

To: Mayor and Members of Township of Norwich Council

From: Amy Hartley, Development Planner, Community Planning

Official Plan Amendment and Zone Change OP 25-13-3 and ZN 3-25-16 – Anthony and Kelly Chamberlain

REPORT HIGHLIGHTS

- The Official Plan Amendment Application proposes to permit a pallet repair and recycling business as an On Farm Diversified Use (OFDU) on an agricultural lot that is less than 16 ha (39.5 ac) in area, and where the owner of the farm does not reside on the subject lands.
- The Zone Change application proposes to rezone the subject lands to 'Special Residential Existing Zone (RE-sp)' and 'Special Limited Agricultural Zone (A1-sp)' to include site-specific provisions to permit the OFDU, recognize two existing dwellings on the subject lands, to increase the permitted size of the OFDU and to reduce the required parking.
- It is the opinion of this Office that the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the general intent and purpose of the Official Plan goals and objectives regarding On Farm Diversified Uses within the prime agricultural area.

DISCUSSION

BACKGROUND

OWNERS: Anthony and Kelly Chamberlain
205600 Ninth Road, Otterville, ON N0J 1R0

AGENT: G. Douglas Vallee Limited (c/o Eldon Darbyson)
2 Talbot Street North, Simcoe, ON N3Y 3W4

LOCATION:

The subject lands are described as Part of Lot 19, Concession 10 (South Norwich), Township of Norwich. The subject lands are located on the south side of Cornell Road lying between Oatman Line and Middletown Line and are municipally known as 185128 and 185136 Cornell Road, Township of Norwich.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "N-1"	Township of Norwich Land Use Plan	'Agricultural Reserve'
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Proposed:

Schedule "N-1"	Township of Norwich Land Use Plan	'Agricultural Reserve' with special development policies
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TOWNSHIP OF NORWICH ZONING BY-LAW 07-2003-Z:

Existing Zoning:	'Limited Agricultural Zone (A1)' and 'Residential Existing Lot Zone (RE)'
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Proposed Zoning:	'Special Limited Agricultural Zone (A1-sp)' and 'Special Residential Existing Lot Zone (RE)'
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Recommended Zoning:	'Special Limited Agricultural Zone (A1-sp)'
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PROPOSAL:

The application for Official Plan Amendment is proposing to permit an On-Farm Diversified Use (OFDU) on an agricultural lot that is less than 16 ha (39.5 ac), and to allow special development policies to allow the OFDU to be operated by the owner of the farm that does not reside on the subject property. The applicants are currently operating a pallet recycling business from an existing agricultural storage building on the subject lands. The existing building is approximately 368 m² (3,961.1 ft²) in size and utilizes a total area of 440 m² (4,736.1 ft²) for the building and parking area.

The application for zone change proposes to add site-specific provisions to permit the OFDU use, to recognize that the subject property contains two existing dwellings, and to reduce the required parking for the OFDU from nine (9) spaces to four (4) parking spaces.

The pallet recycling business was established without the benefit of appropriate zoning permissions. The subject applications were made in response to a by-law complaint where a subsequent Notice of Violation was issued to the property owners.

The subject lands are approximately 3.53 ha (8.72 ac) in size and contains a horse barn, storage building where the pallet business has been operating, two dwellings (circa 1880 and 1890) that are considered legal non-conforming, and various storage sheds. Approximately 1.8 ha (4.5 ac) of the subject lands are used for horse boarding purposes and hay production to feed the horses.

The subject property contains a portion of an erosion hazard identified as a natural hazard in the Official Plan, lands which are regulated by Long Point Regional Conservation Authority (LPRCA) and significantly ecologically important woodlands and significant valleylands identified through the Oxford Natural Heritage System Study (ONHSS).

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

Plate 2A, Aerial Image of Subject Lands, provide an aerial view of the subject lands and surrounding uses.

Plate 2B, Close-up of Existing Development (2025 Aerial Photo), provides an aerial view of the existing development on the subject lands.

Plate 3, Applicants Sketch, identifies the location of the existing structures on the subject lands as provided by the applicants.

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.

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 an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity of the ‘agri-food network’ (i.e. elements important to the viability of the agri-food sector such as agricultural operations and primary processing, infrastructure, agricultural services, farm markets, distributors etc). Further, that prime agricultural areas shall be designated and 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.

The PPS provides definitions for both agriculture-related use and on-farm diversified use:

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

With respect to the above noted Provincial guidance on permitted uses, the province has published a guideline document on permitted uses in prime agricultural areas which provides further detail and direction on appropriate types of agriculture-related uses and on-farm diversified uses and associated review criteria, in accordance with the PPS.

These review criteria indicate that such uses shall be located on a farm that is actively in agricultural use and be secondary to the principal agricultural use of the property, meaning that agricultural uses must continue to be the dominant use of the property, be limited in area, and be compatible with and shall not hinder surrounding agricultural operations.

The general intent of the limited in area criterion is to minimize the agricultural land taken out of production, ensure agriculture remains the main land use of the property, and limit off-site impacts (e.g. traffic and changes to the rural character of the property) to ensure compatibility with surrounding agricultural operations. The approach to limiting the area of a proposed on-farm diversified use is to achieve a balance between farmland protection and economic opportunities for farmers and to provide flexibility for change in on-farm diversified uses.

The guidelines indicate that the “limited in area” criterion should be based on the total area of the farm property occupied by the on-farm diversified use (i.e. buildings, outdoor storage, landscaped areas, well and septic systems, parking, new driveways etc.) and recommends that such area not exceed 2% of farm parcel area, to a maximum of 1 ha (2.47 ac). Municipalities may choose to further limit the scale of on-farm diversified uses by limiting the number or place of residence of employees, number of businesses, percentage of products sold that are produced on the farm or the floor area of buildings and/or outdoor storage.

Further, the Guidelines indicate that, since the PPS requires settlement areas to be the focus growth and development, large-scale industrial and commercial buildings that are more appropriate to locate in settlement areas are not permitted in prime agricultural areas and, as such, recommends that municipalities cap the gross floor area of buildings for on-farm diversified uses at a scale appropriate to prime agricultural areas.

OFFICIAL PLAN

The subject lands are located within the Agricultural Reserve designation according to the Township of Norwich Land Use Plan, as contained in the Official Plan. The policies of the Agricultural Reserve designation permit a wide range of farming uses together with accessory residential uses required for the farm and farm buildings and structures necessary to the farming

operation. Agriculture-related uses and secondary uses, such as home occupations are also permitted, in accordance with applicable review criteria.

The County, as part of broader agricultural policy updates recently approved by the Province, has established comprehensive, locally tailored Official Plan policies and criteria for such uses to further clarify and expand upon the PPS policies and guidelines for such uses.

Section 3.1.4.3 speaks to Secondary Uses and Agricultural Related Uses which are comprised of on-farm diversified uses and rural home occupations, together with agriculture-related uses, are intended to provide opportunities to strengthen and diversify the rural economy, by allowing for the establishment of businesses and services that support or improve agriculture in the area, supplement and diversify farm incomes, and/or provide home based employment opportunities for farms and other rural residents.

Section 3.1.4.3.2 of the Official Plan indicates that OFDUs are intended to provide reasonable opportunities for farmers to diversify their farming operation and/or supplement their income from farming, by allowing for certain small-scale business activities to be established as a secondary use on their farm. The policies further direct that such uses may be permitted on an agricultural lot in accordance with various policy criteria, including limitations on the type, size, scale, and area of such uses to ensure they are clearly secondary to the principal agricultural operation on the lot and limited in area; are compatible with, and do not hinder, surrounding agricultural operations; protect prime agricultural areas for the long term; are appropriate for rural infrastructure and public services; and do not undermine or conflict with the planned function of settlements.

Generally, the policies contained in the Official Plan direct that OFDUs will only be permitted on an agricultural lot that is being actively farmed and must be clearly secondary to the agricultural operation on the lot in terms of size, scale and importance. The policies contained in the Official Plan permit the following uses as an OFDU, provided they meet all applicable policy criteria:

- A rural home industry;
- A value-added agricultural facility serving a number of local area farms;
- A value retaining facility;
- A farm-related tourism use;
- A smaller scale agriculture-related use;
- A farm winery; or
- A ground-mounted solar facility.

A Rural home industry is defined as a small-scale business or industry that is secondary to the agricultural or residential use on the lot, such as: small equipment repair; small scale veterinary clinic; a workshop for a building contractor, trade occupation, or welder; a studio space for a woodworker, craftsman or artist; or other similar use.

Additionally, the Official Plan policies specifically identifies the following uses that shall not be permitted as an on-farm diversified use:

- Retail uses, office, medical/dental clinics and restaurants;
- Residential uses or accommodation, except for limited, short-term accommodation, including farm vacation rental or bed and breakfast;
- Institutional uses;
- Recreational uses and special event facilities;
- Large scale commercial and industrial uses; and

- Other uses that may attract large numbers of customers or other people, generate significant traffic or not otherwise be appropriate for rural infrastructure or services, create compatibility or enforcement issues, undermine or conflict with the planned function of rural settlements, or otherwise not be consistent with the applicable policies of the Plan.

Wholesaling or retailing are permitted where it is clearly ancillary to the permitted OFDU and limited to small portion of the total gross floor area, the goods or merchandise offered for sale are produced, processed or fabricated on the farm lot, and are restricted to the sale of farm inputs (e.g. feed, seeds, or fertilizer) primarily to farm operations in the area.

The area used and/or occupied by an OFDU (including buildings, areas for loading and unloading product, driveways and parking, well and septic systems etc.) will be limited to the minimum area required for the use and will not exceed 2% of the total lot area, to a maximum of 0.8 ha (2.0 ac).

The policies state that the maximum gross floor area of all buildings and/or structures used for the purposes of an OFDU shall be regulated through the provisions of the Township Zoning By-law and the cumulative gross floor area of all buildings and/or structures used or occupied by and OFDU shall not exceed 557 m² (6,000 ft²), except for limited, minor exceptions as set out in the policies. Further, proposals for such uses shall include a detailed description of the proposed use and be accompanied by a detailed site plan and such uses shall generally be subject to site plan control

In addition to the foregoing, the OFDU shall directly involve the farmer living on the same lot as the use and may also involve any other permanent residents on the lot, and up to two employees who do not reside on the lot.

Proposals for new or expanding OFDUs which would exceed the number of employees, gross floor area or site area restrictions will not be permitted unless they comply with the agriculture-related use policies. Reasonable exceptions to the gross floor area and/or number of employees may be considered on site specific basis for a value retaining facility, value added agricultural facility, and/or smaller agriculture-related use, where Area Council is satisfied that such use could not reasonably be located within a rural settlement. Proposal that cannot comply with the agriculture-related use policies (Section 3.1.4.3.3) shall be directed to be located, or relocate, in a settlement or must comply with the applicable policies for non-agricultural uses.

Section 3.1.4.3.3 considers the objectives and criteria for agriculture-related uses within the Agricultural Reserve designation. The intent of the policies is to ensure:

- that all agriculture-related uses are directly related to farm operations in the area;
- require a location in close proximity to those farm operations;
- support agriculture;
- provide direct products and/or services to farm operations as their primary activity;
- to minimize the amount of agricultural land which is developed for agriculture-related uses;
- to ensure that new agriculture-related uses are directed to rural settlement wherever feasible to support the planned employment and/or service function of the settlement in the County; and
- to ensure that agriculture-related uses are compatible with and do not hinder surrounding agricultural operations and other nearby land uses.

The Official Plan policies outline uses that shall not be permitted as agriculture-related uses:

- Retail uses, offices and restaurants, except where explicitly permitted by the Official Plan policies;
- Residential uses or accommodation;

- Institutional uses;
- Recreational uses;
- Banquet halls and special event facilities;
- Mechanics shops, automobile and recreational vehicle dealerships, distilleries, trucking operations, wrecking yards, contractors yard, landscaper business, well drillers, excavators, building suppliers and other general commercial and industrial uses; and
- Other uses that may attract large numbers of customers or other people, generate significant traffic or not otherwise be appropriate for rural infrastructure or services, create compatibility or enforcement issues, undermine or conflict with the planned function of rural settlements, or otherwise not be consistent with the applicable policies of the Plan.

Further, development criteria for agriculture-related uses shall not undermine or conflict with the planned employment and/or service functions of settlements in the County. The proponent is required to demonstrate that the proposed agriculture-related use is not suitable for, and/or cannot reasonably be accommodated within a settlement.

TOWNSHIP OF NORWICH ZONING BY-LAW

The subject lands are currently zoned 'Limited Agricultural Zone (A1)' and 'Residential Existing Lot Zone (RE)' according to the Township of Norwich Zoning By-law. The 'A1' zone permits a wide range of agricultural uses, including farm building, and an accessory dwelling. The 'RE' zone recognizes non-farm rural residential lots that were in existence prior to the passing of the Zoning By-law.

The Township Zoning by-law contains provisions related to OFDUs in Section 5.20. Proposed OFDUs are required to obtain a zoning amendment, the provisions allow for a maximum gross floor area of 225 m² (2,422 ft²) of the use, and that the OFDU is to be carried out by a farm owner or other persons residing on the farm up to one additional employee. It is noted that the OFDU provisions relate to previous OFDU policies in the Official Plan and are not reflective of the OFDU policies currently in effect through the approval of OPA 269.

The applicants are proposing to maintain the split zoning (A1/RE) on the subject lands and proposing site-specific provisions to permit the pallet recycling business as an OFDU, recognize that the OFDU is not carried out by a farm owner that does not reside on the property, increase the permitted size of an OFDU from 225 m² (2,422 ft²) to 440 m² (4,736 ft²), reduce the required parking for the OFDU from nine (9) space to four (4), and to recognize the existing two dwellings on the subject property.

AGENCY COMMENTS

County of Oxford Public Works indicated no concerns with the subject applications.

Township of Norwich Fire Services noted that as a result of the Notice of Violation an inspection was conducted and the noted deficiencies from the inspection have been rectified and that there are no outstanding issues with the pallet business.

Long Point Regional Conservation Authority (LPRCA) indicated that while portions of the property are prone to flooding, erosion and slope stability hazards associated with a tributary of the Big Otter Creek, no new development is proposed in these areas. If development were to occur within the areas delineated on the mapping provided, a permit from LPRCA will be required.

PUBLIC CONSULTATION

Notice of complete application and notice of public meeting regarding this application were circulated to surrounding property owners on January 28, 2026 and July 28th, 2026, respectively. At the time this report was written, no comments or concerns had been received from the public.

Planning Analysis

The proposed applications are intended to facilitate the recognition of an existing pallet recycling business as an On-Farm Diversified Use (OFDU) on an undersized agricultural parcel. The existing business occupies an existing agricultural building approximately 368 m² (3,961.1 ft²) in size and utilizes a total area of 440 m² (4,736.1 ft²), inclusive of parking and loading areas.

A Planning Justification Report, prepared by G. Douglas Vallee Limited, and a Traffic Impact Brief prepared by RC Spencer Associates Inc. have been submitted in support of the applications. The Traffic Impact Brief indicated that approximately 3 AM peak and PM peak trips are expected to be generated from the site and concluded that the pallet business will not have adverse impacts on area traffic operations.

2024 Provincial Planning Statement

The subject lands are located within a prime agricultural area, as defined by the PPS. Section 2.3 of the PPS directs that prime agricultural areas shall be protected for long-term use for agriculture. Permitted uses and activities within a prime agricultural area include agricultural uses, agriculture-related uses and on-farm diversified uses.

Planning staff have considered the existing pallet business to be considered as an OFDU in accordance PPS policies and associated Provincial guidelines for permitted uses in the prime agricultural areas. The subject lands do not comprise a specialty crop area as defined by the PPS but are actively farmed and within a prime agricultural area consisting of Class 1-3 type soils based on the Canada Land Inventory. The proposed OFDU expansion appears to comply with the Minimum Distance Separation (MDS) requirements and, it is noted that, setback relief is generally not needed for agriculture-related uses and OFDUs.

Additionally, staff are satisfied that the proposed OFDU can be considered secondary to a farming operation (horse boarding and hay production) and is limited in area to minimize the amount of land taken out of agricultural production. The proposed pallet recycling business is not anticipated to hinder surrounding agricultural operations.

County of Oxford Official Plan

Staff have evaluated the proposal in accordance with the review criteria of the Official Plan to permit the OFDU. The intent of the Official Plan policies related to OFDUs are to ensure that the use is clearly secondary to the principal agricultural operation, compatible with and do not hinder surrounding agricultural uses, protect prime agricultural areas, are appropriate for rural infrastructure, and do not undermine, or conflict with the planned function of settlements.

The Official Plan indicates that OFDU's shall generally not be permitted on agricultural lots that are less than 16 ha (39.5 ac). The subject lands are 3.53 ha (8.72 ac) and approximately half of the eastern portion of the subject lands are used for horse boarding and hay production. While the subject lands do not strictly meet the required lot area noted in the Official Plan, the lands are of a sufficient size to maintain an agricultural operation as the primary use of the property and planning staff are of the opinion that the proposed OFDU is of a reasonable scale, covering 1.24% of the total area of the property and will not remove any further agricultural lands from production.

Limitations on land area for the entire OFDU and building size outlined in the Official Plan. The total land area occupied by the OFDU shall not exceed 2% of the total lot area or 0.8 ha (2 ac), whichever is lesser. Based on the site plan and information submitted by the applicants, the proposed OFDU will 1.24% of the total lot area and approximately 440 m² (0.11 ac) in size. Further, limitations on the maximum gross floor area of all buildings used for the OFDU or are not permitted to exceed 557 m² (6,000 ft²). The proposed OFDU is utilizing an existing building which compromises an area of 368 m² (4,736.1 ft²).

It is noted that the farm owner does not currently reside on the subject lands which is a policy requirement of the Official Plan to ensure that the OFDU remains secondary to the farming operation and is intended to diversify the farm owner's income. While the property owner does not reside on the subject lands, one of the employees of the OFDU does reside on the property, and the property owner resides in Norwich Township within the vicinity of the subject lands.

In light of the foregoing, Planning staff are of the opinion that the proposed OFDU generally meets the intent and purpose of the Official Plan policies. The proposed OFDU can be considered secondary to the primary agricultural operation (horse boarding and hay production), is limited in size and scale while utilizing an existing agricultural building on the site and is not anticipated to have adverse impacts on surrounding agricultural operations.

Township of Norwich Zoning By-law

The subject lands are currently zoned 'Limited Agricultural (A1)' and 'Residential Existing Lot Zone (RE)' in the Township of Norwich Zoning By-law. In the 'A1' Zone an on-farm diversified use is permitted in accordance with Section 5.20. Within Section 5.20, an OFDU is permitted to have a maximum gross floor area of 225 m² (2,422 ft²), and the OFDU shall be carried out by a farm owner residing on the farm, other persons residing on the farm and up to one additional employee. As per Section 5.20, on-farm diversified uses are not permitted to have open storage and the parking requirements are calculated based on Table 5.21.2.1, Other Uses, which requires 1 parking space per 40 m² (430.6 ft²) of gross floor area. Planning staff note that these OFDU provisions do not reflect the current OP policies respecting OFDUs and these zone provisions are expected to be updated later this year through amendments to the Township Zoning By-law.

Through the zone change application the applicants are requesting the following site-specific provisions:

- to permit an OFDU to have a maximum gross floor area of 368 m² (3,961.1 ft²);
- to permit the farm owner to not reside on the subject property where the OFDU is carried out;
- to reduce the required parking from nine (9) space to four (4); and
- to recognize that the subject lands contain two existing legal non-conforming dwellings.

With respect to the gross floor area of the OFDU, staff are satisfied that the proposed OFDU is within an existing building and will not be removing any additional land from agricultural production and no open storage is proposed. The proposed size is within the limits included in the Official Plan policies for OFDUs. While the farm owner does not reside on the subject lands, the Planning Justification Report noted that the property owner lives within a four minute drive of the subject property and attends regularly.

The two existing dwellings on the subject lands appear to have existed prior to the passing of the Township Zoning By-law. No changes are proposed with respect to the residential uses on the subject lands and the site-specific provisions will recognize the two existing legal non-conforming houses.

The requested parking reduction is appropriate as it is noted in the Planning Justification Report that the pallet recycling business is not a public facing business and no customers are anticipated to attend the site. The employee lives on the subject lands which has separate parking and would not require an additional parking space for the employee of the OFDU. Additionally, requiring more parking could remove additional lands from agricultural production or activity. Staff are satisfied that the requested reduction can be supported.

The subject lands are zoned both 'A1' and 'RE', the applicants have requested that the split zoning remain on the property. Planning staff are recommending that the entirety of the property be rezoned to 'Special Limited Agricultural Zone (A1-sp)' to recognize the special provisions requested through the application and to further ensure that the agricultural nature of the property and total lot area which will establish consistent zoning framework to support the agricultural activity and proposed OFDU on the subject lands.

As such, staff are supportive of rezoning the subject lands from 'Limited Agricultural Zone (A1)' and 'Residential Existing Lot (RE)' to 'Special Limited Agricultural Zone (A1-sp)' to implement the requested special provisions noted above and recognize the agricultural nature and use of the property.

Conclusion

It is the opinion of this Office that the proposed amendment to the Official Plan and requested site-specific zoning provisions to recognize the existing pallet recycling business as an On-Farm Diversified Use (OFDU) as the proposal generally meets the intent and purpose of the Official Plan policies respecting secondary uses in the agricultural reserve designation.

RECOMMENDATIONS

That the Council of the Township of Norwich advise County Council that the Township supports the application to amend the Official Plan (File No. OP 25-13-3), submitted by the Anthony and Kelly Chamberlain, for lands legally described as Part of Lot 19, Concession 10 (South Norwich), Township of Norwich to include site-specific policies on the subject the lands to permit an On-Farm Diversified Use (OFDU) on a parcel that is less than 16 ha (39.5 ac) and where the farm owner does not reside on the subject property;

That the Council of the Township of Norwich approve in principle the zone change application (File No. ZN 3-25-16) submitted by Anthony and Kelly Chamberlain, for lands legally described as Part of Lot 19, Concession 10 (South Norwich), Township of Norwich, to rezone the lands to 'Special Limited Agricultural Zone (A1-sp)' to facilitate a pallet recycling business as an OFDU with site-specific provisions.

SIGNATURES

Authored by: *Original signed by*

Amy Hartley
Development Planner

Approved for submission: *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



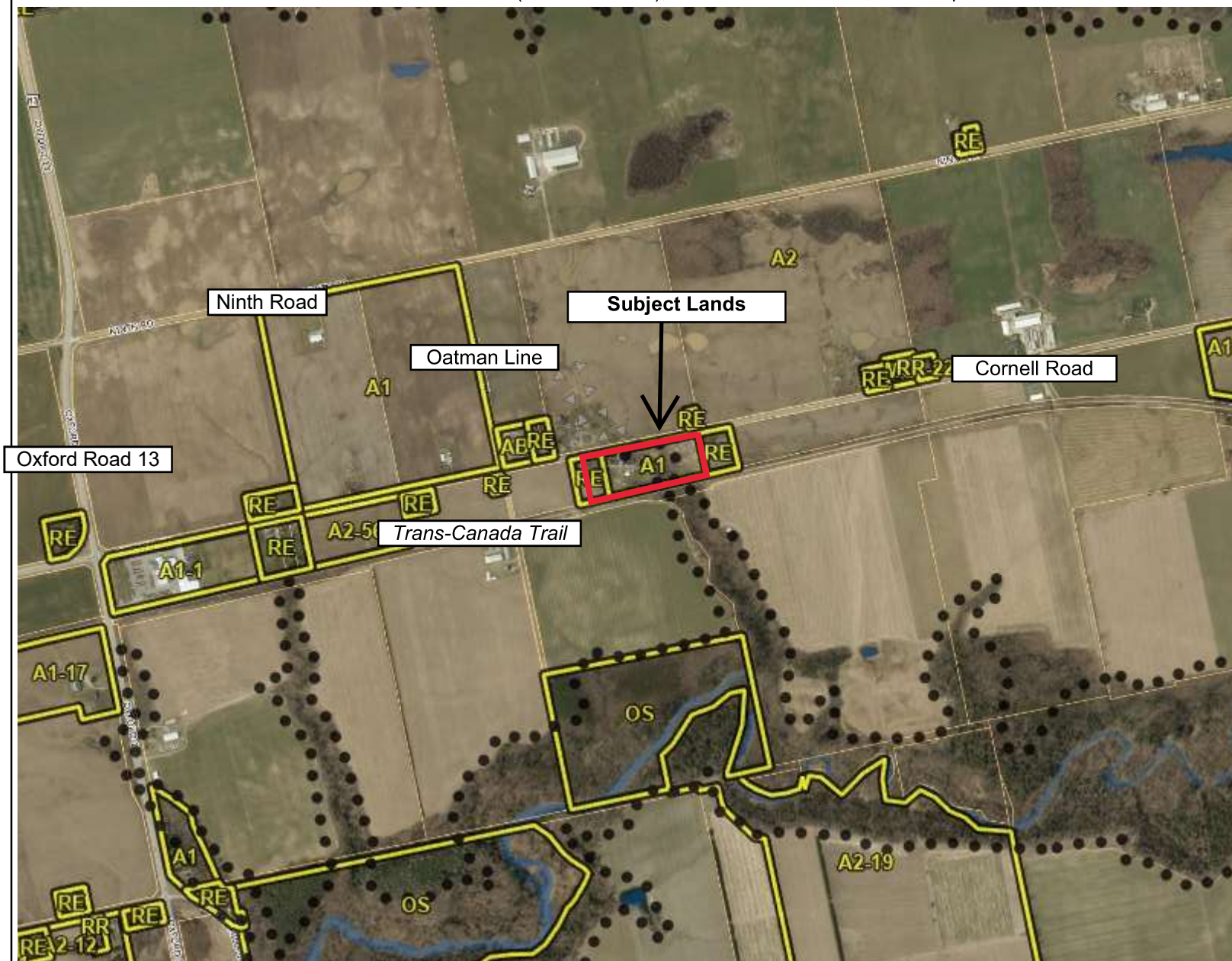
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NAD_1983_UTM_Zone_17N



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November 20, 2025



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



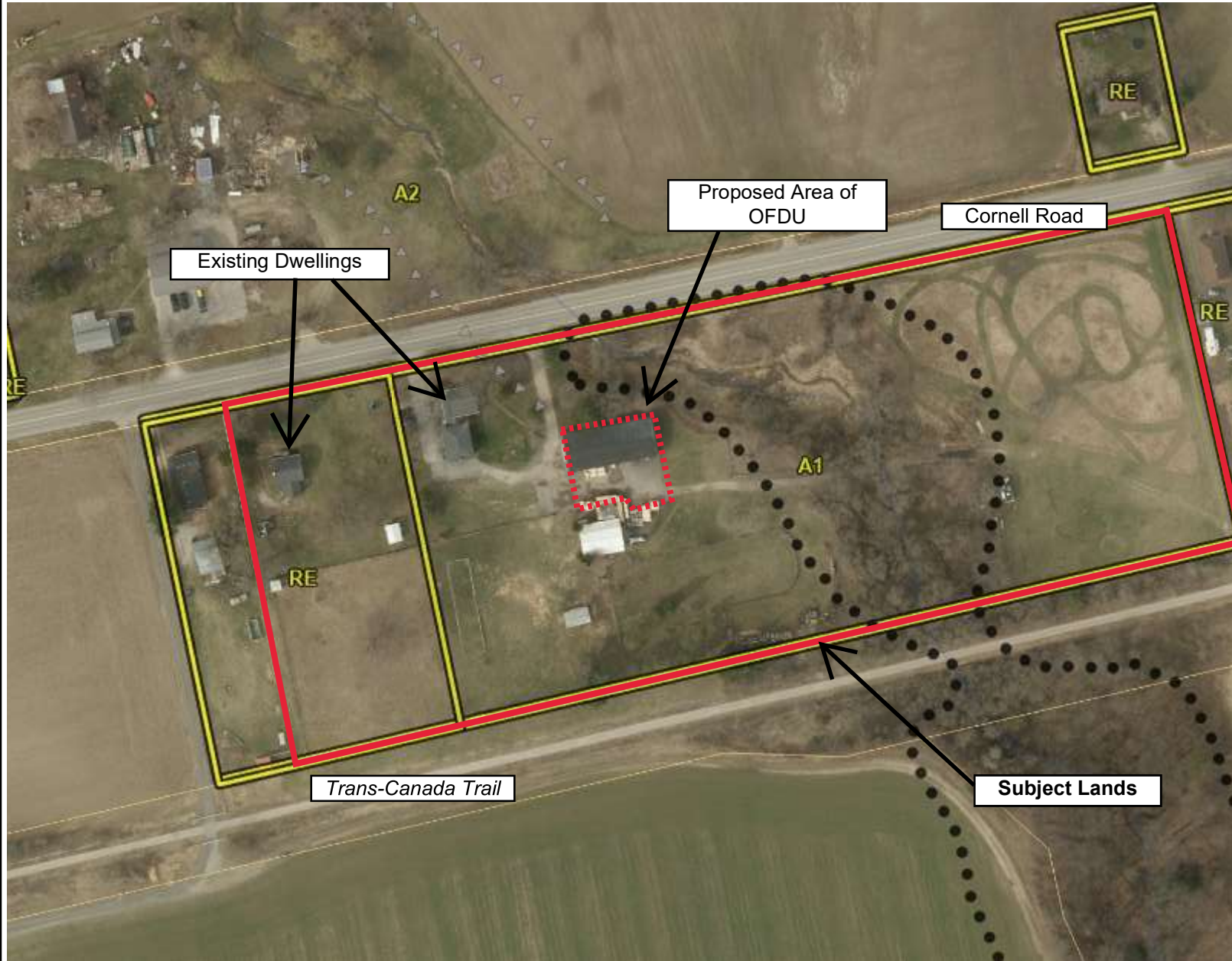
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NAD_1983_UTM_Zone_17N



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August 4, 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



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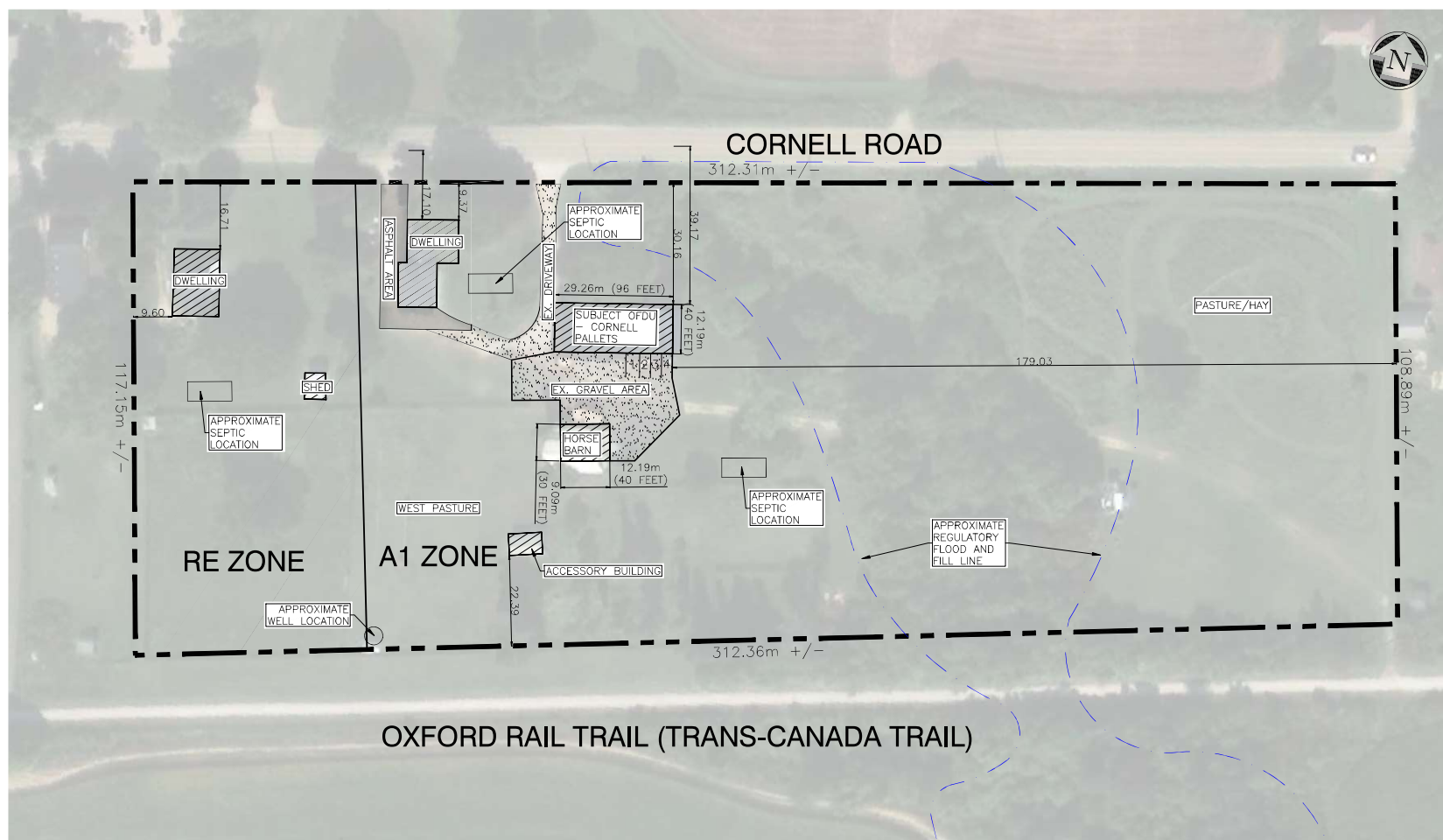
NAD_1983_UTM_Zone_17N



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August 4, 2026

Plate 3: Applicants Sketch
File No.: OP25-13-3 and ZN3-25-16 (Chamberlain)
Part of Lot 19, Concession 10 (South Norwich); 185126 Cornell Road, Township of Norwich



AGRICULTURAL (A1) ZONING PROVISIONS

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	EXISTING AT THE DATE OF PASSING OF THE PLAW OR THROUGH A BOUNDARY ADJUSTMENT	3,534 (EXISTING)
MINIMUM LOT FRONTAGE:		31.21m (NORTH PROPERTY LINE)
MINIMUM LOT FRONT YARD:	GREATER OF 30 M (98.4 FT) OR SUCH MINIMUM DISTANCE FROM THE FRONT OR OTHER SIDE LOT LINE AS DETERMINED THROUGH THE APPLICATION	30.16m (EXISTING BUILDING) 9.37m (EXISTING BUILDING)
MINIMUM INTERIOR SIDE YARD:	GREATER OF 25 M (82.0 FT) OR SUCH MINIMUM DISTANCE SEPARATION FROM THE REAR OR OTHER SIDE LOT LINE	9.60m (EXISTING BUILDING) 22.39m (EXISTING BUILDING)
MINIMUM REAR YARD:		
SETBACK:	GREATER OF 45 m (148 ft) OR THE SUM OF 18 m (59.5 ft) AND 27 m (88.9 ft)	17.10m (EXISTING BUILDING) TO BE DETERMINED
MAXIMUM BUILDING HEIGHT:	15M, EXCEPT FOR SINGLE DETACHED DWELLING	

PARKING PROVISIONS:

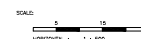
	REQUIRED	PROVIDED
OTHER USES	1 SPACE PER 40m ² OF GROSS FLOOR AREA	4 SPACES

ON-FARM DIVERSIFIED USE

OPEN SPACE	REQUIRED	PROPOSED
OPEN STORAGE	NO OPEN STORAGE OF GOODS OR MATERIALS SHALL BE PERMITTED.	NONE
GROSS FLOOR AREA	THE MINIMUM GROSS FLOOR AREA FOR AN OFFSHORE PLATFORM SHALL BE 1,000 SQUARE METERS (10,764 SQ. FT.)	EXISTING SHOP IS APPROX. 360m ²
LOAD COVERAGE	4 square m per 1m ³	LOAD COVERAGE: 12.2m ²
PARKING		PARKING AREA: 72m ²
OFFSHORE LIFTING		TOTAL OFFSHORE LIFTING: 400m ²
OFFSHORE LIFT COVERAGE		PARKING COVERAGE: 12.2m ²
EMPLOYEES	THE NUMBER OF EMPLOYEES USED SHALL ONLY BE CARRIED OUT BY A FARM OWNER RESIDING ON THE FARM OR PERSONS RESIDING ON THE FARM AND UP TO ONE ADDITIONAL EMPLOYEE.	THE NUMBER OF EMPLOYEES ON THE OFFSHORE ARE LOOKED TO THE OPERATOR WHOSE THEY ARE TOOK TO THE OFFSHORE TO GO ON OFFSHORE.
RETAINING AND WALLING	THE GENERAL WAREHOUSE ON RETAINING OF THE FARM SHALL BE CONSIDERED AS UNLIMITED.	
RESTRICTION	THE GENERAL WAREHOUSE ON RETAINING OF THE FARM SHALL BE CONSIDERED AS UNLIMITED. PRODUCED, ADDED, PROCESSED OR STORED ON THE FARM SHALL BE CONSIDERED AS UNLIMITED.	ALL PRODUCTS ARE MANUFACTURED OR STORED ON THE FARM.

[illegible]

NOTE:
THE CONTRACTOR IS CAUTIONED THAT ALL OF THE
EXISTING UTILITIES ARE NOT INDICATED ON THIS
DRAWING. THE CONTRACTOR MUST ARRANGE FOR
LOCATES FROM EACH AREA UTILITY COMPANY PRIOR
TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR
SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION
OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON
THIS DRAWING. G. DOUGLAS VALLEE LTD. CAN NOT
ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING
UTILITY WHICH MAY OR MAY NOT BE INDICATED ON



G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Stamp

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

Project Title

CORNELL PALLET
ROLL# 320201005005500
185136 CORNELL ROAD
OXFORD COUNTY

Drawing Title
SITE PLAN

Designed by :	Drawn By :
NBN	NB

Checked by :	Date Started :
	2025-06-0

Drawing Scale :	Drawing No.
AS NOTED	C101

Project No.	24-175
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