

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

From: Laurel Davies Snyder, Development Planner, Community Planning

Supplementary Report: Application for Zone Change ZN4-25-02 – AG Tech MPS Ltd.

REPORT HIGHLIGHTS

- This application proposes to rezone the portion of the subject property to permit an accessory dwelling unit within a new industrial building which would also contain a warehouse and a truck transportation terminal.
- Township Council deferred the original application at their August 12, 2025, meeting pending either a revised site plan that complies with the Township's Zoning By-law or confirmation of all required site-specific provisions for the proposed yard setbacks.
- The revised application included a request for site-specific provisions to reduce the required front yard depth from 15 m (49.2 ft) to 5.08 m (16.6 ft), reduce the required rear yard depth from 7.5 m (24.6 ft) to 1.5 m (4.9 ft), and reduce the required interior side yard width from 10 m (32.8) to 3.0 m (9.8 ft). A Noise Study to support the proposed reductions to required yards was also submitted by the Applicant.
- Planning staff are recommending approval of the application as it is consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan respecting development within rural settlement areas.

DISCUSSION

Background

APPLICANT/AGENT:

Civic Planning Solutions Inc. c/o David Roe
61 Trailview Drive, Tillsonburg, ON N4G 0C6

OWNER:

AG Tech MPS Ltd. c/o Bradley (Kyle) Burton
292171 Culloden Line, Brownsville, ON N0L 1C0

LOCATION:

The subject property is described as Part Lot 22, Concession 11 (Dereham), Part 5 Plan 41R-1982 and Part 12 Plan 41R-10447 in the Township of South-West Oxford. The lands are located on the west side of Culloden Line, between Brownsville Road and Hawkins Road and known municipally as 292171 Culloden Line in the Village of Brownsville.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “C-3”	County of Oxford Settlement Strategy Plan	‘Village’
Schedule “S-1”	Township of South-West Oxford Land Use Plan	‘Settlement’

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

Existing Zoning:	‘General Industrial Zone (MG)’ with a small portion of the southern property boundary zoned ‘General Agricultural Zone (A2)’.
Requested Zoning:	‘Special General Industrial Zone (MG-sp)’ with ‘A2’ portion to remain unchanged.

PROPOSAL:

The intent of this application is to rezone the part of the subject property currently zoned ‘General Industrial Zone (MG)’ to ‘Special General Industrial Zone (MG-sp)’ to permit a 395.5 m² (4,257 ft²) accessory dwelling unit in a portion of a new 1,079.3 m² (11,617.5 ft²) industrial building as a permitted use. The original application proposed a 384 m² (4,133 ft²) dwelling unit in a portion of a new non-residential building that would have a gross floor area of approximately 1,127 m² (12,131 ft²).

As the original application did not include requests for site specific provisions for proposed yard setbacks, it was deferred by Township Council at their August 12, 2025, meeting. The applicant was directed to resubmit the application with either a revised site plan conforming to the Township’s Zoning By-law or confirm the required site-specific provisions for proposed yard setbacks.

As the subject property abuts a residential use, with reduced setbacks requested, a noise assessment brief was requested to assess and analyze potential impacts of the proposed new industrial building in proximity to the existing residential uses, and to identify any required mitigation measures.

The revised application included a Noise Study, revised Site Plan, and the following requests for site-specific provisions:

- reduce the required front yard depth from 15 m (49.2 ft) to 5.08 m (16.6 ft);
- reduce the required rear yard depth from 7.5 m (24.6 ft) to 1.5 m (4.9 ft); and,
- reduce the required interior side yard width from 10 m (32.8 ft) to 3.0 m (9.8 ft).

Upon review, the Township of South-West Oxford confirmed that the area in front of the proposed new industrial building is considered an interior side yard and not a front yard. As per Section Table 19.2, Zone Provisions, the minimum interior side yard width is 10 m (32.8 ft), except where the interior side lot line abuts a residential zone. In this case the required minimum side yard width is 15 m (49.2 ft).

The revised application package, including the Noise Study, was circulated to County Public Works Staff, the Township Works Superintendent, the Township Fire Chief, and the Township Chief Building Inspector for their comments.

As set out in Report No. CP 2025-215, the owner has indicated that they will be the sole occupant of the new dwelling unit in the proposed industrial building. The building will also contain a warehouse and a truck transportation terminal, illustrated by Plate 3. Both the warehouse and truck transportation terminal are permitted uses in the 'MG' zone.

Report No. CP 2025-15 also provided information regarding services for the proposed development. Specifically, that the subject property is connected to the municipal water system via a 150 mm watermain on Cullogen Line. Regarding septic servicing requirements for the proposed new accessory dwelling unit in the proposed new industrial building, the Township's Chief Building Official (CBO) and Septic Inspector indicated that confirmation of required private servicing on site, including sanitary sewage disposal system will be reviewed comprehensively under the application review processes for Site Plan Control and Building Permit Application. The owner was advised that it is unlikely that the current septic system will accommodate the new building and that sufficient area exists on the site for the purposes of installing a private sanitary sewage disposal system as defined and regulated under the Building Code Act. The owner was advised to work with a septic contractor and that a Sewage System Building Permit is required. Once an application is received, a Site Assessment will be conducted to determine if a permit can be issued. The owner submitted a proposed sewage system layout and profile diagram to the Township.

A consultation meeting was held on August 15, 2025, to discuss the process and requirements with the owner and applicant. The Meeting Summary was provided to Township staff, County staff, the owner, and the applicant and established that the proposal will be required to obtain Site Plan Approval where all requirements, including on-site water supply for freighting purposes, will be required to the satisfaction of the Township.

The subject lands are approximately 1.2 ha (2.95 ac) in area. A portion of the subject lands is zoned 'General Industrial Zone (MG)', and a portion of the lands is zoned 'General Agricultural Zone (A2)'. The lands zoned 'A2' are currently vacant and are not proposed to be amended through this application. The subject lands currently contain a 1,528 m² (16,447.2 ft²) building being used for a manufacturing use and service shop use, which will be maintained.

The subject property abuts an existing residential use (property zoned 'Residential Type 1 Zone (R1)'). Surrounding land uses include agricultural uses to the north, west, and south (zoned 'General Agricultural Zone (A2)'), single detached residential dwellings and an institutional use to the north (zoned 'R1' and 'Institutional Zone (I)'), and industrial uses to the east and southeast (zoned 'MG').

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

Plate 2, Aerial Map (2025), provides a close-up view of the subject lands.

Plate 3, Applicant's Sketch, depicts the property proposed to be rezoned, the location of the existing building, and the location of the proposed new industrial building containing an accessory dwelling unit, as provided by the applicant.

Application Review

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) is a policy statement issued under the authority of Section 3 of the Planning Act. The PPS applies to all decisions in respect of the exercise of any authority that affects a planning matter, and such decisions shall be consistent with 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 2.3.1, General Policies for Settlement Areas, establishes that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public service facilities. This section also directs planning authorities to support general intensification and redevelopment to achieve 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.

Section 2.8.1, Supporting a Modern Economy, establishes that Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs, providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses, and encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities. These policies also speak to encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.

Section 3.5, Land Use Compatibility, sets out policies with respect to compatibility between major facilities and sensitive land uses. Specifically, that planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

OFFICIAL PLAN

Section 6.1, Rural Settlement Strategy, establishes that designated rural settlements comprise Rural Clusters, Villages and Serviced Villages. The subject lands are designated 'Village' as per Schedule "C-3" in the Oxford County Settlement Strategy Plan and 'Settlement' as per Schedule "S-1" in the Township of South-West Oxford Land Use Plan.

The Official Plan directs that growth and development will be focused in Settlements, and that their vitality and regeneration will be promoted. It is the intent of the Official Plan to ensure that a sufficient supply of land will be provided within Settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20-year needs of the

County and the Township, while accounting for opportunities to accommodate growth through intensification.

Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources and efficiently use existing or planned infrastructure and public service facilities, support active transportation and existing or planned transit, be freight-supportive, minimize negative impacts to air quality and climate change, and promote energy efficiency.

Within the Village designation, a range of land use is permitted except for multiple unit residential development involving more than two units.

Section 6.4, Industrial Uses in the Rural Settlements, establishes criteria for the evaluation of industrial proposals including permitted uses, location, and evaluation criteria.

Permitted industrial uses will primarily consist of assembling, manufacturing, fabricating, processing, repair activities, environmental industries, wholesaling, storage and warehousing industries, construction industries, communication, logistic and utility industries, transportation and cartage industries, and technological service industries. Ancillary showroom, retail, office, and sales uses operating in association with a permitted use as set out above will be permitted but will be restricted by the Zoning By-Law to a percentage of the total floor area of the building. Where concerns have been expressed as to the impact a proposed use may have on the environment, Area Council may consult with appropriate Provincial agencies and will be satisfied that any such impacts or risks of impact can be appropriately mitigated through Federal or Provincial legislation requirements and associated regulations prior to permitting such use. Area Council may not permit industrial uses or development when such consultation indicates that the use represents a significant health or safety risk to the public, employees or the environment by reason of pollution or other adverse environmental impact.

Industrial areas or uses will be sufficiently set back from residential uses in the general vicinity to mitigate potential conflicts resulting from noise, dust, vibration, odour or vehicular traffic associated with the industrial activity. Industrial areas or uses will be protected from encroachment by non-compatible uses.

Where feasible, industrial and residential uses will be separated by an intervening use such as service commercial or institutional uses which are compatible.

The industrial area will generally have direct access to a major road designated on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3 or a Provincial Highway or County Road designated on Schedule C-4, County Transportation Network Plan.

In addition to criteria regarding permitted uses and location, the following criteria will be satisfied prior to permitting industrial development.

- Where proposed industrial development is near to existing or planned residential, open space or institutional uses, adequate buffering through distance separation, fencing or landscaping, and building or site design shall be provided to minimize potential nuisance.
- Adequate water supply and sewage disposal facilities and solid and liquid waste disposal shall be available and satisfactory to the County and/or the Ministry of the Environment. Where centralized water and/or wastewater treatment facilities are not available for industrial uses, private water supply and on-site sewage disposal facilities shall satisfy the requirements of the County and the Board of Health and the policies of Section 3.2, Environmental Resource

Policies relating to water quality and quantity, as appropriate. Where private services are proposed, industrial uses shall be limited to those that are “dry” in nature.

- Adequate off-street parking and loading facilities shall be required by the Zoning By-Law.
- Buildings will be sufficiently setback from the street line to ensure that landscaping in the form of berms and/or vegetative screening can be incorporated into yards and parking areas directly adjacent to the street line.
- The number of direct access points will be limited and designed to minimize hazards to vehicular and pedestrian traffic.
- Industrial development will be consistent with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

Section 6.4.1, Site Plan Approval, establishes that Site Plan Control may be required and where it is required, specific design criteria will be evaluated prior to approval. These criteria include landscaping, storage areas, location of loading and serviced areas, traffic and access, parking, barrier free design, and drainage.

Section 3.3.3.1 Noise, Vibration and Safety, of the Official Plan sets out criteria and policies related to studies, measurement, analysis, and mitigation of noise effects. The County and Area Municipalities recognize that there may be noise or vibration affecting noise sensitive land uses located in proximity to industrial uses, major roads, railways and airports. The objective of the policies in this section is to prevent or minimize the encroachment of noise sensitive land use upon industrial land use and vice versa. Noise sensitive land use and industrial land use are considered to be incompatible and a study addressing the measurement, analysis, and mitigation of noise or vibration effects may be required prior to or as a condition of development.

Notwithstanding the minimum separation distances that apply to development proposals for Class I, II, or III industrial facilities in proximity to existing or proposed noise sensitive land uses, the County and/or Area Municipality may reduce the requirement for the minimum separation distances from industrial facilities or rail yards in areas where infilling or redevelopment for residential or mixed use is taking place, provided that a feasibility assessment is undertaken and that the appropriate attenuation measures are implemented in accordance with the Ministry of the Environment guidelines. In addition, notwithstanding the minimum separation distances, the County and/or Area Municipality may reduce the requirement for the minimum separation distances from industrial facilities or rail yards and waive the requirement for feasibility and/or noise studies where infilling or redevelopment for residential or mixed use is proposed:

- on existing lots of record, and,
- for the creation of a single lot through the consent process for infilling purposes,

provided that:

- the proposed development is no closer to the zoned and designated industrial lands or facilities than existing sensitive land uses in the immediate area;
- existing industrial uses and railway authorities within the prescribed minimum separation distances are notified of the proposed development and have been provided with the opportunity to comment; and,
- the composition and nature of the industrial land uses within the minimum separation distances are relatively stable and/or there is evidence that these areas are undergoing transition to other more compatible uses.

ZONING BY-LAW

The subject lands are currently zoned 'General Industrial Zone (MG)' and 'General Agricultural Zone (A2)' according to the Township of South-West Oxford Zoning By-law. Section 4.3 of the Zoning By-law establishes that where a lot is divided into more than one zone, each such portion of the lot shall be considered as a separate lot for the purposes of determining zone provisions of this Zoning By-Law and shall be used in accordance with the provisions of this Zoning By-Law for the applicable zones, but no lot shall have more than one residential dwelling on the whole except as specifically provided in this Zoning By-Law.

This application proposes to amend the zoning on the portion of the property currently zoned 'General Industrial Zone (MG)'. Section 19.1 sets out the uses permitted in the 'MG' zone, which do not include an accessory dwelling unit.

The zone provisions relevant to this application include:

- minimum lot area where sanitary sewers are not available: 3,000 m² (32,292.8 ft²)
- minimum lot frontage: 40 m (131.2 ft)
- minimum lot depth: 50 m (164 ft);
- minimum front yard depth: 15 m (49.2 ft)
- minimum rear yard depth (7.5 m (24.6 ft)
- minimum interior side yard width: 10 m (32.8 ft)
- minimum interior side yard width where the lot line abuts a residential zone abuts a residential zone: 15 m (49.2 ft).

Planning staff are satisfied that the lot area, lot frontage, and lot depth meet the required provisions of the 'MG' zone. The applicant submitted a revised site plan to illustrate the current and proposed structures on the subject property and have included a request for site-specific provisions. As indicated earlier in this report, the required site-specific provisions include:

- reduce the required interior side yard width from 10 m (32.8 ft) to 3.0 m (9.8 ft).
- reduce the required interior side yard width where the lot line abuts a residential zone from 15 m (49.2 ft) to 5.08 m (16.6 ft);
- reduce the required rear yard depth from 7.5 m (24.6 ft) to 1.5 m (4.9 ft); and,

As set out in Report CP 2025-215, the current uses in the existing industrial building on the subject property include a manufacturing use and a service shop use which will be maintained. The uses proposed for the new industrial building include a warehouse (547 m² (5,889 ft²)) and a truck transportation terminal (136.8 m² (1,479.6 ft²)), and as previously described in this report, a 395.5 m² (4,257.1 ft²) accessory dwelling unit which would be accessory to the proposed warehouse use.

Township Staff identified that a Site Plan Amendment is required as part of the approval process and have communicated this to the applicant.

AGENCY COMMENTS

The revised application was circulated to County Public Works Staff, the Township Works Superintendent, the Township Fire Chief, and the Township Chief Building Official (CBO) for their comments. Comments were also received by the Fire Chief following the August 15, 2025, meeting.

The Township of South-West Oxford Chief Building Official (CBO) reviewed the revised application and provided the following comments:

- Only one (1) residential unit is permitted in combination with an industrial use.
- As per the Ontario Building Code, the new structure will require:
 - fire separation between abutting occupancies; and,
 - sufficient exits and egress for bedrooms (depending on where bedrooms are located).
- Fire separation along exterior walls of the new structure may also be required.
- The continuity of the fire alarm system may need to extend into the residential portion.
- Due to significant proposed reduced yard setbacks, an Engineered Lot Grading Plan is required.

The Township Fire Chief indicated that the following is required to be provided and/or confirmed through the Site Plan Approval process:

- Dry Hydrant System commissioning and validation process documents;
- Water supply calculations and source capacity verification for both existing and proposed buildings;
- Inspection, testing and maintenance lots;
- Winterization methods (depth verification, insulation, heating) and cleaning maintenance procedures;
- Confirm regulatory compliance of source;
- Demonstrate that the dry hydrant installation and water supply conform to NFPA 1142 – Standard on Water Supplies for Suburban and Rural Fire Fighting and Ontario Building Code (OBC) fire access and water supply provisions.

The Township Works Superintendent/Public Works and Oxford County Public Works staff replied that they do not have any comments at this time.

PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting regarding the application for the Zone Change were provided to surrounding property owners in accordance with the requirements of the Planning Act on March 25, 2025, and July 22, 2026, respectively. At the time of writing this report, Staff had not received any comments regarding the application.

Planning Analysis

Supporting Technical Study: Noise Study

A Noise Study, dated February 19, 2026, was prepared by HGC Noise Vibration Acoustics. The study provides an analysis to assess the potential sound emissions from the proposed new industrial building with respect to the residential use located on an abutting property, east of the subject property (zoned 'Residential Type 1 Zone (R1)'). The analysis is based on Ministry of Environment, Conservation and Parks (MECP) criteria, particularly the NPC-300 Noise Guidelines.

The potentially significant noise sources will be truck maintenance activities and the occasional movement of trucks in the yard and in the access route. The study and analysis used the daytime and nighttime worst-case hour scenarios and determined that the predicted sound emissions may exceed the applicable MECP guideline limits. To mitigate this, the study recommends that a 41

m long and 2.5 m high noise wall in the form of an acoustic wood fence is installed (Figure 5 in the Noise Study).

Provincial Planning Statement 2024

Consistent with Report No. CP 2025-15, Planning Staff are satisfied that the proposed dwelling unit in a portion of a new non-residential structure is in keeping with PPS policies regarding development of properties in Settlement Areas and efficiently using land, resources, and infrastructure. Planning staff are of the opinion that the proposed development will support economic development and competitiveness by expanding the existing business on the site. With respect to land use compatibility, Staff are of the opinion that through the implementation of the recommendations of the Noise Study and consideration of other items through the Site Plan Approval process, any expected potential adverse effects to the abutting residential use will be minimized and mitigated.

Official Plan

Planning Staff are satisfied that the proposal is consistent with the Official Plan policies regarding development of properties in Settlement Areas, and within Villages, as staff are of the opinion that the proposal will efficiently utilize land, resources, and existing infrastructure. With respect to evaluating proposals for industrial development in Settlement Areas, Staff are of the opinion that the proposed warehouse and transportation terminal uses are consistent with the permitted industrial uses as set out in Section 6.4, Industrial Uses in the Rural Settlements, and that proposed industrial uses can be limited by the Zoning By-law to manage potential issues regarding compatibility with the proposed accessory residential unit.

With respect to the locational policies and evaluation criteria for industrial uses within the Village designation, Staff are generally satisfied with the setbacks for the proposed new industrial building, compatibility of uses on the subject property and with surrounding uses, and with vehicular access onto Culloden Road.

The applicant has requested to reduce the required interior side yard depth from 15 m (49.2 ft) to 5.08 m (16.6 ft) which will reduce the distance between an industrial building and associated uses, and a residential use. To address policies set out in Section 3.3.3.1 Noise, Vibration and Safety, the owner was required to submit a Noise Brief to analyze potential impacts of the proposal on the abutting residential use and recommend mitigation measures to support the proposed reduction. Staff notes that the warehouse use is proposed for the eastern part of the building which is closest to the residential use. This will provide an additional buffer between the residential use and the truck transportation terminal which is anticipated to generate most of the new noise from the subject property. Staff are of the opinion that the Noise Study submitted by the owner satisfactorily analyzes and the potential impacts to the abutting residential land use. Staff support the recommendation for mitigation from the proposed warehouse and truck transportation terminal (i.e. a 2.5 m (8.2 ft) high, 41 m (154.2 ft) long fence/barrier).

Staff notes that as per Section 6.4.1, Site Plan Approval will be required to address specific design criteria including but not limited to landscaping, storage areas, location of loading and serviced areas, traffic and access, parking, barrier free design, and drainage. The recommendations of the Noise Study will be incorporated into the Site Plan Approval process.

Township of South-West Oxford Zoning By-law

With respect to the Zoning By-law, the 'General Industrial Zone (MG)' does not permit an accessory dwelling unit in a non-residential building, however Planning staff are of the opinion

that a site specific approval to permit a dwelling unit as accessory to a proposed industrial use may be appropriate where the proposed dwelling is occupied by the owner, caretaker, watchman or other similar person employed on the lot where industrial use is located, and where the proposed industrial use may be compatible with a residential dwelling. As set out in Report No. CP 2025-215, the property owner has indicated that they will be the occupant of the new accessory dwelling unit. The owner has indicated that amenity space will likely be provided using an upper deck and covered deck and noted that a privacy fence at the entrance of the dwelling will also be considered which could include additional space to the south on the subject property.

With respect to considering compatibility of a residential use with industrial uses, the applicant has indicated that the proposed industrial building would contain a warehouse use and a truck transportation terminal use (vehicle bay) and the proposed accessory dwelling would be accessory to the warehouse use. The applicant indicated that the new industrial building would not contain a manufacturing use; the manufacturing use currently on the subject lands would remain limited to the existing 223 m² (2,400 ft²) area in the existing industrial building. Based on the proposed uses for the new building, Staff are of the opinion that in this instance, the proposed accessory dwelling unit can be considered compatible with the new warehouse and truck terminal uses proposed for the new industrial building, however staff are recommending that the said industrial uses be limited to these specific uses and be limited in scale to ensure they remain compatible with the proposed accessory dwelling unit.

The applicant has requested special provisions to permit an interior side yard width of 5.08 m (16.6 ft) where the lot line abuts a residential zone, a rear yard depth of 1.5 m (4.9 ft), and an interior side yard width of 3.0 m (9.8 ft). Staff note that the Chief Building Official indicated that considering the proposed reduced setbacks, an Engineered Lot Grading Plan will be required as part of the Site Plan Approval process. This Plan will provide for proper surface drainage and ensure that water is directed away from structures and neighbouring properties and will review the required fire separation between abutting occupancies, exits and egress for bedrooms, continuity of the fire alarm system, and adequate fire separation along exterior walls of the new structure.

With respect to the proposed interior side yard width of 5.08 m (16.6 ft) where the lot line abuts a residential zone, Staff are of the opinion that in this case, a reduced interior side yard width of 5.08 m (16.6 ft), combined with implementing the recommendations of the Noise Study (i.e. installing a 2.5 m high and 41 m long barrier along a portion of this lot line), will provide a sufficient buffer between uses and still provide sufficient room for building maintenance and access. Staff note that the owner of the subject property also currently owns the abutting 'R1' property, 292177 Culloden Line.

With respect to the proposed rear yard depth of 1.5 m (4.9 ft), Planning staff note that as illustrated by Plate 3, the proposed new industrial building is irregular in shape and most of the proposed building will be at least 3.0 m (9.8 ft) from the rear lot line. The abutting property to the rear lot line is zoned 'General Agricultural Zone (A2)'. There is a permanent surface water feature contained on the 'A2' property, immediately to the west of the subject property and immediately west of where the new building would be located. Staff also note that the new accessory residential use is proposed to be in this portion of the new building. As the proposed uses in the new building are not manufacturing uses and will be limited through the amending By-law, Staff are of the opinion that the proposed rear yard depth is reasonable in terms of compatibility of uses and will provide sufficient room for building maintenance and access.

With respect to the proposed interior side yard width of 3.0 m (9.8 ft), Planning staff note that this part of the subject property also abuts a surface water feature contained on the abutting 'A2'

property. As the proposed industrial uses are not manufacturing in nature and will be limited through the amending By-law, Staff are of the opinion that these uses are compatible with adjacent uses. The proposed reduced interior side yard provides sufficient room for access and building maintenance, and through the SPA process, lot grading and stormwater management designs will be required to mitigate any impacts to this feature.

With respect to services for the proposed development, the subject property is connected to the municipal water system via a 150 mm watermain on Culloden Line. As previously mentioned in this report, an Engineered Lot Grading Plan, Functional Servicing Report, Geotechnical Study, implementation of the recommendations of the Noise Study, and Site Plan Approval are required to facilitate the proposal. The Site Plan Approval process will include satisfying several specific design criteria set out in Section 6.4.1 including but not limited to landscaping, storage areas, location of loading and serviced areas, traffic and access, parking (including loading areas), barrier free design, and drainage. Additional evaluation criteria including servicing (water supply, sewage disposal, solid and liquid waste disposal) and location of buildings will also be addressed through the Site Plan process.

Overall, Planning staff are of the opinion that the zoning application is consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan respecting development in rural settlement areas. A draft amending By-law is attached for Council's consideration.

RECOMMENDATIONS

That the Council of the Township of South-West Oxford approve zone change application ZN4-25-02, submitted by AG Tech MPS Ltd. whereby the lands described as Part Lot 22, Concession 11 (Dereham), Part 5, Plan 41R-1982, Township of South-West Oxford are to be rezoned from 'General Industrial Zone (MG)' to 'Special General Industrial Zone (MG-sp)' to permit the establishment of a dwelling unit accessory to a warehouse use, together with a number of amendments to the 'MG' zone, as described in Report No. CP 2026-245.

SIGNATURES

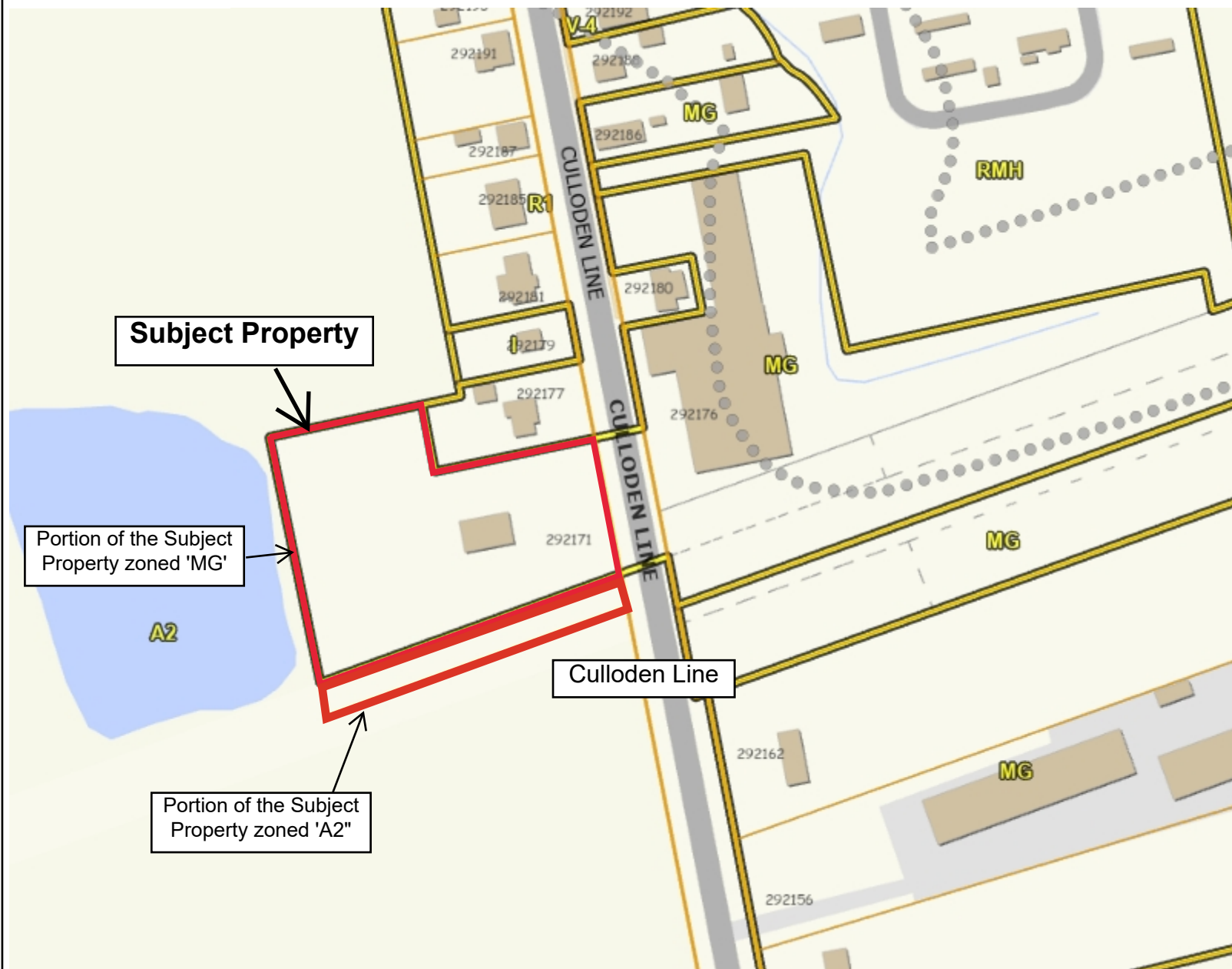
Authored by:

"Original Signed By"

Laurel Davies Snyder, RPP, MCIP
Development Planner

Approved for submission: *"Original Signed By"*

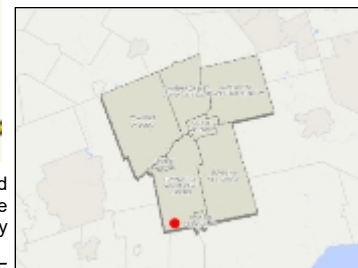
Eric Gilbert, RPP, MCIP
Manager of Development Planning



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 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 61 121 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

April 9, 2025



Legend

Parcel Lines

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

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 30 61 Meters

NAD_1983_UTM_Zone_17N



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February 25, 2025

Plate 3: Applicant's Sketch
File No.: ZN 4-25-02 - AG Tech MPS Ltd.
Part Lot 22, Con 11 (Dereham), Pt 5 Plan 41R-1982 & Pt 12 Plan 41R-10447, 292171 Culloden Line, Township of South-West Oxford

NOTES

- All work shall be done in accordance with the minimum standards and specifications of the Oxford County Public Works Department and P.U.C. including proper finishing off and parging of pipes in manholes and catchbasins and proper benching of manholes and steps.
- All precast storm and sanitary manholes shall be constructed in accordance with the current standard Oxford County drawings. Catchbasin manholes shall be 1200mm inside diameter precast concrete manholes with 600mm sumps below the lowest invert. Catchbasins shall be 600mm square precast concrete with 600mm standard catchbasin frames and grates and 600mm sumps below the lowest invert.
- The rate of infiltration into the storm and sanitary sewers shall not be greater than 34 litres per millimetre of internal diameter per kilometre of line length per day.
- All excavations for proposed services shall be backfilled with suitable native material and compacted to 95% Standard Proctor Maximum Dry Density. Backfill must be $\pm 1\%$ of optimum moisture content and placed in lifts not to exceed 200mm. Surface restoration to follow one freeze/thaw cycle.
- The restoration of Culloden Road shall be completed immediately after storm and sanitary sewer installation. Edges shall sawcut to a clean vertical edge. A 300mm step shall be milled prior to surface asphalt placement.
- Silt fences and straw bale check dams shall be placed in low areas and around catchbasins as directed by the Engineer. These measures shall remain in place until all sodding is complete and growth is established.
- Prior to commencing construction all existing underground utilities within the limits of the construction site shall be located and marked. Any utilities damaged or disturbed during construction shall be repaired or replaced to the satisfaction of the governing body at the contractor's expense.
- All existing boulevards and road surfaces disturbed during construction shall be restored to a condition as least as good as original to the satisfaction of the Engineer.
- Prior to commencing any construction all sewer information outlet benchmarks, elevations, dimensions, and grades must be checked by the contractor and verified and any discrepancies reported to the Engineer.
- The structural design of the sewer pipes is based on transition width and therefore there need be no maximum trench width.
- All existing underground plant (telephone duct, gas mains, sewers, watermain) that will be crossed under during the installation of services for this development shall be supported by a support beam or by other methods as may be required of the owners of the plant crossed under.
- Servicing information was obtained partially in the field by J.S. Malpass and Associates.
- Topographic information was obtained by J.S. Malpass & Associates.
- All watermain shall be PVC C900 Class 150 with ductile iron outside diameter dimensions c/w tracer wire installed to a minimum depth of cover of 1.8 metres unless shown otherwise on the plans. All water services shall be 19mm Type "K" copper tubing.
- All concrete shall be 25 MPa in 28 days unless otherwise stated.
- 1.5 metre lengths of 150mm diameter perforated corrugated filter wrapped PVC SDR 35 PVC pipe are to be installed as subdrains connected to two sides of each catchbasin and catchbasin manhole in pavement. The subdrains are to be located just below subgrade elevation and placed with perforations down.
- The Contractor is responsible for:
 - connecting any existing sewer or drain encountered during construction to a new sewer or into another existing sewer.
 - ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighbouring properties.
- Recommended minimum pavement structure:
 - 50mm HL3 sheet asphalt compacted to 97% Marshall
 - 50mm HL8 binder asphalt compacted to 97% Marshall
 - 100mm granular "A" base compacted to 95% Proctor
 - 350mm granular "B" subbase compacted to 95% ProctorSurface asphalt should not be placed until the spring of the year following granular placement.
- No cut and fill earthwork calculations have been done.
- All proposed 200mm to 300mm sewer pipe to be PVC SDR 35 with Class "B" bedding. All 375mm to 600mm sewers shall be C76 CI IV concrete pipe with class "B1" bedding.
- Straw bale filters shall be installed around around all CB's and CBM's immediately upon intallation in accordance with detail. Straw bales to remain in place until until paving and/or sodding.
- In accordance with standard Oxford County specifications the contractor is responsible for the control of surface and subsurface water.
- Allow 2.0m minimum between services with 95% S.P.D. to allow for future utility installation.
- 24 lb. zinc anodes will be required at each ductile iron fitting and at the hydrant. Valves must be epoxy coated and do not require anodes. Services do not require anodes but main stops shall be coated with Denso tape as per manufacturer's recommendation.
- 7.5m minimum setback. Minor variance required.
- 10.0m minimum setback. Minor variance required.
- 15.0m minimum setback for interior sideyard adjacent to residential. Minor variance required.

NOTES:

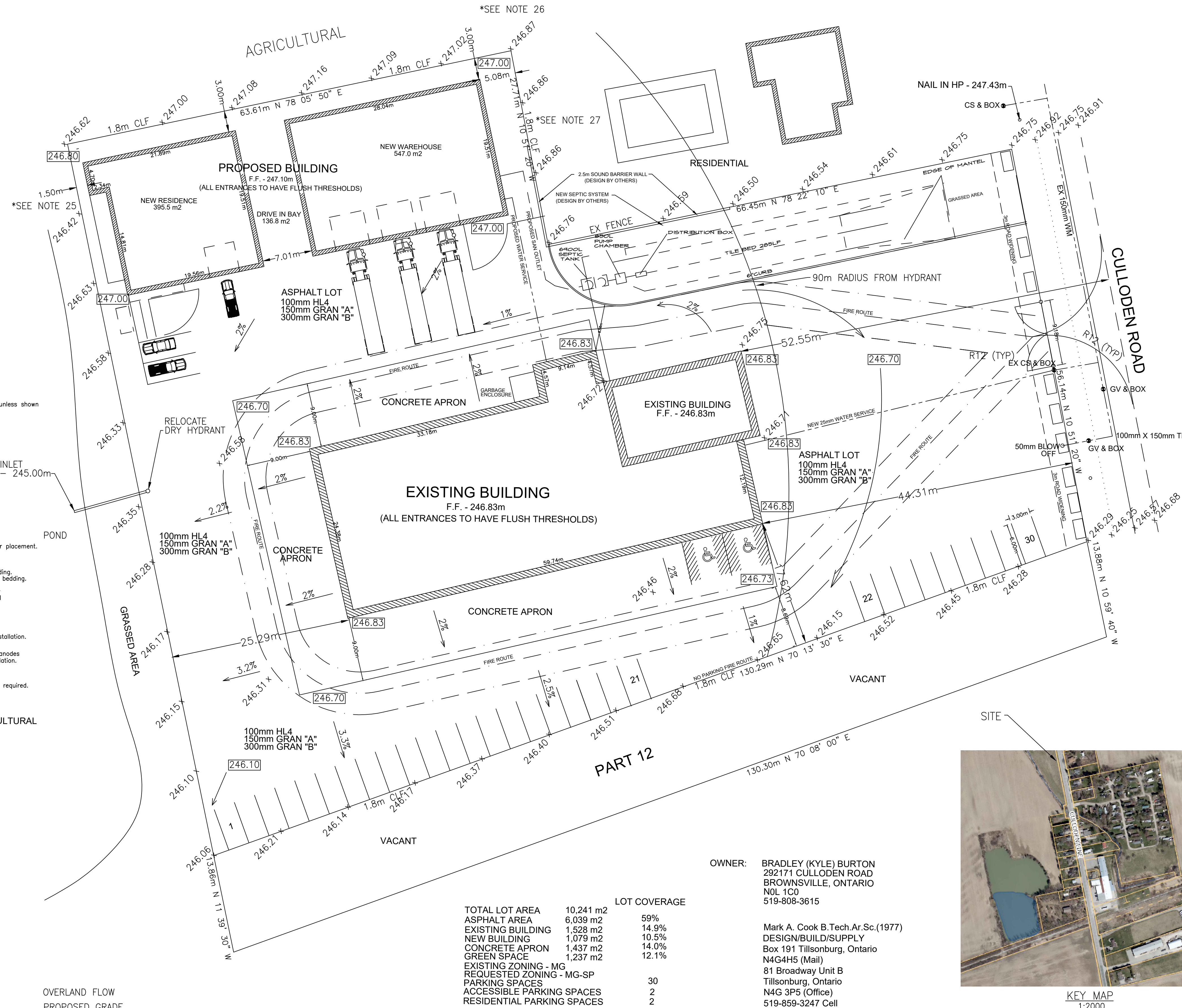
- UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED.
- SURVEY INFORMATION AS PROVIDED BY OWNER. VERTICAL INFORMATION BY J.S.MALPASS AND ASSOCIATES. BOUNDARY INFORMATION BY OWNER.
- LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

244.51

242.84

OVERLAND FLOW
PROPOSED GRADE
EXISTING ELEVATION

NOTE: DATUM IS GEODETIC. NAIL IN HYDRO POLE - 247.43m.



TOTAL LOT AREA		10,241 m2	LOT COVERAGE	
ASPHALT AREA	6,039 m2	59%		
EXISTING BUILDING	1,528 m2	14.9%		
NEW BUILDING	1,079 m2	10.5%		
CONCRETE APRON	1,437 m2	14.0%		
GREEN SPACE	1,237 m2	12.1%		
EXISTING ZONING - MG				
REQUESTED ZONING - MG-SP		30		
PARKING SPACES		2		
ACCESSIBLE PARKING SPACES		2		
RESIDENTIAL PARKING SPACES		2		

OWNER: BRADLEY (KYLE) BURTON
292171 CULLODEN ROAD
BROWNSVILLE, ONTARIO
N0L 1C0
519-808-3615

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DESIGN/BUILD/SUPPLY
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Tillsonburg, Ontario
N4G 3P5 (Office)
519-859-3247 Cell

KEY MAP
1:2000



SCALE: 1:300 HORIZONTAL				AG TECH MPS LTD	
12	REVISED SETBACK	30/03/26	JSM	J.S.MALPASS AND ASSOCIATES ENGINEERS AND PLANNERS ST.THOMAS, ONTARIO	PROPOSED ADDITION LOT 22, CON 11, PART 5 RP 41R1982, LOT C 292171 CULLODEN ROAD BROWNSVILLE, ONTARIO
11	REVISED BUILDING	28/03/26	JSM		
10	ADDED NOISE WALL	20/02/26	JSM		
9	AS PER SWOX COMMENTS	09/09/25	JSM		
No. REVISION DATE BY				DESIGN BY: J.S.M. DRAWN BY: J.S.M. CHECKED BY:	
PROJECT No.:16019 FIELD BOOK No.:				DATE: MAR 2022	DRAWING No. 1