

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

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Zone Change ZN4-26-05 - Colombo Club of Oxford

REPORT HIGHLIGHTS

- This zone change application proposes to rezone the new residential lot resulting from Consent File No. B26-23-4 from 'Institutional Zone (I)' to 'Residential Type 1 Zone (R1)'.
- Planning staff are recommending that the application be approved as it is generally consistent with the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan with respect to residential development in Settlement Areas and the infill housing policies guiding new residential development on underutilized sites.

DISCUSSION

BACKGROUND

OWNER/APPLICANT: Colombo Club of Oxford
434719 West Hill Line, Beachville, ON N0J 1A0

LOCATION:

The lot to be severed (subject property) is legally described as Part Lot 10, Concession Broken Front, in the Village of Beachville. The subject property is located on the west side of West Hill Line, between Beachville Road and Karn Road and is known municipally as 434719 West Hill Line.

OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Village
Schedule "S-1"	Township of South-West Oxford Land Use Plan	Settlement (Village of Beachville)

TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW 25-98:

Existing:	'Institutional Zone (I)'
Proposed:	'Residential Type 1 Zone (R1)'

PROPOSAL:

The purpose of the application is to fulfill a condition of Consent, File No. B26-23-4, requiring that the lot to be severed is rezoned from 'Institutional Zone (I)' to 'Residential Type 1 Zone (R1)' to facilitate future residential development on the severed lot. The Application for Consent was approved by Oxford County Land Division Committee (LDC) on August 12, 2026, and no new development is proposed for the retained lands from the associated consent application, which contain the Colombo Club of Oxford.

The lot to be severed is located within the Settlement Area of the Village of Beachville. It is approximately 0.96 ha (2.37 ac) in area with approximately 123 m (403 ft) of frontage on West Hill Line and an average depth of approximately 80 m (262.5 ft). The lot to be severed does not contain any structures and is occasionally used for recreation purposes (soccer).

The Oxford Natural Heritage System Study (ONHSS) identifies that the northern and eastern edge of the lot to be severed is within an area of Significant Valleylands. The southeast portion of the subject property is within the Well Head Protection Area (WHPA) A and a small portion in the southeast portion of the property is within WHPA B (Plate 3).

Surrounding land uses include agricultural lands to the south, an institutional use to the southeast (Beachville Fire Hall), an institutional use to the north (Colombo Club of Oxford), residential land and lands zoned 'Special Development Zone (D-2)' to the east.

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

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

Plate 3, Well Head Protection Area, illustrates the Well Head Protection Area with respect to the lot to be severed.

Plate 4, Applicant's Sketches, provides the proposed configuration and approximate dimensions of the subject lands, resulting from Consent Application No. B26-23-4, as submitted by the applicant.

APPLICATION REVIEW

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) is a policy statement issued under Section 3 of the *Planning Act* that came into effect on October 20, 2024. Section 3 of the *Planning Act* requires that decisions affecting a planning matter shall be consistent with the policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.2 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning

for housing with Service Managers to address the full range of housing options including affordable housing needs;

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

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

Official Plan

The subject lands are located within a rural settlement, specifically a Village according to the Township of South-West Oxford Land Use Plan, as contained in the Official Plan. More specifically, the subject property is located within the Village of Beachville and not currently served by municipal sanitary services. Municipal water service is available to the subject lands. Designated rural settlements comprise Rural Clusters, Villages and Serviced Villages. To accommodate anticipated rural growth, County Council promotes the location of non-agricultural uses within rural settlements as a means of protecting agricultural lands and natural areas, avoiding scattered and strip development and maximizing the efficiency of municipal services where they exist. The policies set out for Settlement Areas are designed to provide opportunities to develop a variety of housing required to meet the needs of County residents including ownership and rental housing, affordable housing and specialized housing in rural settlements where appropriate servicing levels are provided. Within the Village designation, a range of land use is permitted except for multiple unit residential development involving more than two units.

Section 6.2.2.1 states that infill housing is defined as the placement of new residential development into established built-up areas on vacant or underutilized sites. In order to efficiently utilized designated residential land and any municipal servicing infrastructure, infill housing will be supported in Villages and in the Low Density Residential areas of Serviced Villages. Backyard infill and street-oriented infill will be supported in Rural Clusters. Section 6.2.2.1.1, Street Oriented Infill, establishes that introducing new residential housing into an established streetscape pattern will only be permitted if the proposal is consistent with the characteristics of existing development in the immediate area. This section also sets out criteria for evaluating infill proposals, as follows:

- the proposal is compatible with the street frontage, setbacks, lot area and spacing of existing development within the immediate residential area;
- for proposals involving more than two dwelling units in the Serviced Villages, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area.

Section 6.2.2.1.4, All Infill Proposals, sets out the following policies for all infill proposals:

- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- existing municipal services or private services and community facilities will be adequate to accommodate the proposed infill project;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural resources that contribute to the visual character of the surrounding area; all infill proposals will be evaluated as to the environmental impacts and constraints associated with the proposed development in accordance with Section 3.2, as well as to the potential effect of the development on heritage resources (Section 3.2.7.5);
- compliance of the proposed development with the provisions of the Zoning By-law of the Area Municipality and other municipal by-laws.

Street oriented infill proposals and backyard infill proposals may be subject to site plan control.

Section 3.2.4.2.4, Significant Valleylands, establishes that conceptually, valleylands consist of natural areas occurring in a valley or other landform depression that has water flowing through or standing for some period of time. Development and site alteration may be permitted on lands within and adjacent to significant valleylands where an Environmental Impact Study prepared in accordance with Section 3.2.6 demonstrates that the proposal will not cause a negative impact on the significant valleyland; and where the policies of Sections 3.2.8.1 (Flood Plain Policies) and 3.2.8.2 (Erosion Hazard and Unstable Soils) are satisfied, as appropriate.

With respect to the Natural Heritage Resources, the Oxford Natural Heritage System Study (ONHSS) identifies that the northern and eastern edge of the subject lands is within an area of Significant Valleylands.

Zoning By-law

The subject lands are currently zoned 'Institutional Zone (I)' in the Township of South-West Oxford Zoning By-law No. 25-98. As previously noted, the applicant is proposing that the subject lands are to be developed for residential purposes. A condition of approval from the associated consent application (File No. B26-23-4), is that the lot to be severed be rezoned to the appropriate residential zone. At the time of submitting the consent application, the applicant also applied for a Zoning By-law Amendment to rezone the lot to be severed via B26-23-4 from 'Institutional Zone (I)' to 'Residential Type 1 Zone (R1)' to facilitate future residential development.

With respect to this application, the relevant provisions for the 'R1' zone where sanitary sewers are not available include:

- Minimum lot area: 2,800 m² (30,140 ft²)
- Minimum lot frontage: 35 m (114.8 ft)
- Minimum lot depth: 80 m (262.5 ft)

Based on the information submitted by the applicant, it appears that the subject lands meet the provisions for lot area, lot frontage, and lot depth for 'R1' where sanitary sewers are not available. Staff note that as the subject lands are not regular in shape, the lot depth is an average of 80 m (262.5 ft).

Agency Comments

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

The Township of South-West Oxford Chief Building Official (CBO)/Drainage Superintendent and the Township of South-West Oxford Septic Inspector reviewed the application and commented that as soil testing has not been completed on the lot to be severed, the potential location of a future septic system is yet to be assessed and determined. The proposed lot to be severed has limited availability for a septic system; this will be assessed once a building permit for a septic system is received.

The Township of South-West Oxford Works Superintendent reviewed the application and provided the following comments:

- Any new entrance to the proposed residential use on the lot to be severed would be subject to approval to ensure sufficient site lines are achieved. Based on a site review, there appear to be locations that would meet the site line requirements. The Township should be consulted prior to planning the entrance, as a new entrance permit will need to be obtained.
- Water service to the new residential lot should be accessed from the east side of West Hill Line

Oxford County Public Works staff provided the following comments:

- Water servicing is available on West Hill Line for the lot to be severed, and the applicant will be required to connect the new lot. The applicant is required to submit a completed Application for Connection of Water and Sewer.
- Any new septic system for the lot to be severed must be entirely outside of the Wellhead Protection Area (WHPA) and no construction can commence without notifying Oxford County Public Works so that they can mark the extent of the WHPA on the lot to be severed.
- Public Works is not supportive of a second residential lot (i.e. further severance); there is not sufficient municipal water capacity and un-serviced lots, and private wells are not permitted in a Settlement Area where municipal water is available.

Upper Thames River Conservation Authority (UTRCA) staff indicated that they do not have any objections to the application. They noted that there appears to be a steep slope running along the southern property line of the lands to be severed. They are of the opinion that this would not be considered a regulated slope as it is very likely a human-made slope established during the initial grading of that site. While it is not a requirement from the UTRCA, the UTRCA recommends that proper setbacks from the top of slope are maintained for all future residential development on the lot to be severed, and it appears that there is sufficient room to accommodate this.

Hydro One Networks, Southwestern Public Health, and Canada Post reviewed the application and indicated that they do not have concerns or comments.

Public Consultation

Notice of Complete Application and Notice of Public Meeting regarding the application were provided to surrounding property owners in accordance with the requirements of the *Planning Act* on July 23, 2026, and September 29, 2026, respectively. At the time of writing this report, Staff have received telephone calls from prospective purchasers of the lot to be severed inquiring if a further severance would be supported.

Planning Analysis

This application has been reviewed under the policy direction of the Provincial Planning Statement.

This zone change application proposes to rezone the lot to be severed resulting from Application for Consent B25-61-4 from 'Institutional Zone (I)' to 'Residential Type 1 Zone (R1)'. The proposed new residential lot is located within the Village of Beachville.

Planning staff have reviewed the application under the policy direction of the Provincial Planning Statement (PPS). Overall, Planning staff are satisfied that the proposal complies with the PPS direction to provide an appropriate range and mix of housing types and densities for current and future residents and represents appropriate infill and intensification within a designated settlement area.

Staff are of the opinion that the proposal is consistent with the infill housing policies set out in the Official Plan, and that rezoning the new residential parcel for residential development on an existing underutilized site is consistent with the Official Plan direction for the promotion of growth within Villages. Staff are of the opinion that through the recommended 'R1' zone and the Building Permit process for a new dwelling and a new septic system, the specific policies guiding infill proposals can be met (e.g. stormwater run-off, off-street parking, outdoor amenity areas, location of vehicular access points, services).

The subject lands appear to meet the area, depth, and frontage provisions of the 'R1' zone. Planning staff are of the opinion that the 'R1' zone is the appropriate residential zone for the lot to be severed. This zoning will provide consistency with the surrounding residential area which is also zoned 'R1' and would facilitate the development of a future single detached dwelling, consistent with the policy direction for lands within the Village designation.

As noted earlier in this report, part of the proposed lot to be severed is a WHPA (Plate 3). In consultation with County Public Works staff, the Oxford County Source Water Protection Coordinator, the Township Chief Building Official, the Township Septic Inspector, and the Oxford County Manager of Policy Planning, it was determined that due to the constraints presented by the WHPA, any septic system (including future replacement/upgrades) must be outside of the WHPA. The Township of South-West Oxford's Septic Inspector commented that the lot to be severed has limited availability for a septic system and the location of a septic system will be assessed once a building permit application for a septic system is received and required testing is completed (e.g. soil testing). Planning staff note that the results of the testing will assist with determining the location of the septic system.

Oxford County Public Works staff established that municipal water service is available on West Hill Line for the subject lands. The owner will be required to connect the new lot to said services which involves submitting a completed Application for Connection of Water and Sewer. The Township of South-West Oxford Public Works Superintendent commented that as West Hill Line

was paved in 2026, the Township would prefer that the water service to the new residential lot should be accessed from the west side of West Hill Line, so the new paving is not disrupted. If the water service must come from the east side of West Hill Line, it should be done in a way to not disrupt the new paving on West Hill Line. Oxford County Public Works staff have also stated that they are not supportive of a second residential lot (i.e. further severance) as there is not sufficient municipal water capacity and un-serviced lots are not permitted in a Settlement Area.

Overall, Planning staff are of the opinion that the proposal to rezone the lot to be severed to 'Residential Type 1 Zone (R1)' is consistent with the Provincial Planning Statement and maintains the intent of the Official Plan with respect to residential development adjacent to natural heritage features in designated Settlement Areas and with the Infill Housing policies and are recommending that the application be approved.

RECOMMENDATION

It is recommended that the Council of the Township of South-West Oxford approve the zone change application submitted by The Colombo Club (ZN 4-26-05), whereby the lands described as Part Lot 10, Concession Broken Front, Township of South-West Oxford, and further described as the lot to be severed from Consent Application B26-23-4, are to be rezoned to from 'Institutional Zone (I) to 'Residential Type 1 Zone (R1)' as described in Report No. CP 2026-295.

SIGNATURES

Authored by: "Original Signed By"

Laurel Davies Snyder, MCIP, RPP
Development Planner

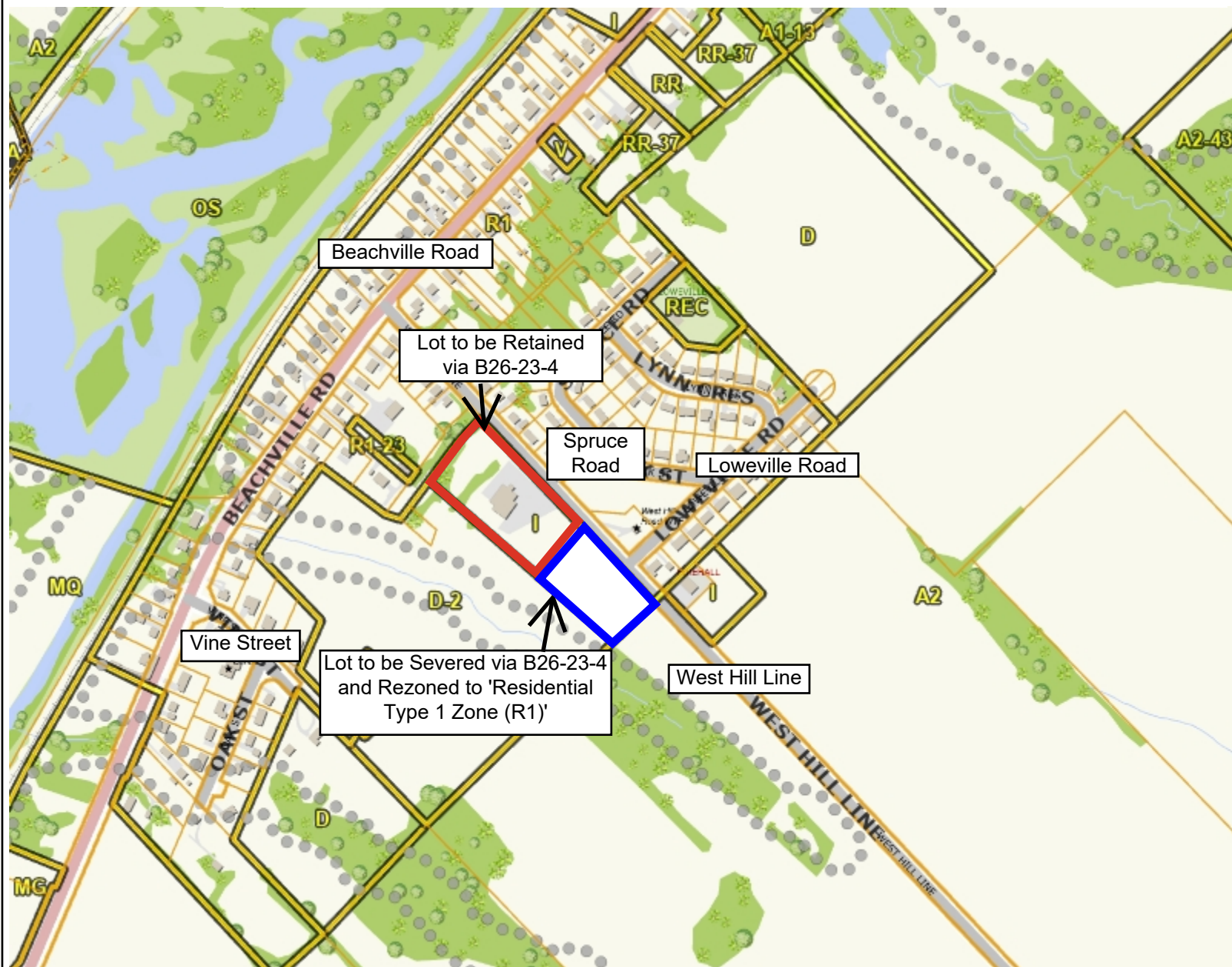
Approved for submission: "Original Signed By"

Heather St. Clair, MCIP, RPP
Senior Development Planner

Plate 1: Location Map with Existing Zoning

File No.: ZN4-26-05 (Colombo Club of Oxford)

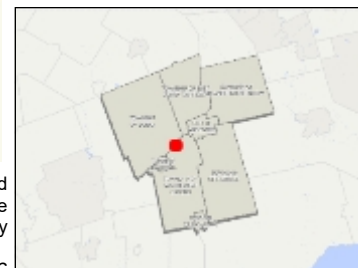
Part Lot 10, Concession Broken Front, 434719 West Hill Line, Township of South-West Oxford



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - ◆ Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 192 383 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

May 29, 2026



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Notes



0 96 192 Meters

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May 29, 2026



