

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

From: Laurel Davies Snyder, Development Planner, Community Planning

Application for Zone Change

ZN 4-26-09 - Trevalli Homes

REPORT HIGHLIGHTS

- This zone change application proposes to amend the existing 'Special Residential Type 1 (R1-16)' zone as it applies to the subject lands, to reduce the Minimum Lot Area for all interior lots from 450 m² (4,844 ft²) to 435 m² (4,682.3 ft²). The effect of the proposed zoning amendment will be to bring the approved engineering drawings into compliance with the Township of South-West Oxford Zoning By-law and facilitate the development of single detached dwellings.
- 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 regarding residential development in a Low Density Residential Area.

DISCUSSION

Background

OWNER:

Trevalli Homes
Harvard Road, Box 21000, Guelph, ON N1G 3A0

APPLICANT:

GSP Group Inc. c/o Chris Pidgeon
201-72 Victoria Street North, Kitchener, ON N2G 4Y9

LOCATION:

The subject lands are described as Lots 7-35, Plan 41M-404 in the Village of Mount Elgin, Township of South-West Oxford. The subject lands are located south of Mount Elgin Road, between Graydon Drive and the CN Rail Line.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	'Serviced Village'
Schedule "S-1"	Township of South-West Oxford Land Use Plan	'Settlement'
Schedule "S-2"	Village of Mount Elgin Land Use Plan	'Low Density Residential'

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

Existing Zoning 'Special Type 1 Residential Zone (R1-16)'

Proposed Zoning: Amended 'Special Type 1 Residential Zone (R1-sp)'

PROPOSAL:

The purpose of this application is to rezone the existing 'Special Residential Type 1 Zone (R1-16)' to 'Special Residential Type 1 Zone (R1-sp)' to reduce the Minimum Lot Area for all interior lots contained on the subject lands from 450 m² (4,844 ft²) to 435 m² (4,682.3 ft²). The effect of the proposed zoning amendment will be to bring the approved engineering drawings into compliance with the Zoning By-law, facilitating the development of single detached dwellings.

A previous zone change application (ZN4-21-06) and amending By-law (No. 69-2022) were approved and passed by Township Council in 2022 to permit the following special provisions for lots zoned 'R1-16' within the Mount Elgin Developments Inc. residential subdivision (SB21-11-4):

- Minimum lot frontage for a Corner Lot of 13 m (42.6 ft);
- Minimum lot frontage for an Interior Lot of 11 m (36.1 ft);
- Minimum lot area for a Corner Lot 450 m² (4,483 ft²);
- Minimum front yard depth of 6 m (9.6 ft);
- Minimum interior side yard width of 1.2 m (3.9 ft);
- Minimum exterior side width of 6 m (19.6 ft); and,
- Maximum lot coverage of 40%.

Upon review, the applicant realized that the lot area for interior lots as per approved engineering drawings are not in compliance with the Zoning By-law which establishes that the minimum lot area for all lots zoned 'R1-16' is 450 m² (4,844 ft²).

Surrounding land uses include a future municipal park to the northwest, a stormwater management pond to the west, future residential uses to the south, and existing residential uses and future institutional uses to the north and east (new Township of South-West Oxford Administration Building and parking).

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

Plate 2, Aerial Map (2025), provides an aerial view of the subject properties and existing zoning in the immediate vicinity.

Plate 3, Applicant's Sketch, depicts the properties from which the Holding provision will be removed, 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, Housing, establishes that:

1. 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 regional market 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;
 - b) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and,
 - c) 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.

OXFORD COUNTY OFFICIAL PLAN

The policies of Section 6.2.1, Objectives for Rural Settlement Residential Designations, support the provision of a supply of residential land to accommodate the projected demand for the anticipated range of new dwelling types, taking into consideration opportunities for residential

intensification within the Serviced Village designation. These policies also support the provision of a variety of dwelling types by designating lands for a range of densities throughout the settlement area, where adequate servicing levels exist. Supporting the development of residential facilities that meet the housing needs of people requiring special care and encouraging the provision of affordable housing units, including social housing, in the serviced settlements is also encouraged. Residential development is to be directed to settlement areas in a form that can be integrated with established land use patterns, integrated and compatible with existing housing, and where compatibility and transitions between different residential densities and between residential and non-residential land uses can be achieved.

The subject lands are designated Low Density Residential according to the Village of Mount Elgin Land Use Plan. Low Density Residential Areas are those lands that are primarily developed or planned for a variety of low-rise, low-density housing forms including single detached, semi-detached, duplex, and triplex dwellings, additional residential units, converted dwellings, and street townhouses.

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

Within the Draft Approved Plan of Subdivision SB21-11-4, the subject properties are currently zoned 'Special Type 1 Residential Zone (R1-16)' according to the Township of South-West Oxford Zoning By-law.

The 'R1' zone permits residential uses including a converted dwelling, a garden suite, and a single detached dwelling, and a group home, a home occupation, and a public use.

The 'R1-16' zone permits all uses in the 'R1' zone and By-law 69-2022 includes the following special provisions:

- Minimum lot frontage for a Corner Lot of 13 m (42.6 ft);
- Minimum lot frontage for an Interior Lot of 11 m (36.1 ft)'
- Minimum lot area for a Corner Lot 450 m² (4,483 ft²);
- Minimum front yard depth of 6 m (9.6 ft);
- Minimum interior side yard width of 1.2 m (3.9 ft);
- Minimum exterior side width of 6 m (19.6 ft); and,
- Maximum lot coverage of 40%.

The proposed zoning would add a special provision to permit a minimum lot area of 435 m² (4,682.3 ft²) for interior lots contained on the subject lands.

AGENCY COMMENTS

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

The Oxford County By-law Compliance Officer commented that the subject lands are not subject to Oxford County By-law No. 5444-2023 (Backflow Prevention).

The Oxford County Source Water Protection Coordinator commented that there are no Source Water implications under S. 59 of the Clean Water Act, 2006, for the application.

The Township of South-West Oxford Works Superintendent noted that a reduced lot area may result in reduced opportunity to provide parking spaces in addition to what is required by the Township's Zoning By-law but does not have any concerns with the proposal.

Oxford County Public Works staff, the Township of South-West Oxford Chief Building Official (CBO)/Drainage Superintendent, the Canada Post, and the Upper Thames River Conservation Authority (UTRCA) staff replied that they reviewed the application do not have any comments or concerns.

PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting regarding the application for Zone Change were provided to surrounding property owners in accordance with the requirements of the *Planning Act* on June 5, 2026, and June 24, 2026, respectively. At the time of writing the report, Planning staff had not received any correspondence or comments from the public.

Planning Analysis

This application has been reviewed under the policy direction of the Provincial Planning Statement (PPS) and the County Official Plan.

The application for zone change proposes to rezone the existing 'Special Residential Type 1 Zone (R1-16)' to 'Special Residential Type 1 Zone (R1-sp)' to reduce the Minimum Lot Area for interior lots from 450 m² (4,844 ft²) to 435 m² (4,682.3 ft²). The effect of the proposed zoning amendment will be to bring the approved engineering drawings into compliance with the Zoning By-law and facilitate the development of single detached dwellings.

When compared with minimum lot areas for interior lots for single detached dwellings in other municipalities in the County, the proposed minimum of 435 m² (4,682.3 ft²) for interior lots in the 'R1-16' zone on the subject lands exceeds the minimum lot sizes permitted in the 'Residential Type 2 Zone (R2)' in Ingersoll (345 m²/3,713.7 ft²), the 'Residential Type 2 (R2) Zone' in Woodstock (290 m²/3,121.53 ft²), and the 'Low Density Residential – Type 2 Zone (R2)' in Tillsonburg (315 m²/3,390.7 ft²).

Based on this comparison and the fact that the Township of South-West Oxford Chief Building Official and Township Works Superintendent indicated that they have no objection or concerns to proposed reduced minimum lot size, Planning Staff are of the opinion that the reduced lot size for interior lots currently zoned 'R1-16' on the subject lands is reasonable and consistent with provisions for single detached dwellings elsewhere in the County. Furthermore, the proposal will facilitate the previously approved lot fabric for the subject lands, the reduced lot areas are not anticipated to result in any drainage issues, and the lots will be large enough to provide for sufficient setbacks, maintain compatibility with abutting and surrounding land uses, and provide adequate space for outdoor amenity areas and maintenance of structures. Regarding the comment received from the Township Works Superintendent, Planning staff note that the lot frontage and front yard setbacks will not change as part of this application, and as such, Planning and Township staff are satisfied that sufficient space will remain available in the front yard of the subject properties to provide for off-street parking, which requires a minimum of 2 parking spaces for the development of single detached dwellings.

A reduced lot size may provide opportunity for smaller footprint homes within the local community. Overall, the proposed zone change is consistent with the policies of the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan with respect to residential development in Low Density Residential Areas and can therefore be supported from a planning perspective. A copy of a draft amending By-law is attached for Council's consideration.

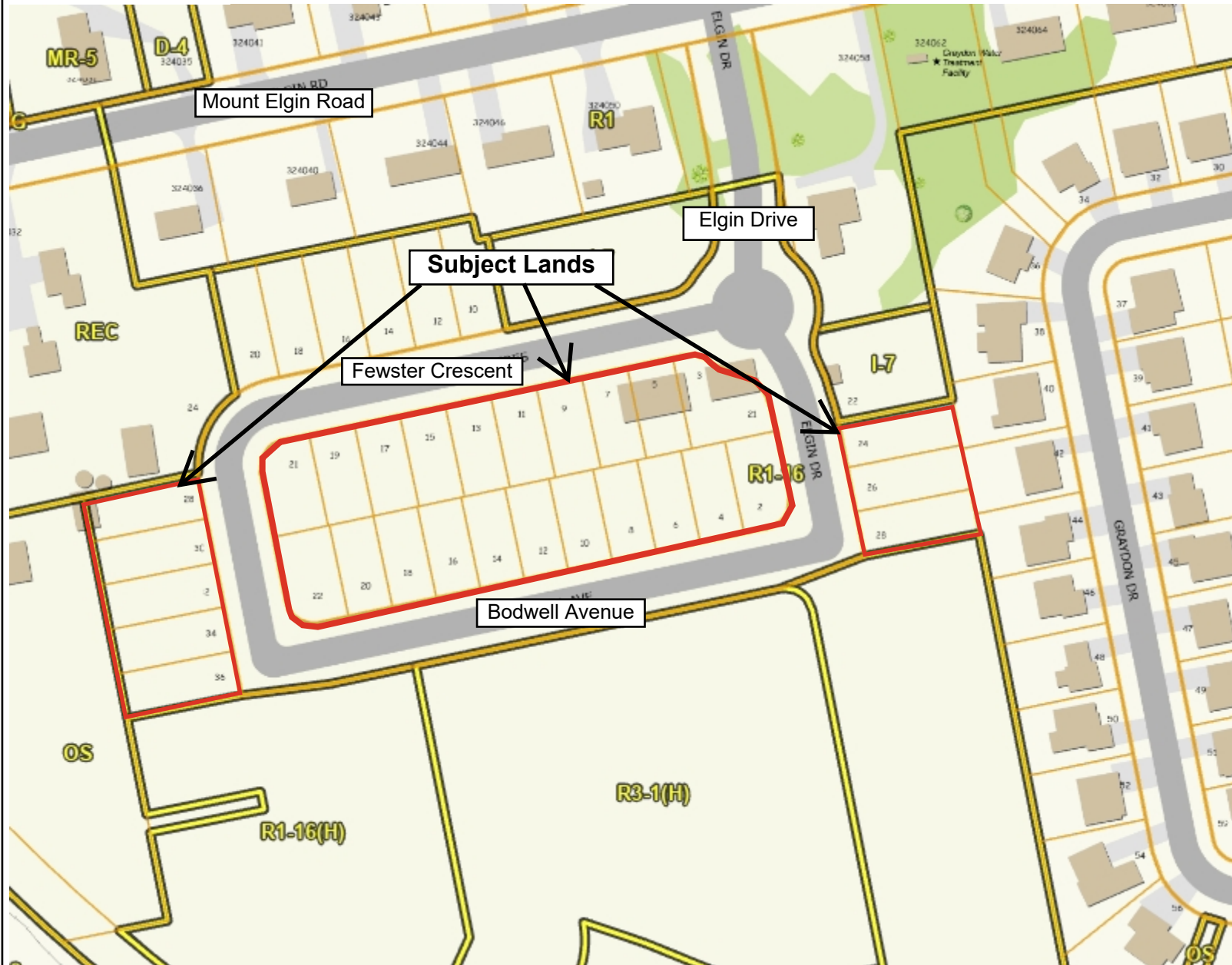
Based on the foregoing, Planning staff are recommending approval of the Zone Change application as the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the County Official Plan.

RECOMMENDATIONS

It is recommended that the Council of the Township of South-West Oxford approve the Zoning By-law Amendment application submitted by Trevalli Homes for lands legally described as Lots 7-35, Plan 41M-404 in the Township of South-West Oxford, as described in Report No. CP 2026-205 to permit a reduction to the minimum lot area from 450 m² (4,844 ft²) to 435 m² (4,682.3 ft²) in addition to the applicable provisions of the 'R1-16' zone.

SIGNATURES

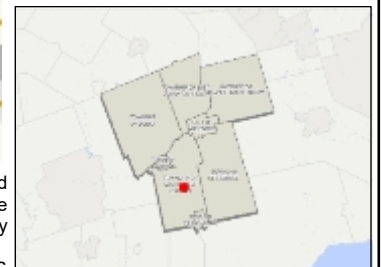
Authored by:	Original Signed by	Laurel Davies Snyder, MCIP, RPP Development Planner
Approved for submission:	Original Signed By	Heather St. Clair, MCIP, RPP Senior Development Planner



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



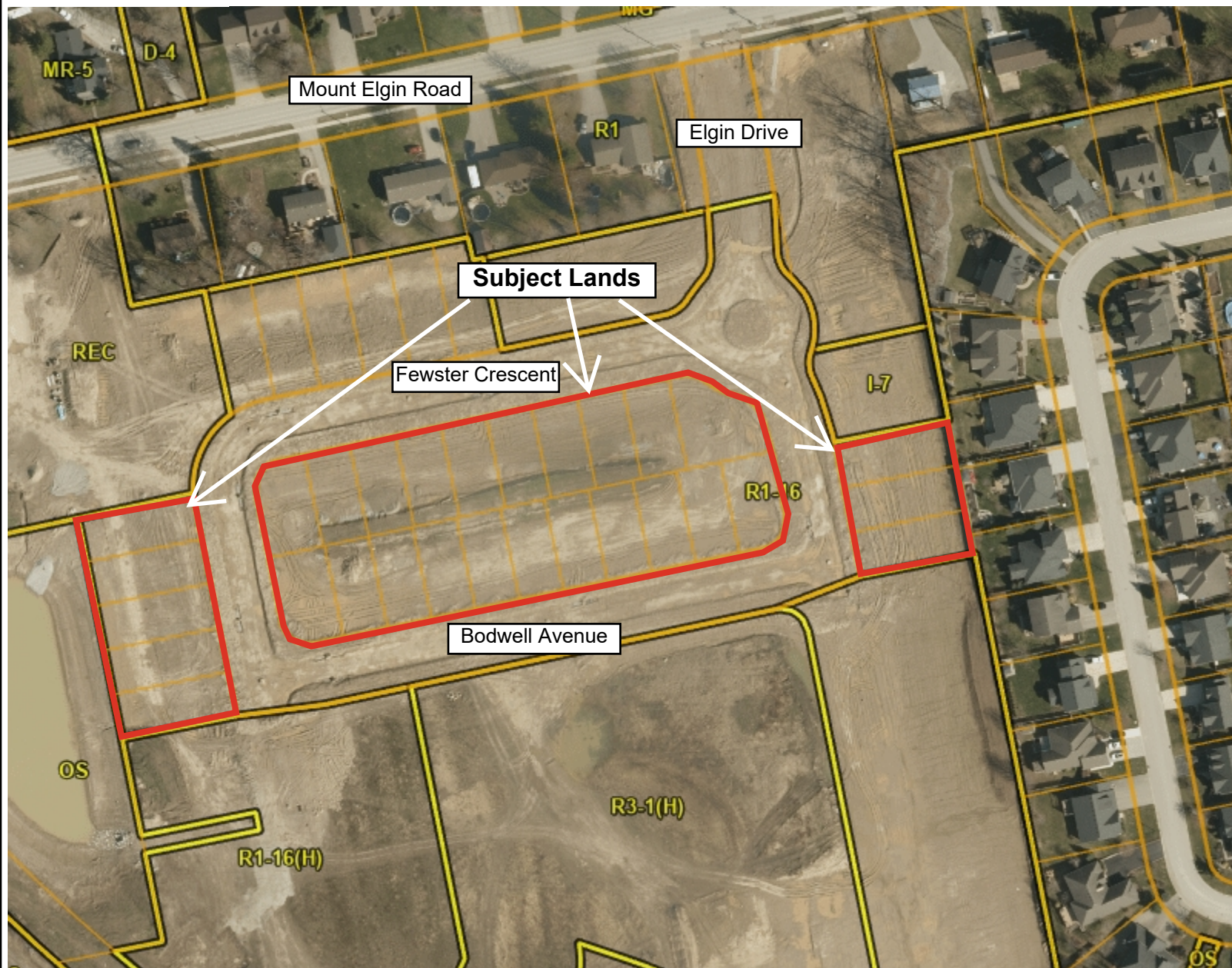
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NAD_1983_UTM_Zone_17N



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

July 8, 2026



Legend

Parcel Lines

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

Zoning Floodlines

Regulation Limit

- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

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

Notes



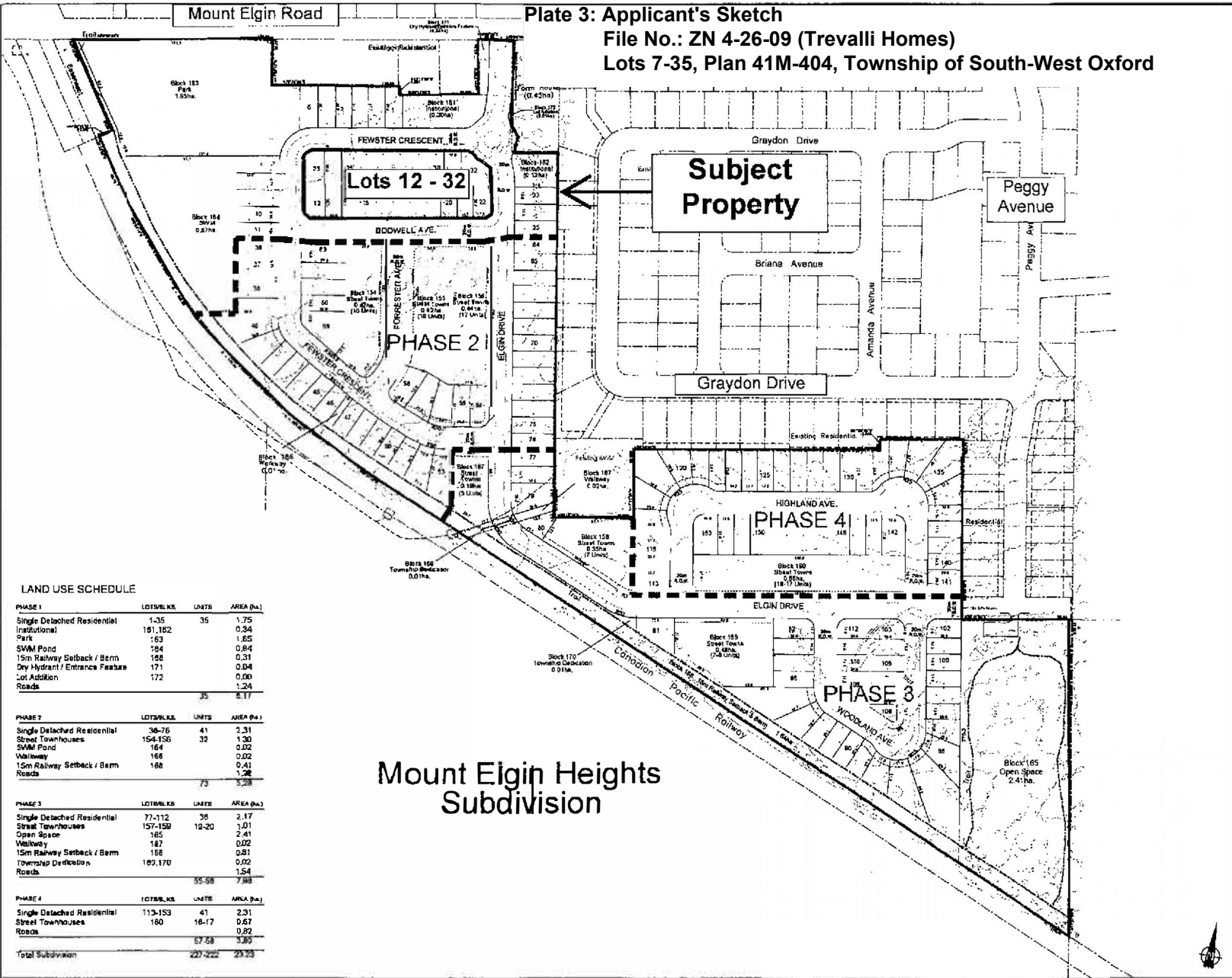
0 48 96 Meters

NAD_1983_UTM_Zone_17N



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July 8, 2026



LAND USE SCHEDULE

PHASE 1	LOTS/BLKS	UNITS	AREA (ha.)
Single Detached Residential	1-35	35	1.75
Institutional	181,182		0.34
Park	163		1.65
SWM Pond	184		0.84
15m Railway Setback / Berm	158		0.31
Dry Hydrant / Entrance Feature	171		0.04
Lot Addition	172		0.00
Roads			1.24
	35		5.17

PHASE 2	LOTS/BLKS	UNITS	AREA (ha.)
Single Detached Residential	36-76	41	2.31
Street Townhouses	154-156	32	1.30
SWM Pond	164		0.02
Waterway	166		0.02
15m Railway Setback / Berm	168		0.41
Roads			1.28
	73		5.28

PHASE 3	LOTS/BLKS	UNITS	AREA (ha.)
Single Detached Residential	77-112	36	2.17
Street Townhouses	157-159	12-20	1.01
Open Space	185		2.41
Waterway	187		0.02
15m Railway Setback / Berm	188		0.81
Township Dedication	189,170		0.02
Roads			1.54
	55-58		7.98

PHASE 4	LOTS/BLKS	UNITS	AREA (ha.)
Single Detached Residential	113-153	41	2.31
Street Townhouses	180	16-17	0.67
Roads			0.82
	67-68		3.80

Total Subdivision	227-222	23.23	
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KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION
Part of Lots 11 and 12, Concession 5
Geographic Township of Dereham
Township of South-West Oxford
County of Oxford
Village of Mount Elgin
MOUNT ELGIN SUBDIVISION

LEGEND
Proposed Trails

ADDITIONAL INFORMATION
(UNDER SECTION 31(1) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES 4.2, 4.3, 4.4, 4.5, 4.6 AND 4.7 ARE AS SHOWN ON THE DRAFT PLAN.
1) Municipal water supply
2) Sewerage system
3) All other utility and service systems as required

OWNER'S CERTIFICATE
I, the undersigned, being the owner of the land, do hereby certify that the information furnished to the County of Oxford is true and correct and that I am the owner of the land.

[Signature] JULY 14, 2021
DATE

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the boundaries of the land to be subdivided and their relationship to the adjacent lands are correctly shown.

[Signature] JULY 14, 2021
DATE

GSP group
PLANNING & SURVEYING
1000 KENNEDY ROAD, SUITE 100
SCARBOROUGH, ONTARIO M1T 3B5
Tel: (416) 291-1111 Fax: (416) 291-1112

REVISIONS

NO.	DATE	DESCRIPTION
1	October 11, 2011	Original Plan
2	November 11, 2011	Revised Plan
3	April 1, 2012	Revised Plan
4	April 1, 2012	Revised Plan
5	April 1, 2012	Revised Plan
6	April 1, 2012	Revised Plan
7	April 1, 2012	Revised Plan
8	April 1, 2012	Revised Plan
9	April 1, 2012	Revised Plan
10	April 1, 2012	Revised Plan