime agricultural areas may only be permitted for the extraction of minerals, petroleum resources and mineral aggregate resources or limited non-residential uses provided that the land does not comprise a specialty crop area, the proposed use complies with MDS, there is an identified need for the land to accommodate the proposed use, and alternative locations have been evaluated and there are no reasonable alternative locations that avoid prime agricultural areas or are on lower priority agricultural land. Further, impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided and, where avoidance is not possible, minimized, and mitigated as determined through an agricultural impact assessment.

OFFICIAL PLAN

Most of the subject property is designated Agricultural Reserve; a small area in the northeast part of the property is designated Environmental Protection according to the Township of South-West Oxford Land Use Plan as contained in the Official Plan.

Section 3.2.3.1, Natural Heritage System Components, establishes that the Environmental Protection designation contains those lands which perform important ecological functions and/or protect biological diversity and life supporting systems that would be lost or degraded if such areas were altered. The priority within this policy area is to preserve and enhance important environmental areas and features while protecting them from land use impacts that would detrimentally alter their size and physical form, impair their ecological, hydrologic or hydrogeologic functions or degrade their quality. The objective of the Environmental Protection designation is to ensure the long-term protection, conservation and enhancement of designated Environmental Protection Areas. Uses incompatible with this objective will be prohibited, and development permitted within or adjacent to Environmental Protection Areas will be required to adhere to environmental planning principles.

Lands in the Agricultural Reserve designation 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. Permitted uses also include woodlands, market gardening, tobacco farming, nurseries and orchards, together with farm buildings and structures necessary to the farming operation, and accessory residential uses required for the farm.

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 ongoing goal of the Agricultural Reserve designation is to minimize conflict with farm operations, including commercial, industrial, and residential uses. 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.

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. Further, a priority of the Official Plan to direct non-agricultural uses to designated settlements.

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.

ZONING BY-LAW

The subject lands are currently zoned 'Special General Agricultural Zone (A2-31)' according to the Township of South-West Oxford Zoning By-law No. 25-98. The site-specific zoning to the 'A2' zone was amended by By-law No. 25-2020 in 2020 which specifies that a commercial print shop is a permitted use, up to a maximum gross floor area of 325 m² (3,500 ft²).

The print shop and a garage is contained within an existing 465 m² (5,000 ft²) structure on the subject property. The applicant is now requesting an amendment to the previously granted site-specific provisions for a commercial print shop to recognize that the actual size of the commercial print shop of 418 m² (4,500 ft²).

AGENCY COMMENTS

The application was circulated to public agencies considered to have an interest in the proposal.

Oxford County Public Works Staff, the Township of South-West Oxford Chief Building Official/ Drainage Superintendent, and the Upper Thames River Conservation Authority (UTRCA) Staff replied that they did not have any comments or concerns.

PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting regarding the application for Zone Change were provided to surrounding property owners in accordance with the requirements of the *Planning Act* on May 15, 2026, and June 24, 2026, respectively. At the time of writing the report, Planning staff had not received any comments from the public.

Planning Analysis

This application has been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the County Official Plan. This zone change application proposes to amend the existing 'Special General Agricultural Zone (A2-31)' zoning to increase the maximum permitted Gross Floor Area of a commercial print shop from 325 m² (3,500 ft²) to 418 m² (4,500 ft²) to recognize the existing size of the commercial print shop.

Planning staff have reviewed the application and are of the opinion that the proposal is generally consistent with the direction of the PPS with respect to the development of previously approved non-agricultural uses on prime agricultural lands. Specifically, staff are satisfied that the use is located on lands that do not constitute specialty crop lands and approval of the requested zone change to recognize the existing size of the building housing the commercial print shop will not result in any additional conflict with surrounding agricultural operations and rural residential lands uses.

The Official Plan contains policies and direction with respect to minor changes to non-agricultural uses in the Agricultural Reserve designation. Minor changes or expansion to existing non-agricultural uses that were recognized by zoning as of May 25, 2022, are permitted subject to satisfying specific development criteria, set out in Section 3.1.5.6.1 including need for expansion, servicing, transportation, access, and drainage, compatibility, site plan, and other policies as applicable (e.g. Environmental Resource Policies). In this case, the proposal seeks to recognize the actual division of space within an existing structure. Planning staff are of the opinion that the structure containing the commercial print shop and garage is appropriately designed and separated from nearby residential and other sensitive land uses, and the proposal will not result in adverse impacts from factors including but not limited to noise, odour, dust, and vibration. Furthermore, as the existing structure is not being enlarged or modified, the proposal will not result in negative impacts to surrounding agricultural operations and/or lands; the proposal maintains the current degree of compatibility with surrounding agricultural operations. The subject lands have been zoned 'Special General Agricultural Zone (A2-31)' since 2020. The applicant has indicated that the zoning provisions for the size of the commercial print shop approved through ZN4-19-15 do not reflect the size of the actual use as it is 68m² (732 ft²) or 25% larger than what was approved and they are looking to correct this issue.

Planning staff are satisfied that the proposed amendment represents a relatively minor change to an approved use located on an existing parcel zoned for a commercial print shop. Planning staff are recommending approval of the Zone Change application as the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan.

RECOMMENDATIONS

That the Council of the Township of South-West Oxford approve the zone change application submitted by William Pranger whereby the existing 'Special General Agricultural Zone (A2-31)' that applies to the lands described as Part Lots 27 and 28, Concession 1, 403265 Robinson Road, Township of South-West Oxford, is to be amended to increase the maximum gross floor area for a commercial print shop to 418 m² (4,500 ft²) as described in Report CP 2026-188.

SIGNATURES

Authored by:	Original Signed By	Laurel Davies Snyder, RPP, MCIP Development Planner
Approved for submission:	Original Signed By	Heather St. Clair, MCIP, RPP Senior Development Planner



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



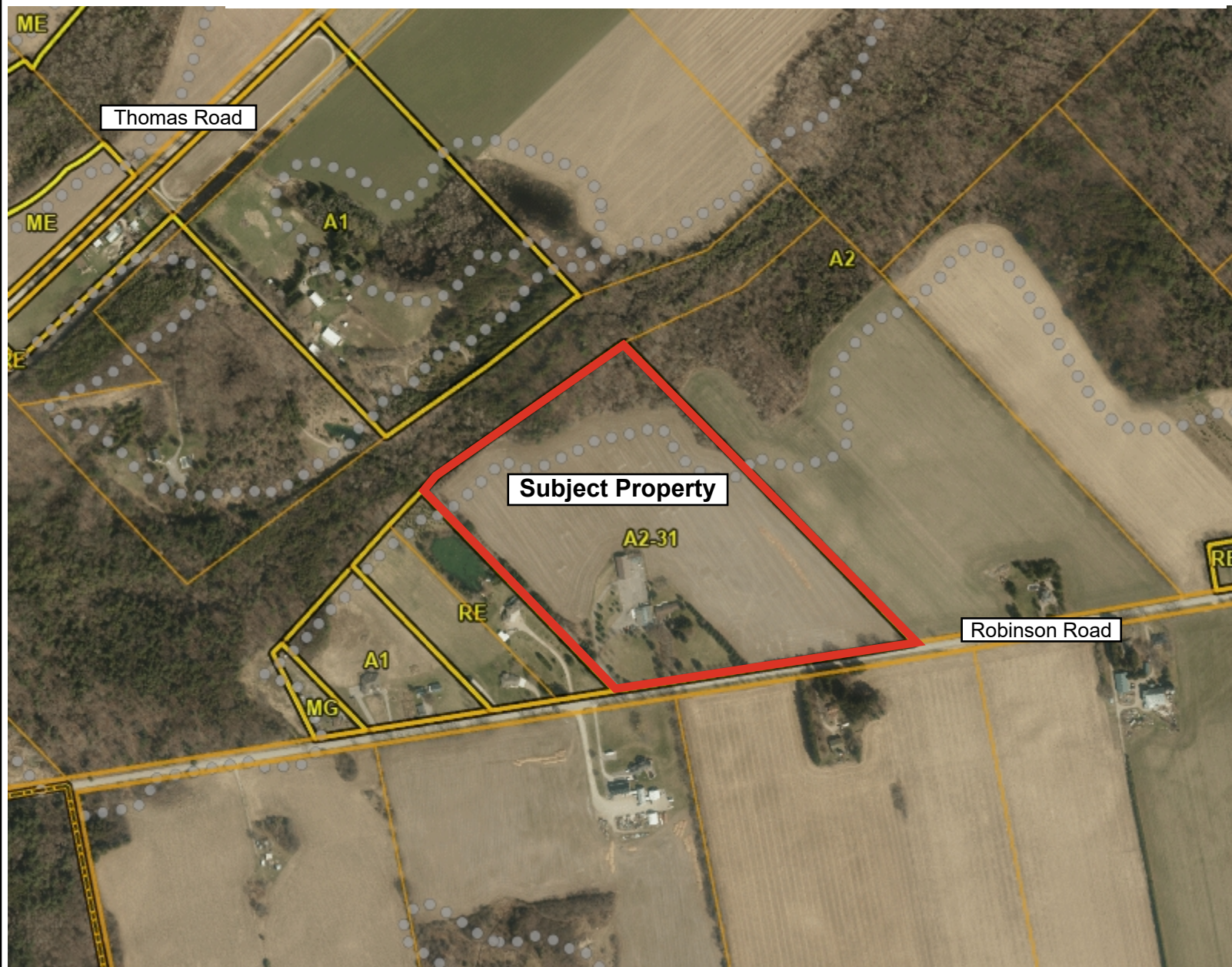
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NAD_1983_UTM_Zone_17N



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

May 14, 2026



Legend

Parcel Lines

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- Property Boundary
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Zoning Floodlines

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0 24 48 Meters

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Plate 3: Applicant's Sketch

File No.: ZN4-26-06 (Pranger)

Part Lots 27 and 28, Concession 1, 403265 Robinson Road, Township of South-West Oxford

