

To: Mayor and Members of Township of Zorra Council

From: Spencer McDonald, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP 25-22-5 & ZN5-25-15 – Prychley Wood Farms Ltd.

REPORT HIGHLIGHTS

- The Official Plan Amendment Application proposes to establish a special development policy to facilitate the future severance of a dwelling made surplus through farm consolidation.
- The existing farm property was previously consolidated in 2018, at which time the dwelling proposed to be severed (via future consent application) belonged to a separate parcel which was consolidated with the current parcel. The proposed applications seek to implement a special development policy to permit the severance of that dwelling, as would have been permitted at the time, prior to the farm consolidation occurring.
- The associated Zone Change Application proposes to rezone the proposed severed lot and place it into the appropriate 'rural residential zone' and place the retained lands into a site-specific 'General Agricultural (A2-sp) Zone' prohibiting the establishment of any future dwellings on the subject lands, in accordance with provincial and Official Plan policies.
- It is the opinion of this Office that the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the general intent and purpose of the Official Plan goals and objectives regarding lot creation and farm consolidation in prime agricultural areas.

DISCUSSION

Background

OWNERS:

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

AGENT:

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

LOCATION:

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

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule “Z-1”	Township of Zorra Land Use Plan	‘Agricultural Reserve’ & ‘Open Space’
Schedule “C-1”	County of Oxford Environmental Features Plan	‘Significant Valleylands’

Proposed:

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

TOWNSHIP OF ZORRA ZONING BYLAW 35-99:

Existing Zoning: ‘General Agricultural Zone (A2)’

Proposed Zoning: ‘Special General Agricultural Zone (A2-sp)’ – (lot to be retained)
‘Special Rural Residential Zone – (lot to be severed)

PROPOSAL:

The application for Official Plan Amendment is proposing to create a special development policy for the subject lands to facilitate the future creation of a non-farm rural residential lot, made surplus as the result of farm consolidation. The application seeks to establish a special development policy to retroactively recognize the farm consolidation that occurred in 2018 to permit the severance of one of two existing dwellings.

The application for zone change proposes to place the proposed lot to be severed into the appropriate ‘Special Rural Residential (RR) Zone’ and place the retained agricultural lands into a ‘Special General Agricultural (A2-sp) Zone’ to ensure that no future dwellings can be established on those lands. No changes to permitted uses or other existing provisions are proposed through the zone change application. The special provision required for the future ‘rural residential’ lot would be to permit a reduced minimum lot frontage requirement – (15 m / 49.2 ft proposed as opposed to the 35 m / 114.8 ft required per the Township Zoning By-law).

The subject lands were previously consolidated in 2018, which resulted in the subject lands being merged into the larger (61 ha / 151 ac) parcel they are today- (see Plate 4 for context). At the time (2018), the owners did not seek to sever or retain the existing dwelling (circ 1981). The subject applications proposed now seek to establish a special development policy to retroactively recognize the farm consolidation that occurred and facilitate a future application for consent which would create a new non-farm rural residential lot resulting from a farm consolidation of abutting agricultural parcels.

The applications indicate that the proposed non-farm rural residential lot to be created (via a future application for consent) would contain an existing single-detached dwelling (c.1981) and continue to be serviced by a private well and septic system. The lands proposed to be retained also contain an existing single-detached dwelling (c. 2008), as well as a number of livestock barns, manure storage structures and agricultural buildings. These lands would continue to be under agricultural production (both cash cropping and livestock production) and comprised of significant natural heritage features and natural hazards (i.e. areas of significant woodlands, wetlands and floodplain). The overall subject lands are approximately 61 ha (150 ac) in area and the applicant has indicated that the future consent application would seek to sever approximately 0.9 ha (2.2 ac), while retaining approximately 60 ha (148 ac).

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

Surrounding uses are predominately agricultural with significant natural heritage features present, with a 'Recreation' (REC) Zoned property containing a day camp / outdoor school to the immediate west.

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

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

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

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

Application Review

2024 Provincial Planning Statement

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

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

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

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

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

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

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

Official Plan

The subject lands are located within the Agricultural Reserve designation according to the Township of Zorra Land Use Plan, as contained in the Official Plan. The policies of the Agricultural Reserve designation permit a wide range of agricultural uses, together with accessory residential uses required for the farm and farm buildings and structures necessary to the farming operation. Agriculture-related uses and secondary uses, such as home occupations and on-farm diversified uses are also permitted, in accordance with applicable review criteria.

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

According to Section 3.1.1, the goal of the Agricultural Reserve policies is to ensure prime agricultural lands are preserved for food and fibre production by avoiding the fragmentation of the land base, by minimizing conflict between agricultural and non-agricultural uses, and by supporting the needs of the agricultural community by permitting land uses which are complementary to and supportive of agriculture.

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

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

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

- The proposal shall not result in the severance of the only dwelling from an agricultural lot, except in the case of a farm consolidation involving the merger of abutting agricultural lots as one larger lot under identical ownership, where one of the agricultural lots to be consolidated is vacant, but the existing zoning would permit the construction of an accessory dwelling on that lot.
- The lands shall be zoned for agricultural use.
- The proposed non-farm rural residential lot shall not be located within a Quarry Area Limestone Resources, or Sand and Gravel Resource Area.
- The proposed non-farm rural residential lot shall not be located within a Future Urban Growth Area designation.
- The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with Section 3.1.5.3, which permits a lot for a surplus residence subject to the area of the new lot being limited to a minimum size needed to accommodate the uses and appropriate sewage and water services. Non-farm rural residential lots shall

generally not exceed 0.8 ha (2 ac) in size. Proposals to exceed 0.8 ha (2 ac) shall demonstrate the following:

- The additional area is required to accommodate individual on-site water services and individual on-site sewage;
- Services, the lands have topographic limitations for agricultural use;
- The lands are physical separated from the remainder of the farm by significant natural heritage features/watercourses;
- To conserve cultural heritage resources;
- Proposed lot will not exceed 1 ha (2.5 ac) in size;
- The proposal can demonstrate the ability to provide adequate on-site private services.
- Compliance with Minimum Distance Separation formulae (MDS);
- The proposed non-farm rural residential lot shall have direct frontage on a permanent public road maintained year-round and receives approval for access through the appropriate road authority;
- Compliance with relevant Environmental Resource policies; and,
- Any enlarged agricultural lot that would result from a proposal for non-farm rural residential development through farm consolidation shall comply with the applicable policies of Section 3.1.4.2.4

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

Consents for farm severance or consolidation purposes must satisfy MDS Formulae.

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

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

The Official Plan policies within section 3.2.4.2.5 - Significant Woodlands, provides that development and site alteration within and on lands adjacent to a significant woodland will require the preparation of an Environmental Impact Study in accordance with Section 3.2.6 which demonstrates that the proposal will not result in a negative impact on the woodland. Construction proposals for new or expanding farm buildings or structures shall also require an Environmental Impact Study.

Township of Zorra Zoning By-law

The subject lands are currently zoned 'General Agricultural Zone (A2)' according to the Township of Zorra Zoning By-law, which permits a wide range of agricultural uses, including farm buildings and an accessory dwelling, and requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328.1 ft). In addition, all farm buildings are required to be setback 7.5 m (24.6 ft) from any interior property line.

The 'Rural Residential Zone (RR)' requires a minimum lot area of 2,800 m² (30,139 ft²), a minimum lot frontage of 35 m (114.8 ft), and a minimum lot depth of 80 m (262.5 ft). The proposed 'new' rural residential lot (containing the dwelling built in 1981) would appear to meet the requirements of the Township Zoning By-law with the exception of the minimum required lot frontage, which is proposed at 15 m (49.2 ft) rather than the 35 m (114.8 ft) required per the Township Zoning By-law

The applicant is proposing to have the proposed severed lot rezoned to a 'Special Rural Residential (RR) Zone', with the balance of the farm to be rezoned into a 'Special General Agricultural Zone (A2-sp)'. The 'A2-sp' zone would ensure no new dwellings can be constructed on the retained lands in the future, while the special provision associated with the 'RR' zone would provide the necessary frontage reduction described throughout this report. Pending support from Council, and subsequently, the County Land Division Committee, conditions would be imposed on the consent application to ensure these items are satisfactorily addressed.

Agency Comments

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

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

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

Public Consultation

Notice of complete application and notice of public meeting regarding this application were circulated to surrounding property owners on April 10, 2026, and June 30, 2026, respectively.

As of the date of the writing of this report, no comments were received from the public as a result of the Public Consultation.

Planning Analysis

The proposed applications are intended to facilitate the creation of a non-farm rural residential lot by adding a special development policy to the subject lands which would provide an exception to the requirement for a dwelling to be made surplus through farm consolidation where such dwelling is contained on an agricultural lot that is to be legally consolidated with an abutting agricultural lot, to form one larger agricultural lot under identical ownership (required per 3.1.5.3 a) criteria of the Official Plan. The special development policy would recognize the farm consolidation that previously occurred and would have permitted the severance as currently proposed.

It is proposed that a dwelling (which meets the date 1995 requirement) be severed from the larger property and placed into the appropriate 'Rural Residential (RR) Zone'. The agricultural lot that would be proposed to be retained (via future consent application) would contain the dwelling

which does not meet the date requirement established in the OP (c. 2008). The application for zone change proposes to place a special provision on the retained lands (A2-sp) to recognize that no new dwelling would be permitted to be constructed on the retained lands, as would be required as part of the approval of the anticipated consent application, and to provide for a reduced lot frontage for the new non-farm rural residential lot proposed through these applications.

2024 Provincial Planning Statement

The subject lands are located within a prime agricultural area, as defined by the PPS. Section 4.3 of the PPS directs that prime agricultural areas shall be protected for long-term use for agriculture. Permitted uses and activities within a prime agricultural area include agricultural uses, agriculture-related uses and on-farm diversified uses.

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

Considering that the proposal seeks to facilitate the creation of a new rural residential lot (resulting from farm consolidation), and, provided that the final EIS is satisfactory to (to be determined as part of the associated consent application), Planning staff consider the overall proposal to be consistent with the Provincial Planning Statement.

Official Plan

Staff have evaluated the proposal in accordance with the review criteria of the Official Plan for the creation of rural residential lots within the Agricultural Reserve. Since the introduction of the County's Official Plan in 1995, Oxford County has maintained a requirement for a dwelling made surplus through farm consolidation be constructed on or prior to December 13, 1995. The intent behind the date requirement of the County OP is to ensure that any new principal or additional farm dwellings are only being constructed with the understanding that they are accessory to, and must remain on, the farm parcel upon which they are being constructed (i.e. are not being constructed with the intent/expectation of future severance), so that new farm dwellings cannot simply continue to be built and declared surplus through successive farm consolidations over time (i.e. establishes a clear limit to the fragmentation of agricultural land and creation of non-farm rural residential uses that can result from these policies), and recognizing the merger of the two farm parcels retroactively does not impact this outcome.

In this instance, Staff note that the specific policy (3.1.5.3 a), provides for the removal of a dwelling that was constructed prior to December 13, 1995, where such dwelling is contained on an agricultural lot that is to be legally consolidated with an abutting agricultural lot to form one larger agricultural lot under identical ownership. The dwelling which will be severed from the farm does meet the date (c. 1981) and the dwelling to remain on the broader farm parcel, which was constructed in 2008 will remain the primary dwelling for the agricultural operation. This is an important distinction, as the dwelling proposed to be removed (which merged with the overall

property in 2018) would have qualified under the policy framework of Section 3.1.5.3 if it were applied for at the time of the consolidation and merger.

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

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

Further, there will be no impact to any existing agricultural structures on the subject property and based on initial review from the Township Chief Building Official, there do not appear to be any issues with satisfying the requirements of MDS II. Lastly, and as previously identified, there will be conditions recommended for the associated application for consent, which the County Land Division Committee will consider imposing at the time of the application being heard (pending support of the subject applications).

Zoning By-law

As previously identified in this report, it appears as though both the proposed severed and retained lots would meet the requirements of the Township Zoning By-law provisions for both the 'RR' and 'A2' zones (save and except for the frontage required in the 'RR' zone as previously identified in this report). In this instance, there would be a requirement for the retained Agricultural lot to be placed into a site-specific 'A2-sp' zone that ensures no future dwellings are able to be constructed on these lands. The application notes this, and pending approval of the associated consent application, an implementing by-law would be brought forward to Council to address these requirements.

Respecting the reduced frontage request, Staff note that building department staff, Township Public Works and Emergency services were all satisfied with this proposed reduction. It is not anticipated that the reduced frontage will negatively impact vehicular movements or drainage and will assist to minimize the amount of land being removed from the agricultural land base being placed into the appropriate 'RR-sp' zone.

Conclusion

To summarize, the proposal represents a specific example of an appropriate deviation from the Agricultural Policies contained in the Official Plan, is consistent with the policies of the PPS, and appears to be compliant with the Township Zoning By-law. The policy direction and all criteria surrounding the creation of rural residential lots are satisfactorily addressed, save for the fact that the proposal seeks to recognize the merger of the two farm parcels retroactively. Planning staff are of the opinion that recognizing the merger of the two farm parcels retroactively does not negatively impact the policy objectives and goals of the Official Plan. Given that the dwelling proposed to be 'removed' does meet the date criteria as contained in the Official Plan and, considering that a farm consolidation has occurred (2018) that would have permitted the dwelling to be severed and in light of the fact that there does not appear to be any negative impact to the existing significant natural heritage features, nor impacts to surrounding agricultural properties,

Staff are of the opinion that the subject applications represent an amendment which can be considered appropriate.

RECOMMENDATIONS

That the Township of Zorra Council advise Oxford County Council that the Township supports the application for Official Plan Amendment, File No. OP25-22-5, submitted by Prychley Wood Farms Ltd. for the lands legally described as Part of Lot 27, Concession 2 (West Zorra), Township of Zorra to add a special development policy to the Official Plan to recognize a previous farm consolidation of abutting agricultural properties to facilitate a future consent application of a dwelling made surplus through farm consolidation;

And further, that the Council of the Township of Zorra approve-in-principle the application for Zone Change, File No. ZN5-25-15, submitted by Prychley Wood Farms Ltd. for the lands legally described as Part of Lot 27, Concession 2 West (West Zorra), Township of Zorra to rezone the subject lands from 'General Agricultural (A2) Zone' to 'Special General Agricultural (A2-sp) Zone' and 'Special Rural Residential (RR-sp) Zone', respectively, to facilitate the future severance of a non-farm rural residential lot made surplus through farm consolidation, and to ensure no future dwellings can be established on the existing agricultural lands.

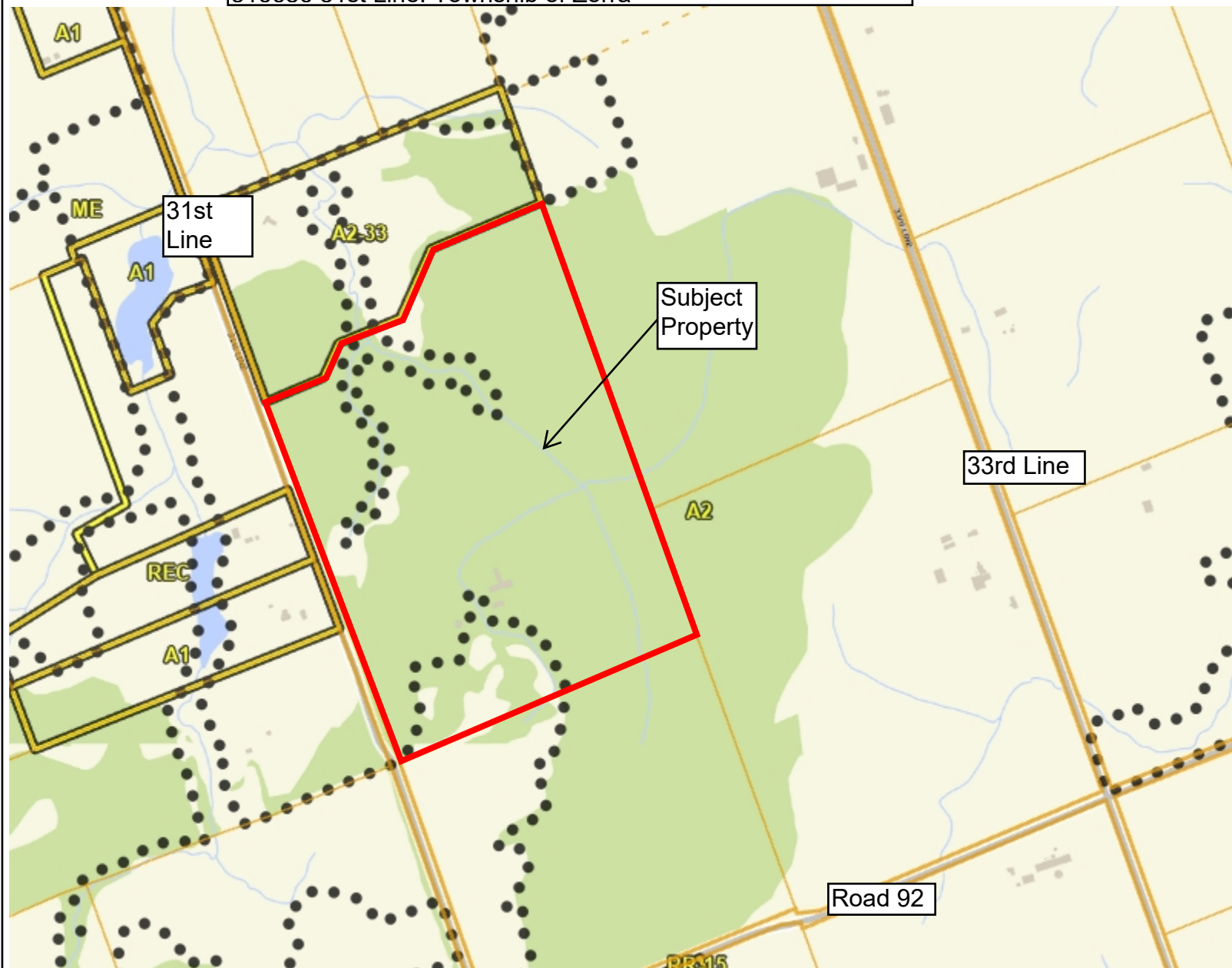
SIGNATURES

Authored by: *'Original Signed by'*

Spencer McDonald, MCIP, RPP
Development Planner

Approved for submission: *'Original Signed by'*

Eric Gilbert, MCIP, RPP
Manager of Development Planning

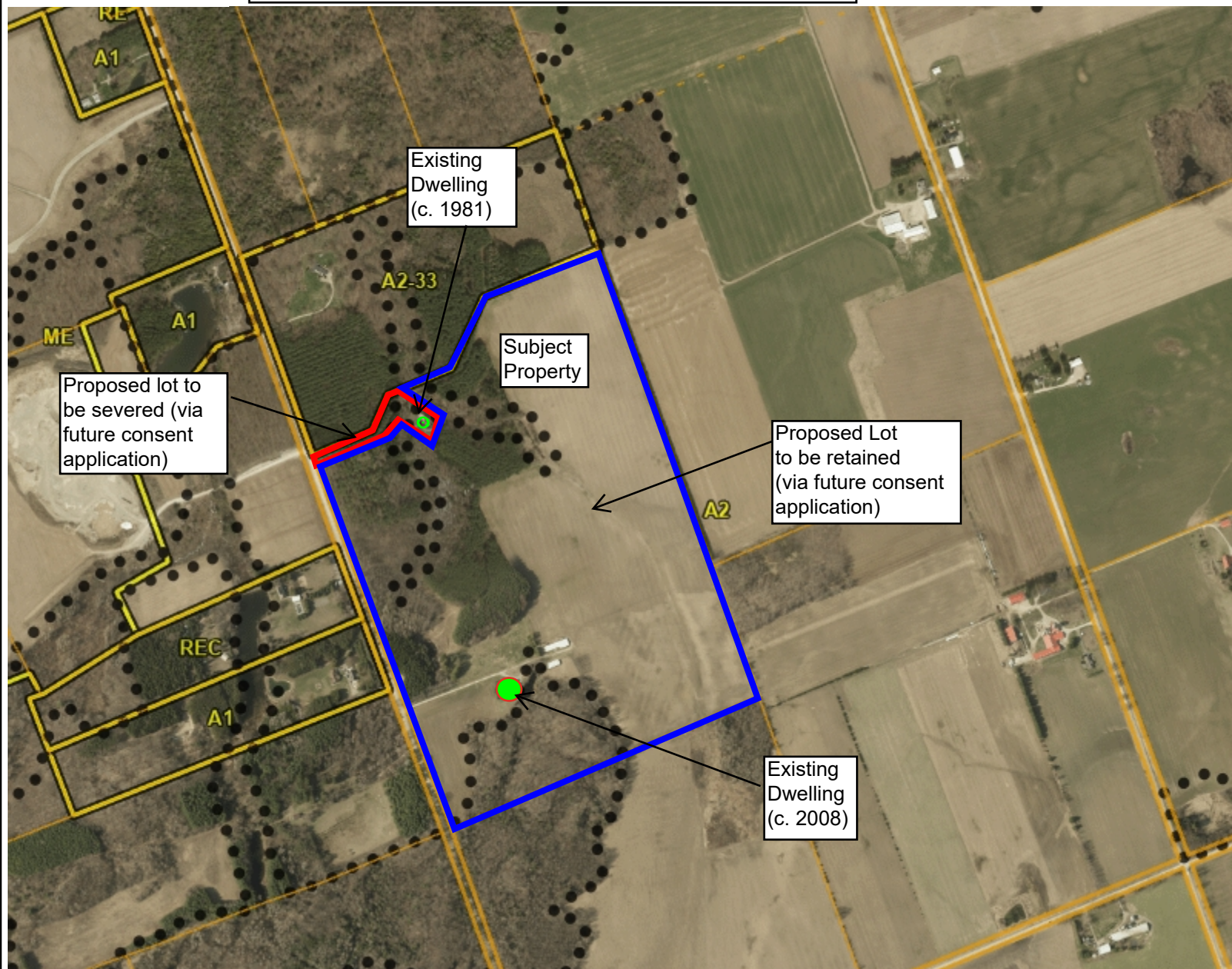


Legend

- 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





Legend

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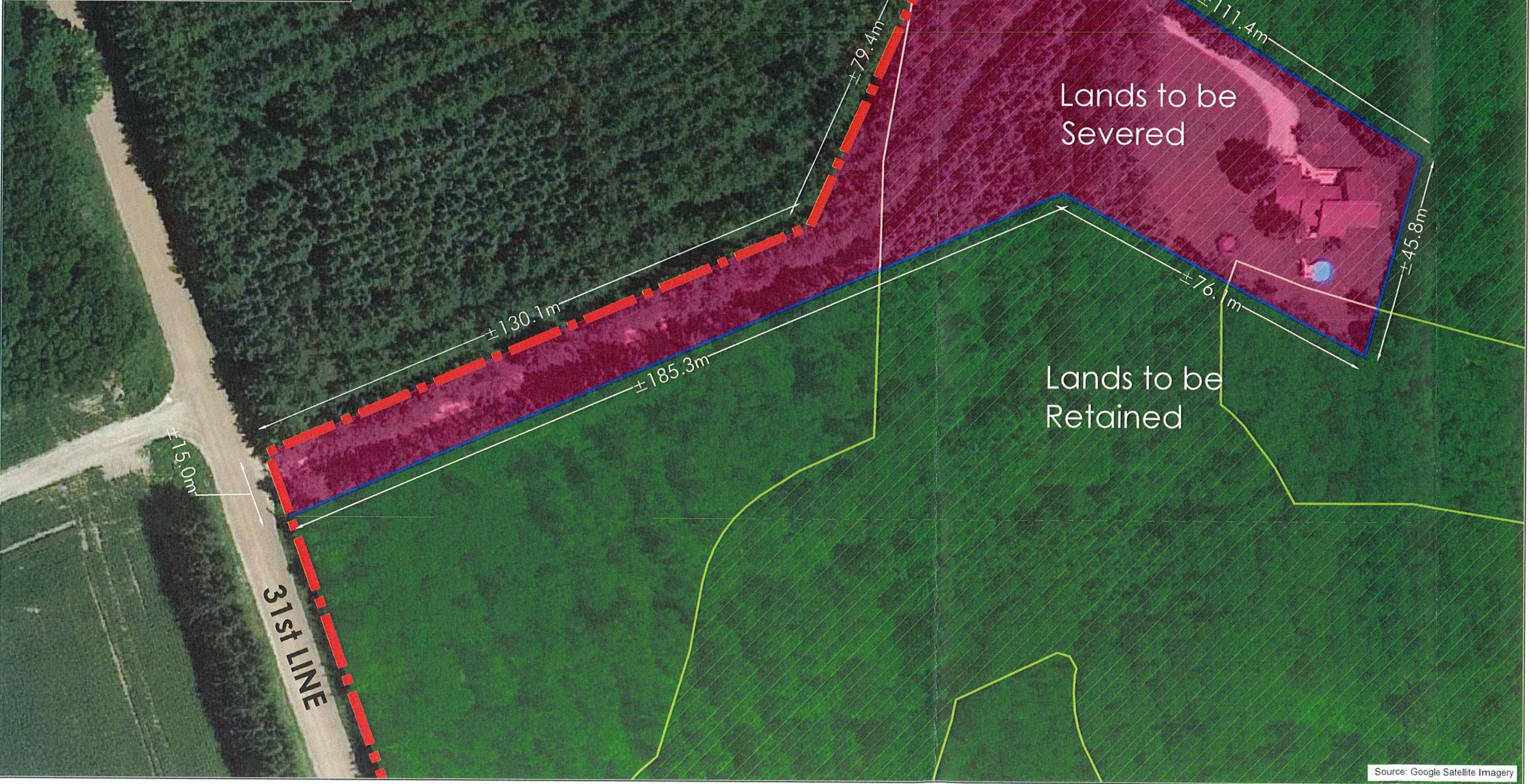
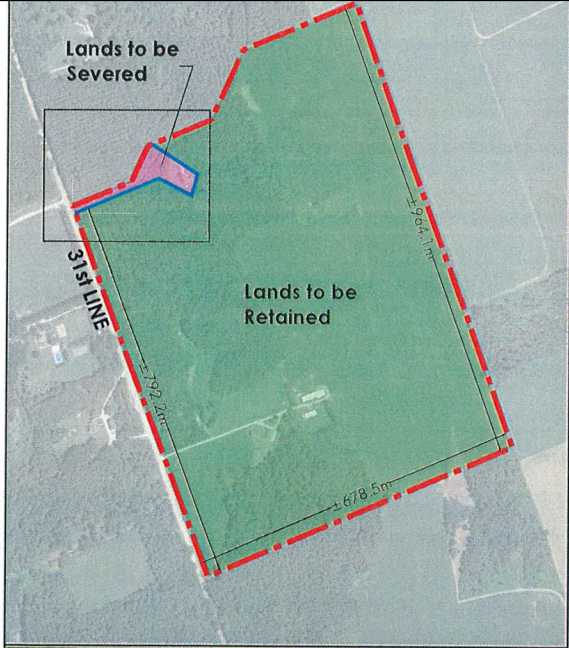
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NAD_1983_UTM_Zone_17N



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

June 23, 2026



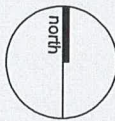
Severance Sketch

316686 31st Line
Embro
County of Oxford

- LEGEND
- Subject Lands (± 610,035.0m² / 61.00ha)
 - Severed Line
 - Lands to be Retained (± 600,940.7m² / 60.09ha)
 - Lands to be Severed (± 9,094.3m² / 0.91ha)
 - UTRCA Regulation Limit

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

DATE:	September 2024
FILE:	2470A
SCALE:	1:1,000
DRAWN:	PL



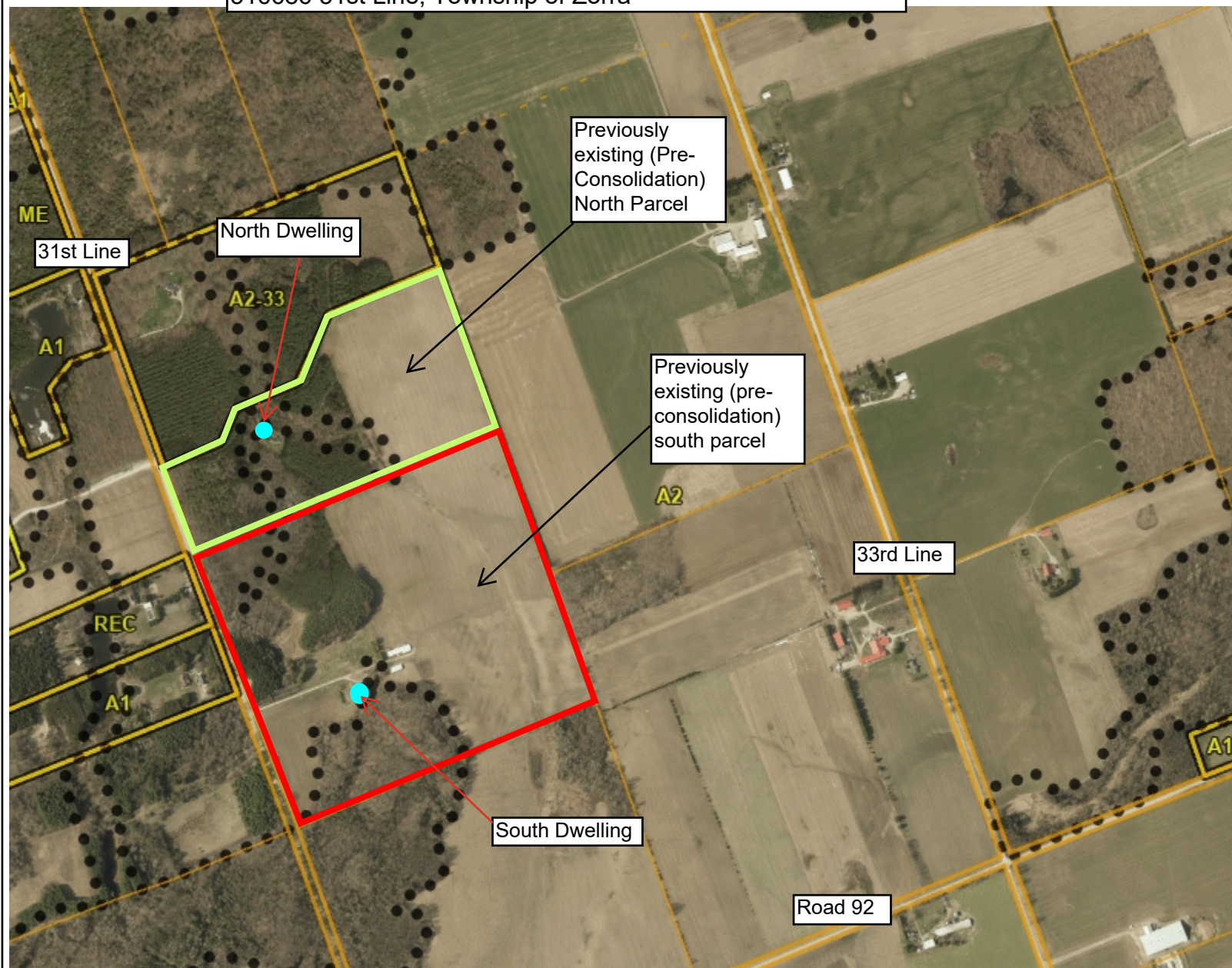
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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3K9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

Source: Google Satellite Imagery



Legend

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