

To: Chair and Members of Oxford County Land Division Committee

From: Spencer McDonald, Development Planner, Community Planning

Application for Consent B25-42-5 – John and Susanne Langlois

REPORT HIGHLIGHTS

- The purpose of the application for consent is to sever approximately 2.1 ha (5.2 ac) from the subject property to facilitate future residential development in the Village of Embro.
- An associated Official Plan amendment application was recently approved to place the 2.1 ha (5.2 ac) area into the appropriate 'Medium Density Residential' (MDR) designation for the anticipated future townhouse development.
- Planning staff are recommending approval of the application as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan.

DISCUSSION

Background

OWNERS/APPLICANTS: John and Susanne Langlois
883705 Road 88, Embro, ON, N0J 1J0

LOCATION:

The subject lands are described as Part Lot 11, Concession 4, (West Zorra), save and except the lands contained within Registered Plan 41M-361, Township of Zorra. The lands are located on the west side of 37th Line, between Road 78 and Totten Street, in the Village of Embro and are municipally known as 375653 37th Line.

OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Serviced Village
Schedule "Z-3"	Village of Embro Land Use Plan	Future Urban Growth (Retained) and Medium Density Residential (Severed)

TOWNSHIP OF ZORRA ZONING BY-LAW 35-99:

Existing Zoning: Development Zone (D)

SERVICES: Lot to be Severed – municipal water and wastewater (available)
 Lot to be Retained – municipal water and wastewater (available)

ROAD ACCESS: Paved, County Road – 37th Line (Oxford Road 6) (to be severed)
 Paved, Township Road (Road 78)

PROPOSAL:

	<u>Lot to be Severed</u>	<u>Lot to be Retained</u>
Area	2.1 ha (5.2 ha)	20.1 ha (49.6 ac)
Frontage	141 m (462.5 ft)	517.6 m (1,698 ft)
Depth	150.1 m (492 ft)	365.1 m (1,197.8 ft)

The purpose of the Application for Consent is to create a new lot to facilitate a future residential development (via future application for draft plan of subdivision/condominium), while retaining an area within the 'Future Urban Growth' designation to remain vacant at this time. Both the lot to be severed and the lot to be retained are currently vacant and under agricultural (cash cropping) production. The subject lands were recently subject to an Official Plan amendment (OP25-17-5) which was approved by County Council on May 13, 2026, which redesignated the lot to be severed to the Medium Density Residential (MDR) designation to facilitate the future subdivision/condominium development.

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

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

Plate 3, Applicant's Sketch, provides a conceptual design of future residential development on the severed lands as provided by the applicant.

Application Review

Provincial Planning Statement (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, "shall be consistent with" all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

With respect to the subject application, Section 2.1.4 requires that planning authorities provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area by maintaining at all times

the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.2.1, Housing, 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 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;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1, General Policies for Settlement Areas indicate that settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

Section 2.3.1, 2) states that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land use resources;
- b) optimize existing and planned infrastructure and public facilities;
- c) support active transportation;
- d) are transit supportive, as appropriate, and,
- e) are freight supportive.

Section 1.1.3.3 also directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, Section 1.4.3 of the PPS directs that planning authorities shall provide for an appropriate mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low- and moderate-income households;

- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation and transit areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

OFFICIAL PLAN

The subject lands are located within the Village of Embro, which is identified as a 'Serviced Village' according to Schedule 'C-3', County of Oxford Settlement Strategy Plan, as contained in the Official Plan. The lands are designated 'Future Urban Growth' and 'Medium Density Residential' according to Schedule "Z-3", Village of Embro Land Use Plan.

Serviced Villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized water and wastewater facilities and new development in the Serviced Village designation shall generally be fully serviced by both water and wastewater facilities.

Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources that, among other matters, are appropriate for, and efficiently use, existing or planned infrastructure and public service facilities and support active transportation and existing or planned transit.

Intensification will be promoted in appropriate locations within settlements, particularly those serviced by centralized wastewater and water supply facilities. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning so they are financially viable over their life-cycle and available to meet current and projected needs. Further, infrastructure and public service facilities shall be provided in a coordinated, efficient and cost effective manner that considers impacts from climate change.

The lot to be retained is further designated 'Future Urban Growth' in the Official Plan. Section 4.2.2.6 (Future Urban Growth Areas) and more specifically, 4.2.2.6.6.3, lands within the Village of Embro, provides specific policy direction for the subject lands, identifying that:

Part of Lot 11, Concession 4 (West Zorra)

- Applicants shall be required to demonstrate how any proposed development on these lands will integrate with adjacent Future Urban Growth lands. Development of any portion of these lands shall not limit or constrain the ability to appropriately plan, service and develop the balance of the Future Urban Growth lands.
- Any residential development proposed for these lands shall be phased, as required, to address the County's policies pertaining to the allocation of servicing capacity, in accordance with County criteria, to the satisfaction of the County; and..."

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) directs that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

The lot to be severed is designated 'Medium Density Residential'. Section 6.2.3 of the Official Plan directs that Medium Density Residential areas in serviced villages are those lands that are primarily developed or planned for low profile multiple unit development that exceed densities established for Low Density Areas. Residential uses within the Medium Density Residential areas include all forms of townhouse development, cluster houses, converted dwellings and low-rise apartment buildings.

The maximum net residential density within Medium Density Residential designations is 50 units per hectare (20 units per acre), and the minimum net residential density is 22 units per hectare (9 units per acre).

Net residential density is defined as the number of housing units per hectare of residentially designated lands, exclusive of lands required for open space, environmentally sensitive areas, and transportation and servicing infrastructure, including stormwater management.

The OP establishes that further Medium Density Designations will satisfy the following locational requirements:

- sites will abut major roads, County Roads or Provincial Highways as identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3, or will be situated such that movements from the site do not flow through any adjoining Low Density Residential Area;
- sites will be in close proximity to community serving facilities such as schools, shopping facilities and recreational and open space areas which serve as community activity nodes.

In addition to the locational policies outlined in this section, when considering proposals to designate lands for medium density residential development, the Area Council and County Council will be guided by the following:

- the proposal will be fully serviced by centralized water supply and wastewater treatment facilities and storm sewers, power and gas distribution facilities will be available to accommodate the proposed development;
- stormwater run-off from the proposal will be adequately controlled in accordance with the interim stormwater management policies of Section 3.2.7.2.1 and will not negatively affected adjacent properties;
- the size, configuration and topography of the site is such that there is sufficient flexibility in site design to mitigate adverse impacts on the amenities and character of any adjacent Low Density Residential areas through adequate buffering and screening;
- the location of vehicular access points and the likely impacts of traffic generated by the proposal on adjacent streets has been assessed and is acceptable;
- adequate off-street parking and outdoor amenity areas can be provided;
- the availability of and proximity to existing or proposed services and amenities such as schools, leisure facilities and parks to serve the new development;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

Section 6.2.4 - Site Design Policies for Multiple Unit Residential Development in Rural Settlements, sets out policies to assist in ensuring that multiple unit residential development provides a high quality of life for residents and that design criteria be considered for all multiple unit development in rural settlements, where permitted and be applied, where feasible.

ZONING BY-LAW

The subject lands are currently zoned 'Development Zone (D)' according to the Township's Zoning By-law, reflecting the identified growth plans for the subject lands highlighted in the Embro Secondary Plan from 2010. At this time, no application for zone change is being considered, and the lands are to remain in the 'Development (D) Zone' until such time as formalized applications for Plan of Subdivision / Condominium are received and more detailed development plans are proposed.

The applicants have indicated that future development of the severed lands will be comprised of townhouse dwelling units, and that the zoning affecting the severed lands would be a 'Residential Type 3 (R3) Zone' or a 'Special Residential Type 3 (R3-sp)' zone.

Staff note that the development of the lands will be subject to an application for site plan approval, which will consider matters such as lighting, landscaping, screening, building facades, grading and municipal servicing and will be determined and reviewed by both the Township and the County through the subdivision process.

Agency Comments

Township of Zorra Public Services Department and the Director of Corporate and Protective Services have indicated that a more comprehensive review of the overall site design and layout will be conducted as part of the future plan of subdivision / condominium application. Detailed comments regarding subdivision design and layout, as well as park/trail requirements will be provided by the Township as part of future development applications.

Township of Zorra Fire Chief and the Township Chief Building Official/Drainage Superintendent have no objections to the application and have indicated that further comment will be provided at the time of the subdivision plan. The CBO has noted that drainage reapportionment may be required and should be included as a condition.

Oxford County Public Works Department provided the following comments:

At this time, conditional water and wastewater capacity exists to accommodate this development. Future development associated with this consent will require confirmation of available capacity at the time of subsequent planning application (e.g. draft plan of subdivision, site plan), in accordance with the County of Oxford's Water and Wastewater Capacity Allocation Policy.

Public Consultation

Notice of the consent application was provided to the public on August 20, 2026, in accordance with the requirements of the *Planning Act*. As of the date of writing this report, no comments were received from the public.

Planning Analysis

The purpose of the application for consent is to sever an area approximately 2.1 ha (5.2 ac) in size from the balance of the subject lands (20.1 ha / 49.6 ac), currently under agricultural production (cash cropping) in order to facilitate a future residential development to be considered through a future application for draft plan of subdivision / condominium. The proposed use of the severed lot (for medium density residential development) is in keeping with the policies of the Medium Density Residential designation and other relevant policies of the Official Plan. Surrounding residential development generally consists of both single detached dwellings and townhouse dwellings. Staff are satisfied that the proposal will be compatible with existing development in the area.

Planning staff are of the opinion that the proposal promotes growth within the Village of Embro, in accordance with Section 1.1.3.1 of the PPS. Further, the proposal supports residential intensification and promotes a mix of housing types in an area where suitable infrastructure and public service facilitates are available. As such, staff are satisfied that the proposal is consistent with the policies of Section 1.1.3.3 and 1.1.4.3 of the PPS, respecting development within Settlement areas.

As previously outlined, the subject lands were subject to a recent Official Plan amendment application (OP25-17-5) which placed the proposed severed lands into the appropriate Medium Density Residential designation to facilitate a future subdivision/condominium development. The retained portion of the lands (20.1 ha / 49.6 ac) will remain in the 'Future Urban Growth' designation with no development plans being contemplated at this time. Planning staff are generally satisfied that the requested severance will appropriately facilitate the future medium density residential development of the severed lands while the retained lands will continue to comply with the policy direction of the Future Urban Growth designation, until such time as an appropriate development plan has been received.

With respect to the current 'Development' (D) Zone' affecting the subject lands, Staff are of the opinion that it is appropriate to keep the lands within this zone until such time as future development plans are being advanced (i.e. through subsequent applications for draft plan of subdivision / condominium). The 'D' zone recognizes that no new buildings or structures are permitted on the property at this time, and it is anticipated that development applications to facilitate a form of medium density residential development will be advanced sometime in the near future.

Based on the foregoing, Planning staff are recommending support for the application, subject to conditions of approval, as the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to development and residential intensification within serviced settlement areas.

RECOMMENDATION

Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, complies with the policies of the County of Oxford Official Plan and the subject property is appropriately zoned, staff are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

- 1. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O., 1990, at the owners' expense, to the satisfaction of the Township of Zorra.**
- 2. The Clerk of the Township of Zorra advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial and otherwise, have been complied with.**

SIGNATURES

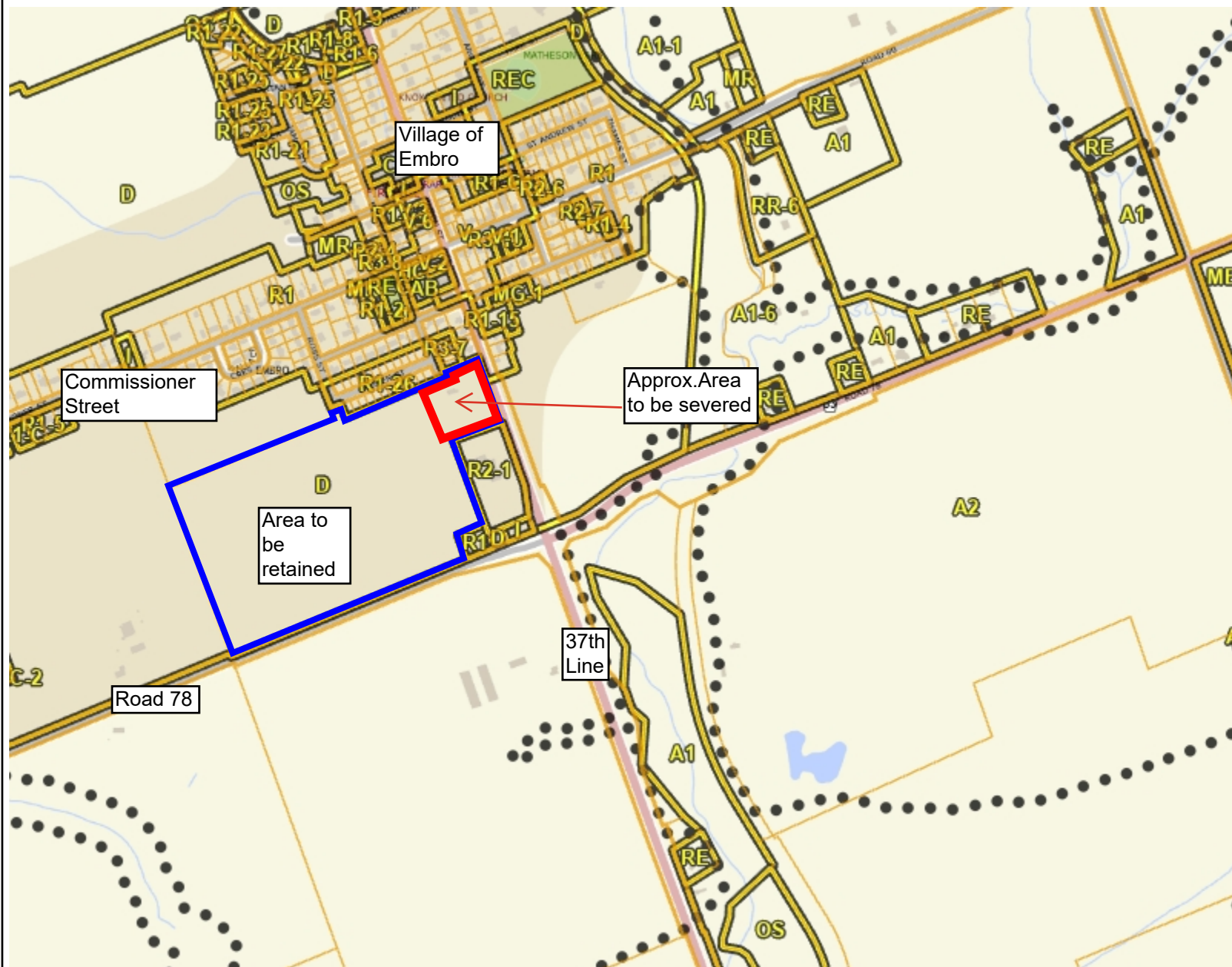
Authored by:

"Original Signed by"

Spencer McDonald, MCIP, RPP
Development Planner

Approved for submission: *"Original Signed by"*

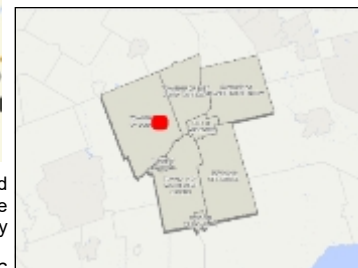
Heather St. Clair, MCIP, RPP
Senior Development Planner



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



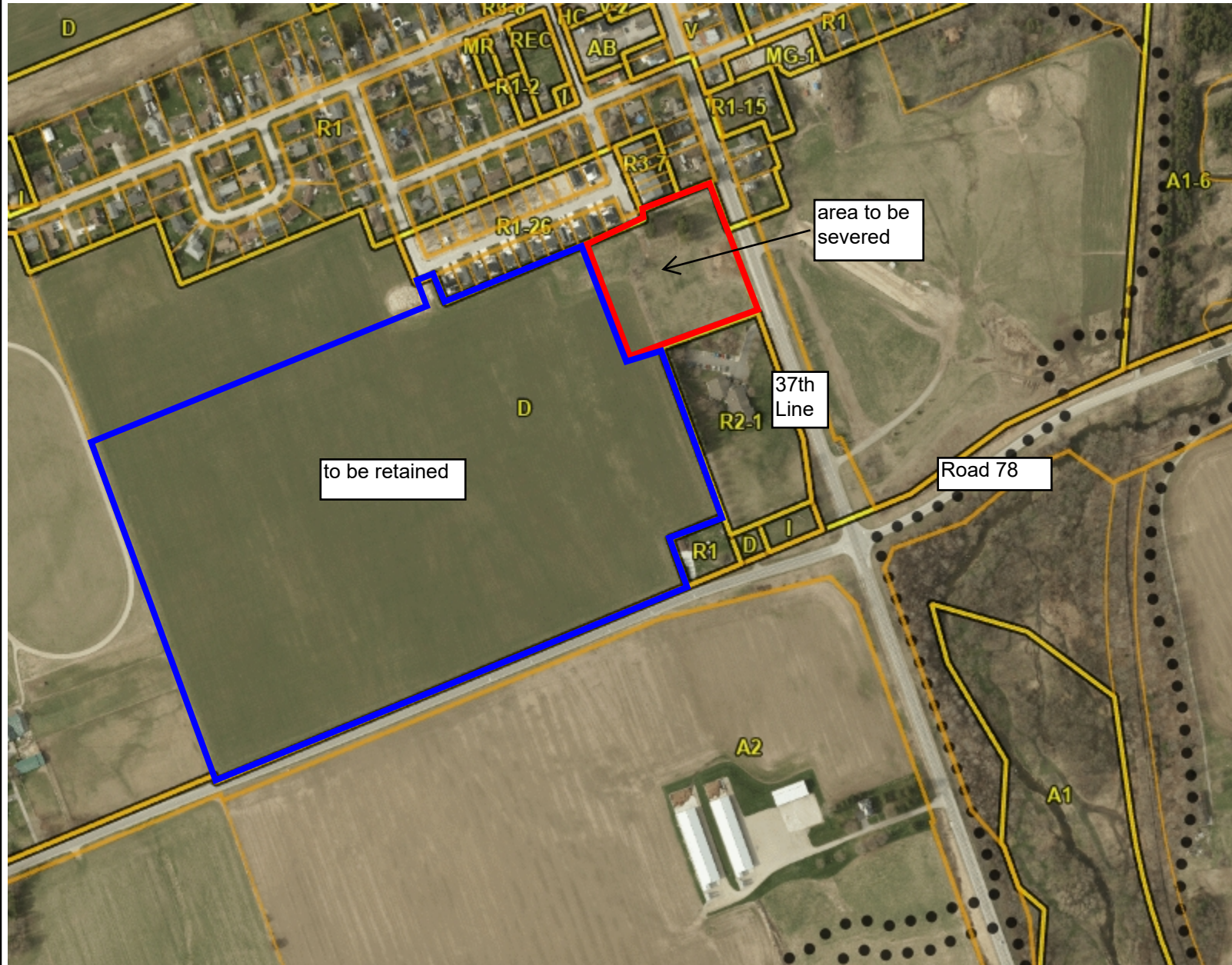
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NAD_1983_UTM_Zone_17N



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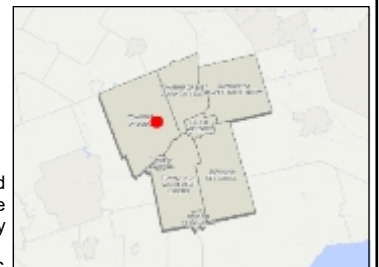
February 23, 2026



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



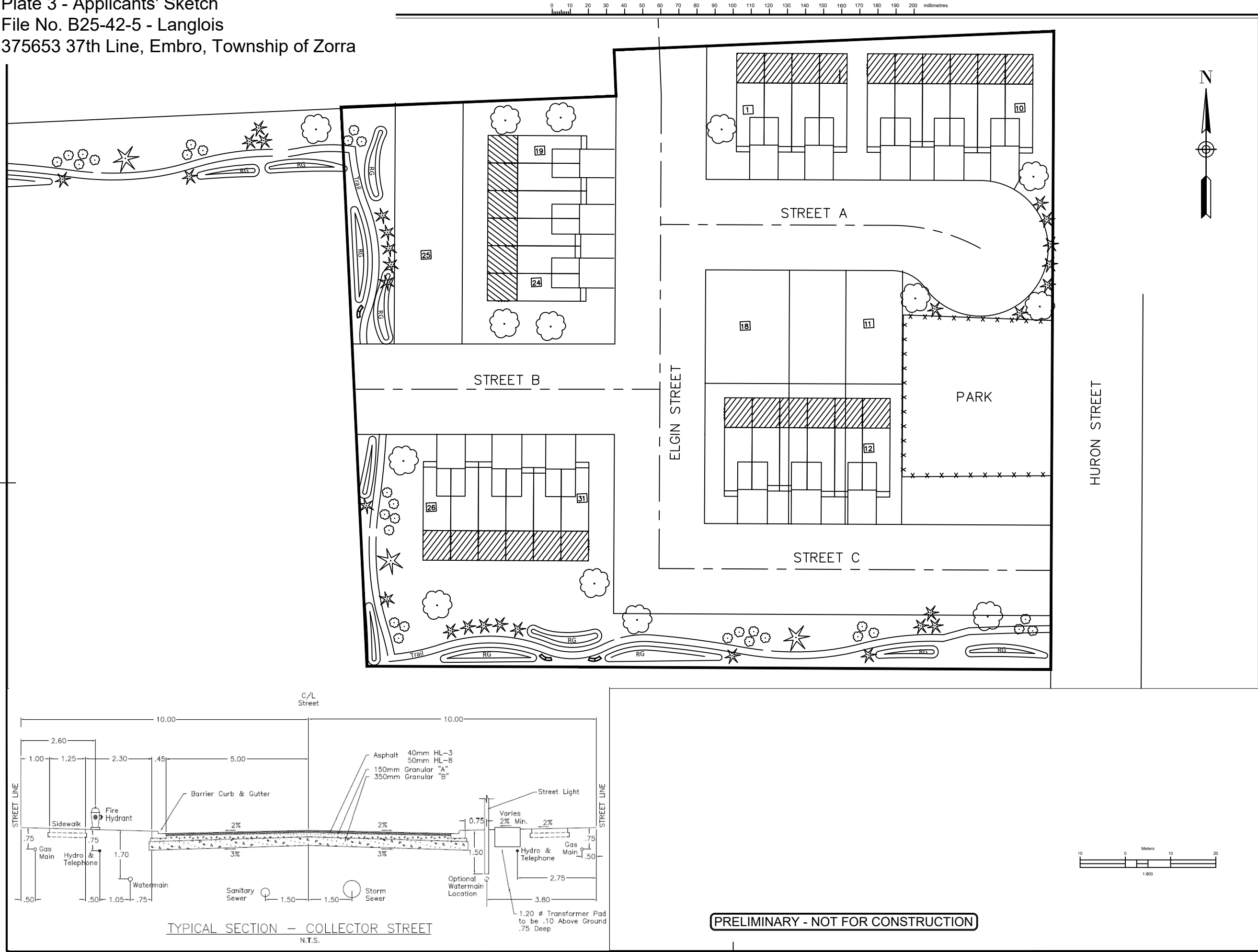
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NAD_1983_UTM_Zone_17N



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August 18, 2026



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04		
03		
02		
01		
revision		date

Do not scale drawings. Verify all dimensions and conditions on site and immediately notify the engineer of all discrepancies.

A

B

C

Detail No.
 drawing no. - where detail required
 drawing no. - where detailed

project title

LANGLOIS ECO HOMES

EMBRO, ONTARIO

drawing title

MEDIUM DENSITY DEVELOPMENT
WALKABLE COMMUNITY
CONCEPTUAL LAYOUT PLAN 1

drawn by

DESIGN+

designed by

DESIGN+

approved by

Ron Antuma, P.Eng.

tender

project manager

project date

2026/01/19

project no.

26-0119-LD

drawing no.

C-1