

To: Mayor and Members of East Zorra-Tavistock Council

From: Adam Gignac, Development Planner, Community Planning

Application for Zone Change

ZN 2-26-03 – 1001226639 Ontario Inc

REPORT HIGHLIGHTS

- The Zone Change application proposes to change the zoning of the subject lands from 'Highway Commercial Zone (HC)' to 'Special Highway Commercial Zone (HC-sp)' for the purposes of establishing a Salvage Yard on the subject lands.
- Planning staff are recommending approval of the subject application as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to minor changes of use for existing non-agricultural uses.

DISCUSSION

BACKGROUND

OWNERS/APPLICANT: 1001226639 Ontario Inc. (Harris Mohan)
715503 Oxford County Road 4, East Zorra-Tavistock, ON,
N0J 1M0

LOCATION:

The subject lands are described as Part Lot 7, Concession 16, East Zorra as in 453570; S/T A32657 in the Township of East Zorra-Tavistock. The lands are located on the west side of Oxford County Road 4, between 16th Line and 17th Line and are municipally known as 715503 Oxford County Road 4, in the Township of East Zorra-Tavistock.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "E-1"	East Zorra Tavistock Land Use Plan	'Agricultural Reserve'
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TOWNSHIP OF EAST ZORRA-TAVISTOCK ZONING BY-LAW 2003-18:

Existing Zoning: 'Highway Commercial Zone (HC)'

Proposed Zoning: 'Special Highway Commercial Zone (HC-sp)'

PROPOSAL:

The applicants are proposing to establish a Salvage Yard use utilizing the existing building and area of the subject lands. The proposed use would involve the stripping of automotive parts from vehicles for re-sale of said automotive parts on site, with the remainder of the vehicles hauled away to an off-site junkyard. No to minimal storage of the junk vehicles would be expected on site at any time.

The application was previously heard at the June 17th, 2026 Council meeting. Planning staff at this meeting recommended deferral of the application, so that the applicants could provide additional information about the use through the submittal of a Planning Justification Report, and so that an Official Plan Amendment could be applied for. It was later noted by staff after this meeting that the Official Plan Amendment was no longer necessary (see Planning Analysis section).

The subject lands currently contain an existing single-storey building and two accessory garages and was previously used as an automobile sales and service centre, in conjunction with the property to the immediate south.

The surrounding land uses to the subject lands are predominantly agricultural to the immediate north, west, and southwest, for the purposes of growing crops. Occasional rural residential uses are located to the west along 16th Line. To the immediate south of the subject lands, is an automobile sales establishment and associated automobile service garage. To the immediate east, is a wood lot, CN rail line, and the Thames River reservoir.

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

Plate 2, Aerial Map (2025), provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2025.

Plate 3, Applicant's Sketch, identifies the general site area 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 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.

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 structures, 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 indicates that permitted uses and activities are: agricultural uses, agriculture-related uses, and on-farm diversified uses. 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.

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

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

A strategic aim of the Agricultural Reserve policies is to prevent situations of land use conflict in the agricultural designation by careful management of non-farm uses, including rural residential development, recreational uses, commercial and industrial uses, and aggregate resource extraction.

Section 3.1.5 notes the objectives for non-agricultural uses in the Agricultural Reserve. The following objectives apply to non-agricultural uses:

- To permit new or expanded non-agricultural uses only where such uses do not conflict with the "Goal for Agricultural Policies", as set out in Section 3.1.1;
- To preserve and protect the prime agricultural area for long term, viable agricultural use and avoid or minimize potential impacts on agricultural operations; and,
- To direct non-agricultural uses to settlements wherever possible.

For the purposes of this section, "Non-Agricultural Uses" include commercial, industrial, institutional, recreational and non-farm rural residential uses, as well as renewable energy facilities and alternative energy facilities and infrastructure. These uses may only be permitted subject to the applicable policies of this plan, including 3.1.4, 3.1.5, and 3.1.7.

It is the intent of this Plan that, within the Agricultural Reserve designation, the use of prime agricultural land for agricultural, mineral, petroleum, and environmental resources will be given a higher priority in land use decision making than its use for non-agricultural uses.

Section 3.1.5.6 notes that in order to maintain the agricultural land resource for agricultural use and ensure that new non-agricultural uses, , develop on an appropriate level of services and are directed to settlements to support their planned service and/or employment functions, new non-agricultural uses that are not specifically addressed elsewhere in Section 3.1.5, including commercial, industrial (not including aggregate industrial), institutional, and recreational uses, will not be permitted within the Agricultural Reserve designation, except in accordance with the policies of Section 3.1.7.

For the purposes of this section, existing non-agricultural uses shall include the following:

- Non-agricultural commercial, industrial, or institutional uses located in the County's prime agricultural area that are recognized by existing zoning as of May 25, 2022 will be considered as permitted uses. For these existing uses, Area Municipal Councils may permit a minor expansion or minor change in use and the Land Division Committee may consider the granting of consents to permit the minor expansion of the use, or the minor adjustment of existing lot boundaries, subject to the policies of Section 3.1.5.6.1.

Section 3.1.5.6.1, the development criteria for minor expansion or minor change of an existing non-agricultural use, notes that all applications for minor expansion or minor change of an existing non-agricultural use shall satisfy the following criteria:

- The applicant has demonstrated that any proposed lot addition is required for the continued operation of the use and is limited to the minimum area required to accommodate the immediate needs of the use and required individual on-site water services and individual on-site sewage services. The proposed expansion area shall be located and configured so as to avoid, or mitigate to the extent feasible, impacts on surrounding agricultural lands and/or operations.

- Existing or proposed individual on-site water services and individual on site sewage services are demonstrated to be adequate to serve the proposed development and shall be in accordance with the applicable policies of Sections 3.2.7.2, Water Quality and Quantity and 5.5, County Servicing Policy.
- Other existing or proposed infrastructure, including stormwater management and road access are demonstrated to be adequate to serve the proposed development to the satisfaction of the Area Municipality and/or County, as applicable, and shall be in accordance with the applicable policies of Sections 3.2.7.2 Water Quality and Quantity and Section 5.1, County Transportation Policy.
- The proposed development shall be appropriately designed, buffered and/or separated from nearby residential and other sensitive land uses to prevent or mitigate adverse impacts from noise, odour, dust, vibration, traffic, lighting, visual intrusion, and other potential off-site impacts and minimize risk to public health and safety.

Further, impacts from any proposed change in use or expansion on surrounding agricultural operations and lands shall be avoided, or mitigated to the extent feasible. Any proposed change in use shall be similar to, or more compatible with surrounding agricultural operations, than the existing use. Any proposed change in use or expansion shall comply with MDS I, or not further reduce an existing insufficient MDS I setback or increase the potential for odour complaints.

The site specific zoning provisions and site plan approval required for the proposed expansion or change in use shall incorporate any restrictions or requirements that may be necessary to implement this policy.

- Proposals shall be accompanied by a detailed site plan showing the location of buildings and structures, septic beds, areas for parking, storage and landscaping, lot grading and drainage, points of access, and any other information deemed to be relevant to review of the proposal.

Proposals shall be subject to site plan approval to address site design and land use compatibility related considerations.

- Proposals shall also comply with all other applicable policies of this Plan, including, but not limited to: Section 3.2, Environmental Resource Policies, Section 3.3, Cultural Resource Policies and Chapter 10, Implementation Measures.

ZONING BY-LAW

The subject lands are currently zoned 'Highway Commercial Zone (HC)' in the Township of East Zorra-Tavistock Zoning By-law. The 'HC' zone permits a range of commercial uses including, but not limited to a hotel, laundromat, public garage, retail store, service shop, automobile service station, a motor vehicle washing establishment, and a motor vehicle sales establishment. The applicants are proposing a Zone Change application to add a special provision to allow a Salvage Yard use as an additional permitted use in the 'HC' zone.

Section 17.2.3, regarding open storage requirements, notes that no good or materials are permitted outside any building except that the open storage of goods or materials may be permitted to the rear of the main building provided that:

- Such open storage is accessory to the use of the main non-residential building on the lot;
- Such open storage complies with the yard and setback requirements of this Section (17); and,
- Such open storage shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least 1.8 m (5.9 ft) in height from the ground, constructed of new materials.
- Notwithstanding the open storage yard, setback and enclosure requirements, the open storage of finished goods or materials shall be permitted for the purposes of display or sale.

AGENCY COMMENTS

The application was circulated to external agencies and County and Township staff deemed to have an interest in the proposal.

The Township Chief Building Official noted that the property would be subject to Site Plan Control and would require a future Site Plan Approval application.

Oxford County Public Works indicated that there were no comments regarding the zone change application, and that further comments would be provided during a site plan application. During the site plan application, a Traffic Brief would be required verifying site lines for the property.

The Upper Thames River Conservation Authority, Canada Post, Township Fire Chief, and Southwestern Public Health indicated no concerns with the proposal.

PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting for the proposal were circulated to neighbouring landowners on April 24th, 2026, and May 28th, 2026, respectively, in accordance with the requirements of the Planning Act. A Public Meeting for the subject application was previously held on June 17th, 2026, where it was recommended that the application for zone change be deferred so that the applicants could provide additional information regarding the proposed use and how it meets the intent and purpose of the Official Plan and PPS.

A revised Notice of Public Meeting, following the receipt of updated information from the applicant, was provided to members of the public on August 27th, 2026, in accordance with the requirements of the Planning Act.

Planning staff have received comments from members of the public concerning the zone change application. The comments noted they were not in agreement that the location was good for the proposed salvage yard. The location borders on farmland and that there is signage nearby on (Oxford County Road) #4 that there is a protected area for drinking water. Concerns were noted about potential fluids from the proposed use leaching into the ground, and that draining fluids would not stop this, as drops of residual fluids would continue for years to come. The commenter also noted that the applicant was already utilizing the property as a salvage yard, with several junked vehicles on the property, being parked on the driveway and grass.

Planning Analysis

The application for Zone Change proposes to rezone the lands from 'Highway Commercial Zone (HC)' to 'Special Highway Commercial Zone (HC-sp)' to establish a Salvage Yard use as a permitted use on the subject lands. As noted previously, the subject lands contain an existing building and two accessory garages that were previously used in conjunction with the property to the immediate south as part of the automobile sale establishment use on this neighbouring property.

As part of the zone change application, a Planning Justification Report was submitted. Staff note that the application was previously deferred at the June 17th, 2026 Council meeting. Planning staff had recommended deferral of the application for the applicants to provide additional information about the use in the form of a Planning Justification Report, and so that an Official Plan Amendment application could be submitted in tandem with this zone change application. Following the Council meeting, staff determined that the Official Plan Amendment previously mentioned was no longer necessary.

Section 3.1.5.6 notes that for non-agricultural commercial, industrial, or institutional uses located in the County's prime agricultural area that are recognized by existing zoning as of May 25, 2022, will be considered as permitted uses. For these existing uses, Area Municipal Councils may permit a minor expansion or minor change in use. As a part of the Planning Justification Report provided by the applicant, it has been clarified that the existing one-storey building on site would be utilized for office space, while the existing large garage would be for the enclosed work area of vehicles. Outdoor vehicles would be contained within the limits of the site. The proposed use would involve the re-use of recycled vehicle parts for sale on site, with waste products disposed of off site. Within the Planning Justification Report, the applicants have included a quotation for waste removal (oil, antifreeze, etc.) for cars and their associated costs. Given that the proposed salvage yard use involves the recycling of used car parts on site, that the current HC zone permits uses such as an automobile service station and motor vehicle washing and sales establishments, and that the previous use of the property was for an automobile sales establishment, planning staff are of the opinion that the proposed use could be considered a minor change in use from what was permitted by existing zoning as of May 25, 2022. As a result, an Official Plan Amendment would not be required in this case.

Section 3.1.5.6 also notes that there are criteria that must be satisfied for the minor change of an existing non-agricultural use. Specifically, the applicant must demonstrate that the existing and/or proposed servicing could accommodate the use, that other infrastructure, including stormwater management, and road access are demonstrated to be adequate, that the proposed use shall be appropriately designed, buffered, and/or separated from nearby residential or other sensitive land uses to prevent or mitigate adverse impacts, and that other impacts from any proposed change in use on surrounding agricultural operations and lands shall be avoided, or mitigated to the extent feasible.

Staff note that the subject lands would be subject to Site Plan Approval. Detailed matters such as lot grading, access to the site, stormwater management, landscaping, screening and servicing would be addressed through the site plan approval process, to the satisfaction of Township and County staff.

Regarding the remaining criteria noted in Section 3.1.5.6, the applicant has noted in the Planning Justification Report that the criteria on the need for expansion is not applicable, as this is not an expansion of an existing use, that the proposal is appropriately located for the nature of the use, away from residential and other sensitive land uses, that the proposed use can be considered

similar to the existing use (relative to the prior or existing uses such as the sale, rental, washing, mechanical repair, and autobody work of vehicles), and that the proposed use would not be considered a sensitive land use nor is abutting agricultural land occupied by livestock. Planning staff are generally in agreement with the reasoning noted in the Planning Justification Report.

Planning staff are also of the opinion that the proposed use meets the intent and purpose of the PPS with respect to non-agricultural uses in prime agricultural areas as subject lands are not currently used for agricultural purposes and the proposed use is not expected to impact surrounding agricultural operations.

In addressing the comments from the members of the public, staff note that the Upper Thames River Conservation Authority was included on the circulation for the application and indicated they did have any comments or concerns with the proposal, as the subject lands are located outside of their regulation limit. Staff note that the subject lands are not located within any wellhead protection areas or source protection screening areas. The applicant will be required to comply with any regulations respecting the collection and storage of liquids and contaminants under the Environmental Protection Act for the salvage yard use and for the existing uses permitted on the property.

In light of the foregoing, staff are of the opinion that the proposed zone change application to accommodate the proposed salvage yard on the subject lands generally complies with the relevant policies of the Official Plan respecting minor changes to permitted uses recognized in the current zoning, is consistent with the policies of the PPS, and can be considered appropriate and given favourable consideration.

RECOMMENDATIONS

It is recommended that the Council of the Township of East Zorra-Tavistock approve the Zone Change Application submitted by 1001226639 Ontario Inc, whereby lands described as Part Lot 7, Concession 16 (East Zorra), in the Township of East Zorra-Tavistock, are to be rezoned from 'Highway Commercial Zone (HC)' to 'Special Highway Commercial Zone (HC sp)' to facilitate a Salvage Yard use.

SIGNATURES

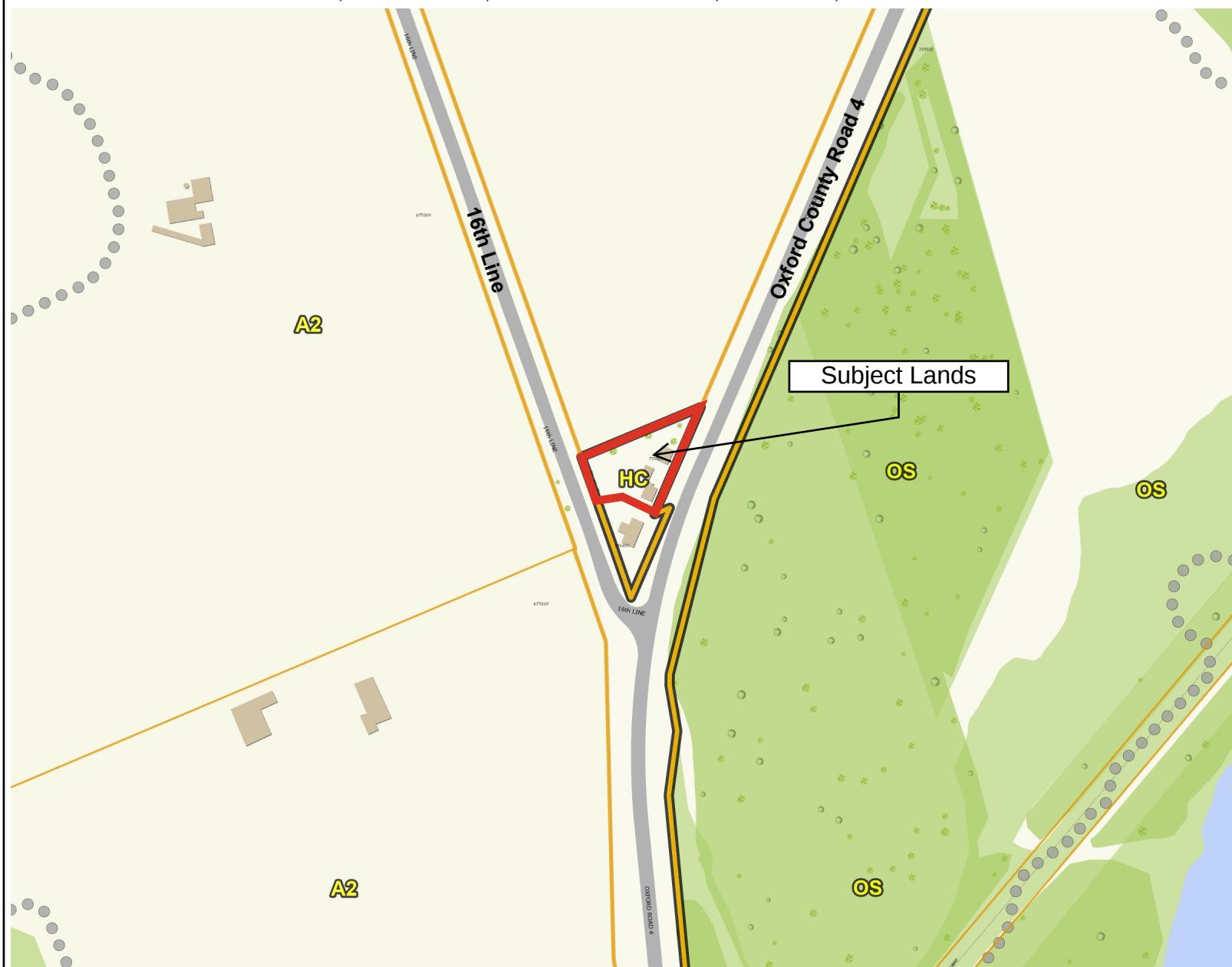
Authored by:

Original Signed By

Adam Gignac
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

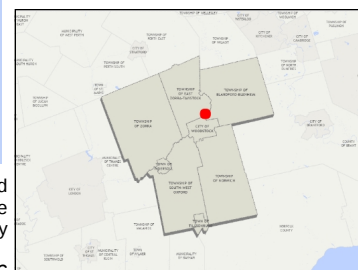
- ▲ 30 Metre Setback

- Conservation Authority Regulation Limit

- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 102 205 Meters

NAD_1983_UTM_Zone_17N



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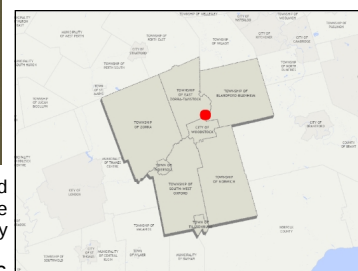
April 24, 2026



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



0 102 205 Meters

NAD_1983_UTM_Zone_17N



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June 5, 2026

