

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment - OP 25-22-5 Prychley Wood Farms Ltd.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve application OP 25-22-5, submitted by Prychley Wood Farms Ltd., for lands described as Part Lot 21, Conc. 2, (West Zorra) and municipally known as 316686 31st Line, Township of Zorra to establish a special development policy to facilitate the severance of a dwelling made surplus through farm consolidation.
2. And further, that Council approve the attached Amendment Number 364 to the County of Oxford Official Plan as well as the enacting By-Law 6869-2026.

REPORT HIGHLIGHTS

- The current farm parcel was created through the consolidation of two abutting farm parcels in 2018, at which time the dwelling that is currently proposed to be severed (via an associated consent application) was located on a separate parcel from the second dwelling located on the current consolidated farm parcel. The current application seeks to implement a special development policy to permit the severance of that dwelling as surplus, as would have been permitted at the time of consolidation had it been requested.
- The proposal is consistent with the relevant policies of the 2024 Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan with respect to lot creation and farm consolidation in prime agricultural areas and can be supported from a planning perspective.

IMPLEMENTATION POINTS

The application will be implemented in accordance with the relevant objectives, strategic initiatives, and policies contained in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

In accordance with the *Planning Act*, notice of complete application regarding this proposal was provided to surrounding property owners on April 10, 2026, and notice of public meeting was issued on August 20, 2026.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the **2023-2026 Strategic Plan** on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report support the following strategic goals:

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owners: Prychley Wood Farms Ltd.
316381 31st Line, Embro, ON N0J 1J0

Agent: MHBC Planning
c/o Pierre Chauvin and Kate Wills
540 Bingemans Centre Dr, Kitchener, ON N2B 3X9

Location:

The subject lands are described as Part Lot 21, Conc. 2, (West Zorra), Township of Zorra. The lands are located on the east side of 31st Line, between Road 92 and Road 96, and are municipally known as 316686 31st Line.

County of Oxford Official Plan

Existing:

Schedule "Z-1"	Township of Zorra Land Use Plan	'Agricultural Reserve' & 'Open Space'
Schedule "C-1"	County of Oxford Environmental Features Plan	'Significant Valleylands'

Proposed:

Schedule "Z-1"	Township of Zorra Land Use Plan	'Agricultural Reserve' & 'Open Space' with a Special Development Policy
Schedule "C-1"	County of Oxford Environmental Features Plan	'Significant Valleylands'

Proposal

The application for Official Plan Amendment is proposing to create a special development policy for the subject lands to facilitate the severance of an existing farm dwelling made surplus as the result of farm consolidation, by retroactively recognizing the consolidation and merger of the subject lands that occurred in 2018.

The 2018 consolidation of the subject lands resulted in two abutting farm parcels being merged into the larger 61 ha (151 ac) parcel they are today, as depicted on Plate 4. At the time of that farm consolidation, the owners did not seek to sever or retain the existing dwelling (c. 1981), which would have been permitted had they chosen to do so. The current application proposes to establish a special development policy to retroactively recognize the farm consolidation that occurred in 2018 to facilitate an associated application for consent (B24-79-5) to allow for the severance of an existing dwelling as surplus to the farm operation as a result of the consolidation and merger of two abutting agricultural parcels.

The application indicates that the proposed non-farm rural residential lot (to be created via a future application for consent) would contain an existing single-detached dwelling (c. 1981) and continue

to be serviced by the existing private well and septic system. The lands proposed to be retained also contain an existing single-detached dwelling (c. 2008), as well as a number of livestock barns, manure storage structures, and agricultural buildings. These lands would continue to be used for agricultural production (both cash cropping and livestock production), with the exception of the portions containing significant natural heritage features and natural hazards (i.e. significant woodlands, wetlands and floodplain). The overall subject lands are approximately 61 ha (150 ac) in area, and the applicant has indicated that the future consent application would seek to sever an approximately 0.9 ha (2.2 ac) lot for rural residential purposes, while retaining approximately 60 ha (148 ac).

The subject lands contain areas of significant woodlands, wetlands and floodplain. These areas are regulated by the UTRCA and identified as natural heritage features and/or natural hazards in the Official Plan on Schedule "C-1". Accordingly, an Environmental Impact Study (EIS) was required and prepared as part of the complete submission for Official Plan Amendment and Zone Change.

Surrounding uses are predominately agricultural with significant natural heritage features present. There is also a 'Recreation' (REC) Zoned property to the immediate west.

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

Plate 2, Aerial Map (2025) Showing Existing Dwelling Locations, provides an aerial view of the subject lands, existing buildings and structures, and the surrounding uses.

Plate 3, Applicant's Sketch, provides a detailed view of the proposed severed lot and the lands proposed to be retained (via subsequent consent application).

Plate 4, Pre-Consolidation Sketch, provides an overview of how the subject properties existed prior to the consolidation that occurred in 2018.

Comments

Provincial Planning Statement (2024)

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 necessarily intended to be an exhaustive list.

Section 4.3 (Agriculture) of the PPS directs that prime agricultural areas shall be protected for long term agricultural use.

Further, Section 4.3.3 (Lot Creation and Lot Adjustments) discourages the creation of new lots in prime agricultural areas and provides only four instances where such lot creation may be permitted, as summarized below:

- for agricultural uses, provided the lots are of a sufficient size for the type of production common in the area and are sufficiently large enough to maintain flexibility in adapting the operation in the future;
- for agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and
- infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights of way.

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

Section 4.1 of the PPS speaks to Natural Heritage, indicating that areas containing significant natural heritage shall be protected for the long term and the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 5.2.2 of the PPS requires that development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards.

Official Plan

The subject lands are located within the Agricultural Reserve designation according to the Township of Zorra Land Use Plan, as contained in the Official Plan. The policies of the Agricultural Reserve designation permit a wide range of agricultural 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 and on-farm diversified uses are also permitted, in accordance with applicable review criteria.

Oxford County, as part of broader agricultural policy updates recently approved by the Province (February 2024), has established comprehensive, locally tailored Official Plan policies and criteria for permitted uses in prime agricultural areas to further clarify and expand upon the PPS policies and guidelines for such uses. As such, these new OP policies and criteria are consistent with the

current Provincial policy direction and are deemed to implement, and largely take the place of, the provincial guidelines for such uses.

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 policies of Section 3.1.5.3 (Creation of Rural Residential Lots) permit the consideration of non-farm rural residential lots in the following circumstances:

- i) A proposal to rezone an existing industrial (with the exception of aggregate or limestone industrial), commercial, or institutionally zoned lot to a residential use, provided such lot does not exceed 1 ha (2.5 acre) in area. Where such lot is larger than 1 ha (2.5 acre) in area, consideration may only be given to rezoning for agricultural use, in accordance with the policies of Section 3.1.5.1; or,
- ii) A proposal to create a lot for a residence surplus to a farming operation as a result of farm consolidation, provided that:
 - a) The proposal is to retain an existing permanent, habitable dwelling that was constructed prior to December 13, 1995, where such dwelling is contained on an agricultural lot that is to be legally consolidated with an abutting agricultural lot, to form one larger agricultural lot under identical ownership; or,
 - b) The proposal is to retain an existing permanent, habitable dwelling, where the farm owner owns multiple agricultural lots which may or may not abut, and providing:
 - The lot containing the surplus dwelling proposed to be severed contains a minimum of 2 existing dwellings, and all such dwellings were constructed prior to December 13, 1995;
 - The resulting agricultural lot is owned by the farm owner; and,
 - The resulting agricultural lot is rezoned to prohibit the future construction of a new residential dwelling of any type and an agreement for such prohibition is also registered on the property title. The requirement for the Zoning By-law amendment and agreement, as noted above, shall be implemented through conditions imposed by the County's Land Division Committee at the time that provisional consent approval is given.

If the proposal to create a non-farm rural residential lot qualifies under one of the listed scenarios above, then the proposal shall be reviewed against the following criteria:

- The proposal shall not result in the severance of the only dwelling from an agricultural lot, except in the case of a farm consolidation involving the merger of abutting agricultural lots as one larger lot under identical ownership, where one of the agricultural lots to be consolidated is vacant, but the existing zoning would permit the construction of an accessory dwelling on that lot.
- The lands shall be zoned for agricultural use.

- The proposed non-farm rural residential lot shall not be located within a Quarry Area Limestone Resources, or Sand and Gravel Resource Area.
- The proposed non-farm rural residential lot shall not be located within a Future Urban Growth Area designation.

The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with Section 3.1.5.3, which permits a lot for a surplus residence subject to the area of the new lot being limited to a minimum size needed to accommodate the use and appropriate sewage and water services. Non-farm rural residential lots shall generally not exceed 0.8 ha (2 ac) in size. Proposals seeking to create lots larger than 0.8 ha (2 ac) will only be considered where it can be demonstrated that the additional area is required to accommodate individual on-site water services and individual on-site sewage services; the lands have topographic limitations for agricultural use or are physical separated from the remainder of the farm by significant natural heritage features/watercourses; or to conserve cultural heritage resources. In no case shall a new non-farm rural residential lot exceed 1 ha (2.5 acres) in area.

All proposals to create a non-farm rural residential lot shall also demonstrate the following:

- The ability to provide adequate on-site private services;
- Compliance with Minimum Distance Separation formulae (MDS);
- The proposed non-farm rural residential lot shall have direct frontage on a permanent public road maintained year-round and receives approval for access through the appropriate road authority;
- Compliance with relevant Environmental Resource policies; and,
- Any enlarged agricultural lot that would result from a proposal for non-farm rural residential development through farm consolidation shall comply with the applicable policies of Section 3.1.4.2.4

Agricultural use must be the intended use of the lot being severed and/or the lot being enlarged, and the lot being retained, except in the case of a retained lot containing a dwelling rendered surplus as a result of farm consolidation, in accordance with the policies of Section 3.1.5.3.

A portion of the subject lands contain locally significant wetlands and woodlands which have been identified as Significant Ecologically Important Woodlands in the Oxford County Natural Heritage Systems Study (ONHSS).

The Official Plan policies within section 3.2.4.2.1 - Significant Wetlands, provides that development and site alteration within and on lands adjacent to a significant wetland (120 m) will require the preparation of an Environmental Impact Study in accordance with Section 3.2.6 which demonstrates that the proposal will not result in loss of wetland functions (both hydrogeological and ecological), subsequent demand for future development which will negatively impact on existing wetland functions, conflict with existing site-specific wetland management practices, and loss of contiguous wetland area.

The Official Plan policies within section 3.2.4.2.5 - Significant Woodlands, provides that development and site alteration within and on lands adjacent to a significant woodland will require the preparation of an Environmental Impact Study in accordance with Section 3.2.6 which

demonstrates that the proposal will not result in a negative impact on the woodland. Construction proposals for new or expanding farm buildings or structures shall also require an Environmental Impact Study.

Agency Comments

Oxford County Public Works Department, and Canada Post, indicated that they have no objections to the proposed zone change application.

Upper Thames Conservation Authority (UTRCA) indicated that the UTRCA has no objections to the proposed OPA and Zone change but would be providing additional comment as part of the consent application. The UTRCA identified that the subject lands are within the UTRCA's regulation limit, and permit requirements may apply as part of any future development.

The Township of Zorra Director of Public Services, Manager of Emergency Services, Manager of Building and Development and Director of Corporate and Protective Services all provided comment that, should the applications advance, more detailed comments and conditions would be provided at the time of a future (consent) application.

Township of Zorra Council

Township of Zorra Council recommended support for the proposed Official Plan Amendment Application and approved the related zone change application 'in principle' at the regular meeting of Township Council on July 15, 2026.

Planning Analysis

The proposed application is seeking to facilitate the creation of a non-farm rural residential lot for an existing dwelling surplus to the farming operation as the result of a farm consolidation, by adding a special development policy to the subject lands. The special policy would provide for an exception to the Official Plan policy requirement for the agricultural lands to be legally consolidated with an abutting agricultural lot, to form one larger agricultural lot under identical ownership (required per 3.1.5.3 a) as part of a proposal to sever a dwelling made surplus through farm consolidation. The special development policy would serve to recognize the farm consolidation that previously occurred and would have permitted the severance as currently proposed, if it has been requested at that time.

It is proposed that an existing dwelling (which meets the constructed prior to 1995 date requirement in the Official Plan) be severed from the larger agricultural property, as surplus to the farm operation' (via the associated consent application). The agricultural lot that is proposed to be retained also contains an existing dwelling and would remain in agricultural use. A related application for zone change proposes to add a special provision to the existing agricultural (A2) zoning on the agricultural lands to be retained which would prohibit a new dwelling from being constructed (which would be a mandatory requirement of any approval of the associated consent application to sever the surplus dwelling), and to rezone the proposed lot to be severed to 'Rural Residential (RR)' with special provisions, to recognize its use for rural residential purposes and allow for reduced lot frontage.

2024 Provincial Planning Statement

The subject lands are located within a prime agricultural area, as defined by the PPS. Section 4.3 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 proposed special development policy to allow for the future creation of a non-farm rural residential lot. Staff are of the opinion that the proposal is generally consistent with the policies of the Provincial Planning Statement (2024) as contained in Section 4.3.3.1a), as the proposed Official Plan amendment would facilitate the creation of a 'new' rural residential lot, resulting from farm consolidation. Planning staff acknowledge that the lands, which were consolidated by the current owner in 2018, would have qualified to retain the surplus dwelling at that time had it been requested. The creation of the proposed rural residential lot itself would appear to be consistent with the policy direction of the PPS.

Considering that the proposal seeks to facilitate the creation of a new rural residential lot (resulting from farm consolidation), and, given that an EIS was completed to demonstrate no new negative impacts to surrounding natural features, Planning staff consider the overall proposal to be consistent with the Provincial Planning Statement.

Official Plan

Staff have evaluated the proposal in accordance with the review criteria of the Official Plan for the creation of a rural residential lot within the Agricultural Reserve. Since the introduction of the County's Official Plan in 1995, Oxford County has maintained a requirement for a dwelling made surplus through farm consolidation to have been constructed on or prior to December 13, 1995. The intent of this date requirement is to ensure that any new principal or additional farm dwellings are only being constructed with the understanding that they are accessory to, and must remain on, the farm parcel upon which they are being constructed (i.e. are not being constructed with the intent/expectation of future severance), so that new farm dwellings cannot simply continue to be built and declared surplus through successive farm consolidations over time (i.e. establishes a clear limit to the fragmentation of agricultural land and creation of non-farm rural residential uses that can result from these policies). It is noted that the ownership of the subject farm parcel has not changed since it was consolidated in 2018 and both dwellings already existed at that time. It is the opinion of planning staff that the retroactive recognition of the previous consolidation and merger of the two farm parcels would not negatively impact the intent of these Official Plan policies in this particular case.

Staff note that policy (3.1.5.3 a) provides for the severance of a dwelling that was constructed prior to December 13, 1995, as surplus to the farm operation, where such dwelling is contained on an agricultural lot that is to be legally consolidated with an abutting agricultural lot to form one larger agricultural lot under identical ownership. The dwelling which will be severed from the farm does meet the date (c. 1981) and the dwelling to remain on the retained farm parcel, which was constructed in 2008, will remain the primary dwelling for the agricultural operation. This is an important distinction, as the dwelling proposed to be removed (which merged with the current farm property in 2018) would have qualified for severance as a surplus dwelling under the policy framework of Section 3.1.5.3 if it had been applied for at the time of the consolidation and merger.

With the exception of the need to retroactively recognize the previous consolidation and merger of the two agricultural lots, the proposal would meet all other review criteria established in Section 3.1.5.3 – Creation of Rural Residential Lot, including those relating to lot size, servicing, MDS, access and traffic safety, heritage, and other applicable policies (i.e. Environmental Resource Policies). As such, Staff are satisfied that the proposed special development policy, which will facilitate a future consent application to remove a surplus dwelling from the consolidated farm parcel, is appropriate and can be justified in this case.

Respecting the natural heritage and natural hazard policies included in the Official Plan, it has been demonstrated through the submission and review of a supporting Environmental Impact Study and Planning Justification Report, that potential negative impacts to the existing environmental features are not expected or can be mitigated to provide a net environmental gain.

Further, there will be no impact to any existing agricultural structures on the subject property and, based on initial review from the Township Chief Building Official, there do not appear to be any issues with the proposed future rural residential lot satisfying the requirements of MDS II with respect to the minimum required setback from any livestock facilities on the retained farm parcel. Lastly, and as previously identified, there are also a number of conditions of consent that planning staff will be recommending for inclusion by the County Land Division Committee, to ensure compliance with the applicable Official Plan policies, at such time as the associated application for consent is being considered (pending support of this application).

To summarize, the proposal represents an appropriate site specific exception to the Agricultural Policies contained in the Official Plan and is consistent with the policies of the PPS. The policy intent and direction and all criteria surrounding the creation of rural residential lots are satisfactorily addressed, save for the fact that the proposal seeks to recognize the merger of the two farm parcels retroactively. Although such retroactive recognition would not be supportable in every instance, Planning staff are of the opinion that, in this particular case, recognizing the merger of the two farm parcels retroactively will not negatively impact the goals and objectives of the Official Plan policies. The dwelling proposed to be ‘removed’ does meet the date criteria in the Official Plan policies and a farm consolidation has occurred (2018) that would have permitted the dwelling to be severed had it been requested at that time. Further, there would not appear to be any negative impacts to the existing significant natural heritage features or surrounding agricultural properties resulting from the proposal. As such, Staff are of the opinion that the requested amendment to the Official Plan policies is appropriate and can be supported in this case.

CONCLUSION

In light of the foregoing, it is the opinion of this Office that the application for Official Plan Amendment is consistent with the policies of the Provincial Planning Statement and generally supports the strategic initiatives and objectives of the Official Plan and can be supported from a land use planning perspective. As such, Planning staff are recommending approval of this OPA application.

SIGNATURES

Report Author:

Original Signed By:

Spencer McDonald, MCIP, RPP
Development Planner

Departmental Approval:

Original Signed By:

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Original Signed By:

Paul Michiels
Director of Community Planning

Approved for submission:

Original Signed By:

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Plate 1, Location Map with Existing Zoning
Attachment 2 – Plate 2, Aerial Map (2025)
Attachment 3 – Plate 3, Applicant's Sketch
Attachment 4 – Plate 4, Pre-Consolidation Sketch
Attachment 5 – Official Plan Amendment, OPA 364

Plate 1 - Location Map and Existing Zoning

File Nos. OP 25-22-5 - Prychley Wood Farms Ltd.

Pt Lts 27 & 28, Conc. 2 (West Zorra), 316686 31st Line, Township of Zorra



Legend

Parcel Lines

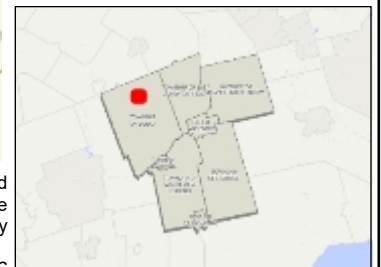
- Municipal Boundary
- Property Boundary
- - - Assessment Boundary
- Road
- Unit

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



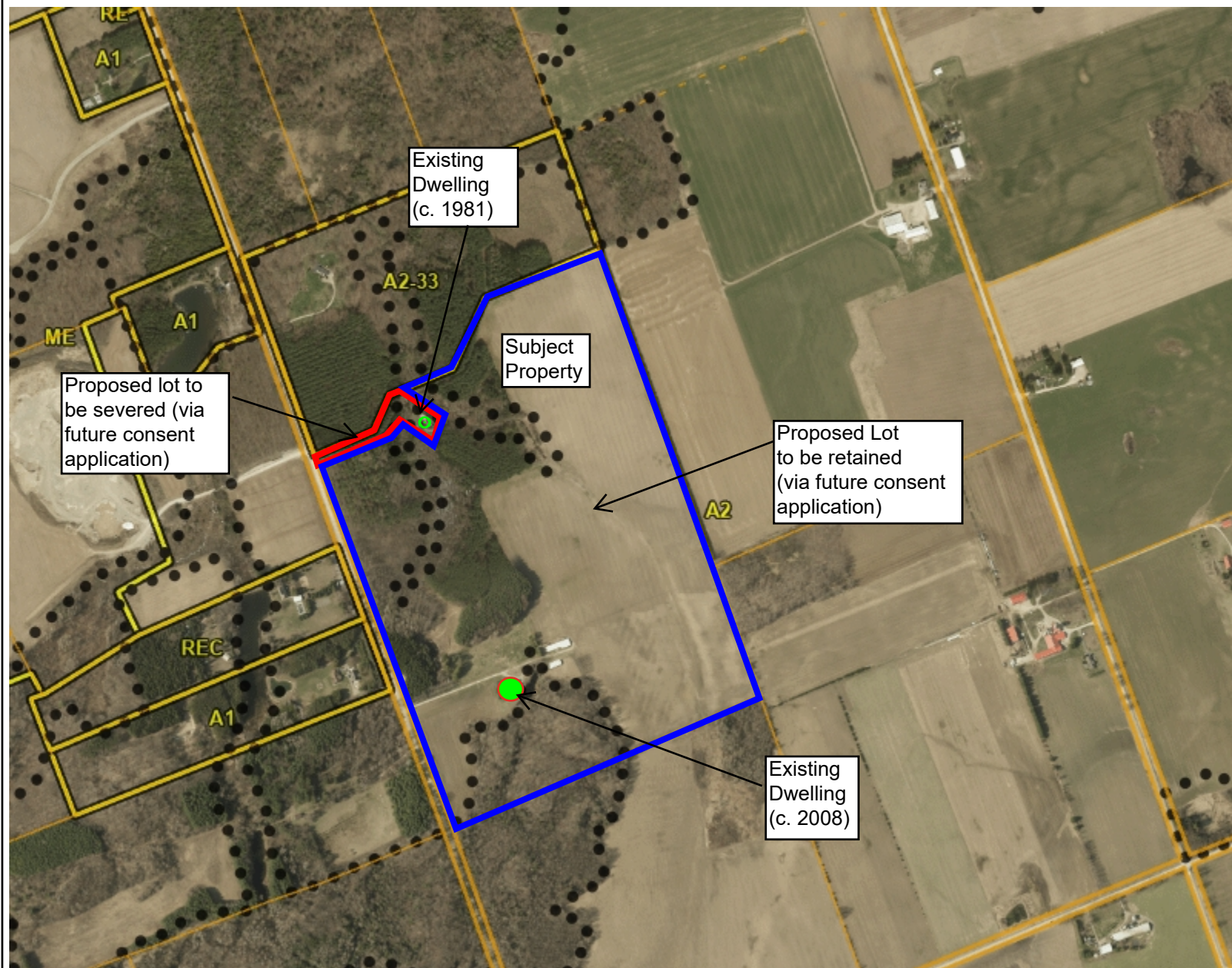
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NAD_1983_UTM_Zone_17N



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

April 10, 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



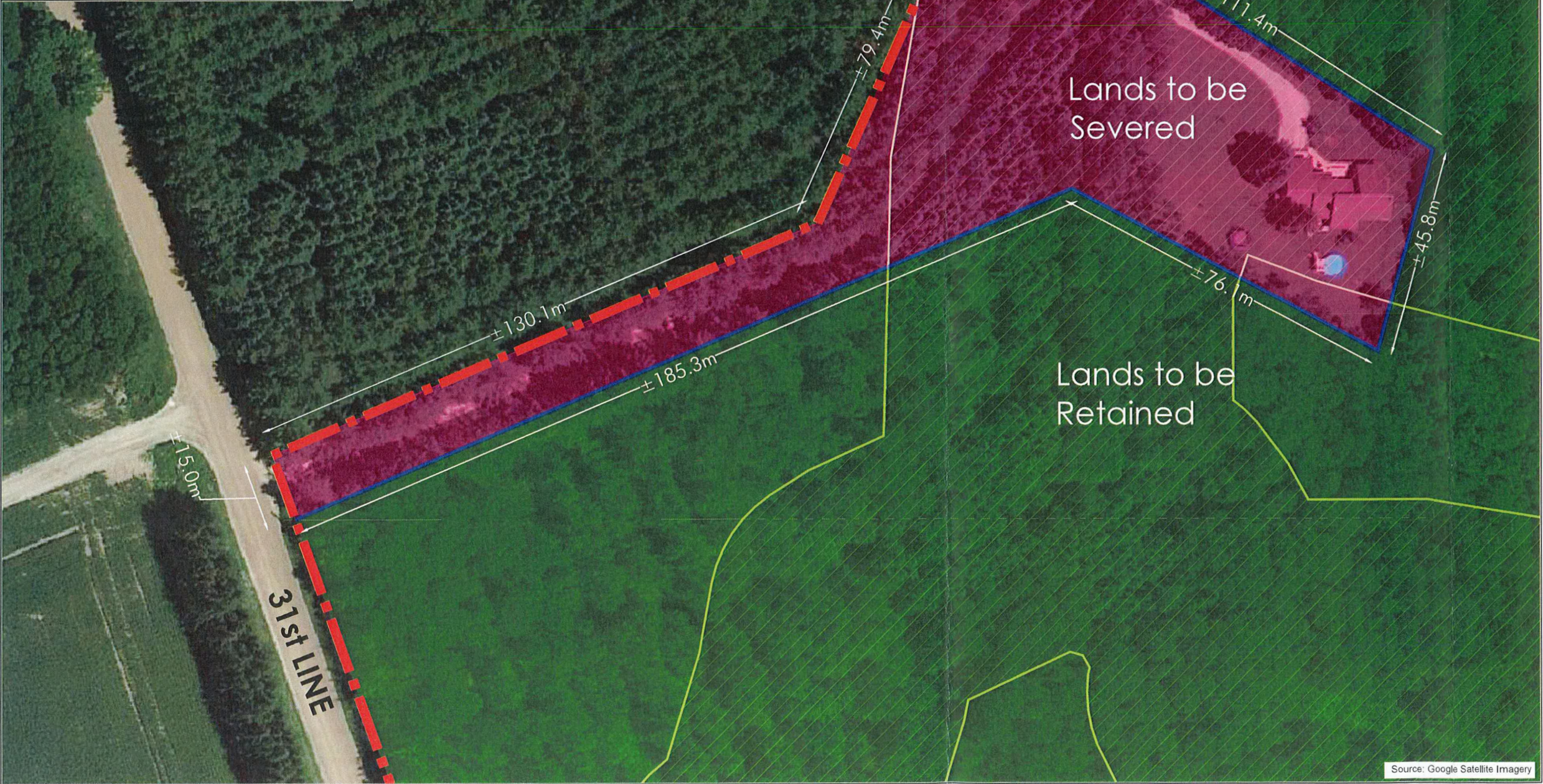
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NAD_1983_UTM_Zone_17N



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June 23, 2026



Severance Sketch

316686 31st Line
Embro
County of Oxford

LEGEND

- Subject Lands
($\pm 610,035.0\text{m}^2$ / 61.00ha)
- Severed Line
- Lands to be Retained
($\pm 600,940.7\text{m}^2$ / 60.09ha)
- Lands to be Severed
($\pm 9,094.3\text{m}^2$ / 0.91ha)
- UTRCA Regulation Limit

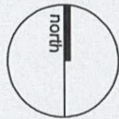
Note:
-Measurements for building setbacks and street frontage are in metres and only approximate

DATE: September 2024

FILE: 2470A

SCALE: 1:1,000

DRAWN: PL



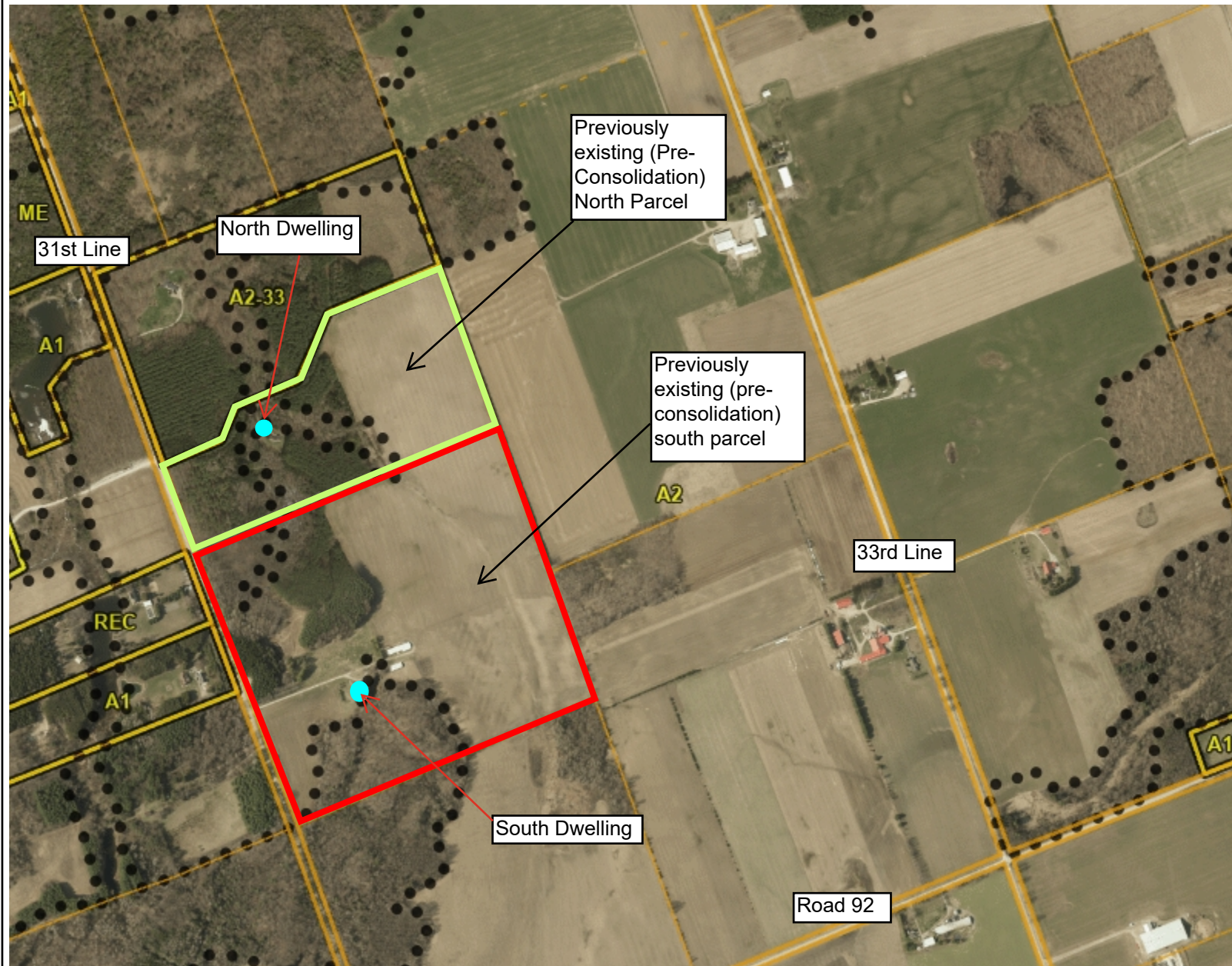
K:\2470A 316686 31ST LINE, EMBRO - SFD\SEVERANCE SKETCH\SEVERANCESKETCH_13SEPT2024.DWG



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

Source: Google Satellite Imagery



Legend

Parcel Lines

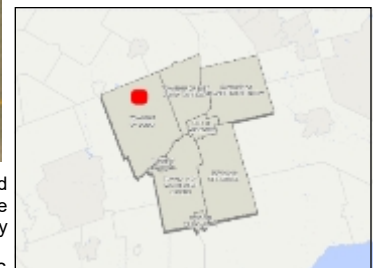
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Zoning Floodlines

Regulation Limit

- ◆ 100 Year Flood Line
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Notes



0 312 624 Meters

NAD_1983_UTM_Zone_17N



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July 2, 2026

COUNTY OF OXFORD

BY-LAW NO. **6869-2026**

BEING a By-Law to adopt Amendment Number 364 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 364 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Zorra and the County of Oxford has held a public meeting and has recommended the Amendment for adoption.

NOW THEREFORE, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 364 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 9th day of September, 2026

READ a third time and finally passed this 9th day of September, 2026.

MARCUS RYAN, WARDEN

TENA MICHIELS, DEPUTY CLERK

AMENDMENT NUMBER 364
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number 364 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement a site-specific policy in the Official Plan that will retroactively recognize a farm consolidation which occurred in 2018 in order to allow for the severance of one of two existing dwellings on the subject farm property, as surplus to the farming operation.

LOCATION OF LANDS AFFECTED

- 2.0 This amendment applies to lands described as Part Lot 21, Concession 2 (West Zorra) in the Township of Zorra. The lands are located on the east side of 31st Line, between Road 92 and Road 96 and are municipally known as 316686 31st Line.

BASIS FOR THE AMENDMENT

- 3.0 The amendment has been initiated to permit the future severance of a surplus farm dwelling on the northerly portion of the subject lands, while retaining the existing dwelling on the southerly portion of the subject lands.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS as the proposal will permit an area limited to 0.9 ha (2.2 ac) of the subject lands to be severed via future consent application to remove a dwelling surplus to the farming operation as a result of farm consolidation.

The Official Plan policy in Section 3.1.5.3 (a), provides for the removal of a dwelling that was constructed prior to December 13, 1995, where such dwelling is contained on an agricultural lot that is to be legally consolidated with an abutting agricultural lot to form one larger agricultural lot under identical ownership. The dwelling which will be severed from the farm does meet the date (c. 1981) and the dwelling to remain on the broader farm parcel, which was constructed in 2008 will remain the primary dwelling for the agricultural operation. In the opinion of Council, that in this instance the proposed future consent can be considered appropriate as the dwelling proposed to be removed (which merged with the overall property in 2018) would have qualified under the policy framework of Section 3.1.5.3 if it were submitted at the time of the consolidation and merger.

Notwithstanding the retroactive recognition of the earlier merger of the two lots, Council is satisfied that the proposal meets all other application criteria established in Section 3.1.5.3 – Creation of Rural Residential Lot, including those relating to lot size, servicing, MDS, access and traffic safety, heritage and other applicable policies (i.e. Environmental Resource Policies). To this end, Council is satisfied that the proposed special development policy which will facilitate a future consent application to remove a surplus dwelling from the broader farm parcel is appropriate and justified in this case.

Further, the retained lands will be rezoned to ensure no future dwelling may be established on them.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 3.1.8 – *Special Agricultural Policies*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.1.8 – *Special Agricultural Policies*:

“3.1.8.14 Part of Lot 21, Concession 2 (West Zorra), 316686 31st Line, Township of Zorra

Location The lands to which this subsection applies comprise approximately 60 ha (150 acres) with frontage on the east side of 31st Line and are described as Part of Lot 21, Concession 2 (West Zorra) in the Township of Zorra. The lands are located between Road 92 and Road 96 and are municipally known as 316686 31st Line.

Policies Notwithstanding the policies of Section 3.1.5.3 of this Plan to the contrary, an area of land consisting of not more than 0.9 ha (2.2 ac) and containing an existing single-detached dwelling (circ. 1981), located in the northerly portion of the property, may be severed via future consent application as a result of a farm consolidation of two abutting agricultural properties that previously occurred in 2018 and form the current subject property.

The specific extent of the lands to be severed and rezoned for future non-farm rural residential use in accordance with this policy shall be confirmed through the review of the future required consent application and its associated conditions and delineated in the Township of Zorra Zoning By-law. The retained farm parcel shall also require rezoning to prohibit the construction of any new dwellings”

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.