

To: Mayor and Members of Township of Norwich Council

From: Amy Hartley, Development Planner, Community Planning

Application for Zone Change

ZN 3-26-09 – Richard and Ramona Schveighardt

REPORT HIGHLIGHTS

- The Application for Zone Change proposes to rezone the subject lands from 'Residential Existing Lot Zone (RE)' to 'Special Rural Residential Zone (RR-sp)' to permit site-specific provisions to facilitate the establishment of a public garage and mobile fleet service as a rural entrepreneurial use.
- Planning staff recommend the application be deferred until the applicant provides a clearance as required under the provisions of the Ontario Clean Water Act.

DISCUSSION

BACKGROUND

OWNERS: Richard and Ramona Schveighardt
793424 Slant Road, Norwich, ON N0J 1P0

LOCATION:

The subject lands are described as Part of Lot 6, Concession 3 (North Norwich) in the Township of Norwich. The subject lands are located on the east side of Slant Road lying between Quaker Street and Evergreen Street and are municipally known as 793424 Slant Road, Township of Norwich.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "N-1"	Township of Norwich Land Use Plan	'Agricultural Reserve'
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TOWNSHIP OF NORWICH ZONING BY-LAW 07-2003-Z:

Existing Zoning: 'Residential Existing Lot Zone (RE)'

Proposed Zoning: 'Special Rural Residential Zone (RR-sp)'

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'Residential Existing Lot Zone (RE)' to 'Special Rural Residential Zone (RR-sp)' to permit a small public garage and mobile fleet service to be permitted on the subject lands within an existing accessory building as a rural entrepreneurial use (REU). The existing building in which the business is proposed to be located is approximately 167.2 m² (1,800 ft²) in size. The total area proposed for the REU is approximately 367.8 m² (3,960 ft²) of the subject lands which includes the accessory building, parking and open storage of vehicles. The applicant has indicated that the majority of the business operates as a mobile fleet service where repair work is performed off-site, or heavy equipment and agricultural equipment are repaired on-site.

The subject lands are approximately 0.93 ha (2.3 ac) and currently contain a single detached dwelling, an existing barn, and a recently constructed accessory building where the REU is proposed to operate. Surrounding land uses are predominantly agricultural uses with some existing residential parcels along Slant Road.

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

Plate 2, Aerial Map (2020) with Existing Zoning, provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2020.

Plate 3, Applicants' Sketch, identifies the general site area as provided by the applicant.

Plate 4, Applicants' Letter, provides additional details and information about the proposed business.

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.

Section 4.3 of the PPS directs that prime agricultural areas shall be protected for long term agricultural use. In prime agricultural areas, permitted uses and activities include agricultural uses, agriculture-related uses and on-farm diversified uses.

Section 4.3.2.3 of the PPS directs that new permitted land uses, including creation of lots and new or expanding livestock facilities shall comply with the minimum distance separation formulae.

OFFICIAL PLAN

The subject lands are designated Agricultural Reserve according to the Township of Norwich Land Use Plan in the County Official Plan.

Lands designated Agricultural Reserve are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms together with farm buildings and structures necessary to the farming operation, and accessory residential uses required for the farm.

According to Section 3.1.1, the goal of the Agricultural Reserve policies is to ensure prime agricultural areas are preserved for food and fibre production by avoiding further 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 directly related to and supportive of agricultural uses in the area, where appropriate.

Further, a strategic aim of the Agricultural Reserve policies is to prevent situations of land use conflict in the prime agricultural area through careful management of non-farm uses, including rural residential development, recreational uses, commercial and industrial uses and aggregate resource extraction.

Official Plan Amendment 269 (OPA 269), approved by the Minister of Municipal Affairs and Housing on February 2, 2024, introduces a policy framework to allow for rural home occupations and rural entrepreneurial uses.

Section 3.1.5.2.1 – Secondary Uses on Rural Residential Lots, provides that the establishment of a rural entrepreneurial use on an existing residentially zoned lot and directs that the specific uses that may be permitted as a rural entrepreneurial use in each Area Municipality shall be set out in the Area Municipal Zoning By-law, and be in accordance with the applicable policies of this section.

For greater clarity, the following uses shall not be permitted as a rural entrepreneurial use:

- Retail uses, offices, medical/dental clinics and restaurants, except where explicitly permitted in this section;
- Institutional uses;
- Restaurants;
- Residential uses or accommodation; and,
- Other uses that, in the opinion of the County and/or Area Municipality, may;
 - i) Attract large numbers of customers or other people;
 - ii) Generate significant traffic, or not otherwise be appropriate for rural infrastructure or public services;
 - iii) Create compatibility or enforcement issues;
 - iv) Undermine or conflict with the planned function of rural settlements, except where explicitly permitted by the policies of this section; or,
 - v) Not otherwise be consistent with the applicable policies and objectives of this Plan.

Rural entrepreneurial uses may be permitted subject to the following:

- The establishment of a rural entrepreneurial use shall require a site specific amendment to the Area Municipal Zoning By-law. The site specific zoning amendment shall identify the specific rural entrepreneurial use to be permitted and contain any provisions necessary to ensure that policy criteria of this section are addressed, including but not limited to:
 - i) The location of the use on the lot;

- ii) Restrictions on sale of goods or materials, maximum gross floor area, and number of employees;
- iii) Parking and loading requirements; and,
- iv) Appropriate restrictions on signage, outdoor storage and/or display, and other evidence of business activity.

Only proposals for a specific rural entrepreneurial use will be considered by the Area Municipality.

Area Municipalities may choose to establish more restrictive use, size and scale requirements for a rural entrepreneurial use than permitted by the policies of this Plan, provided they do not conflict with said policies. Where stricter requirements are established by the Area Municipality in the Zoning By-law, they shall take precedence over these policies.

Rural entrepreneurial uses shall be small scale and not detract from the residential character of the property. The maximum gross floor area of all buildings and structures permittee to be used for the purposes of a rural entrepreneurial use shall be regulated through the Area Municipal Zoning By-law, however, said gross floor area used or occupied by the use shall not exceed 280 m² (3,014 ft²) or 10% of the total lot area, whichever is less.

New or expanding rural entrepreneurial uses that would exceed the size, scale, or use limitations in this section shall not be permitted. Additionally, Rural entrepreneurial uses shall generally be recognized as a Type A land use for the purposes of determining the application of MDS I. Such uses shall be directed to locate or relocate in a settlement or must comply with the policies for establishing a non-agricultural use as contained in Section 3.1.7.

ZONING BY-LAW

The subject property is zoned 'Residential Existing Lot Zone (RE)' in the Township of Norwich Zoning By-law. The 'RE' zone permits a single detached dwelling, home occupation and accessory uses in accordance with the provisions of the by-law.

The 'RE' zone recognizes the lot area and lot frontage of residential lots that existed prior to the passing of the by-law. Further, a 10 m (32.8 ft) front yard and 15 m (49.2 ft) rear yard setback.

AGENCY COMMENTS

County of Oxford Coordinator of Source Protection Program requested that a Section 59 screening form be completed to obtain a clearance as per the provisions of the Planning Act and Clean Water Act. This is required to confirm that the proposed activities do not represent a significant drinking water threat to municipal drinking water wells.

Township of Norwich Chief Building Official noted that a change of use permit may be required, bathrooms may need to be installed, the driveway may need to be upgraded for fire access purposes. Development charges are applicable to the proposed development.

PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting for the zone change application were provided to the public and surrounding property owners in accordance with the requirements of the Planning Act on August 26, 2026, and September 8, 2026. At the time of writing this report no comments were received from adjacent landowners.

Planning Analysis

The application for zone change proposes to rezone the subject lands from 'Residential Existing Lot Zone (RE)' to 'Special Rural Residential Zone (RR-sp)' to permit a mobile fleet service and heavy vehicle mechanic as a rural entrepreneurial use.

Section 59 of the Ontario Clean Water Act provides *"that if a source protection plan that is in effect designates a land use as a land use to which this section should apply, a person shall not make an application under a provision of the Planning Act prescribed by the regulations for the purpose of using land for that land use and any location within that area unless the risk management official issues a notice to the person"*.

In this instance, the subject lands are included within a source protection screening area due to its proximity within an area of influence from a municipal well located on Norwich Road; as such, a Section 59 clearance is required from the Oxford County Risk Management Official .

As the clearance has not been received to date, the application cannot be considered as per the requirements of the Clean Water Act.

Planning staff will bring this application forward once the clearance has been received.

RECOMMENDATIONS

It is recommended that the Council of the Township of Norwich defer the zone change application submitted by Richard and Ramona Schweighardt, whereby the lands described as Part of Lot 6, Concession 3 (North Norwich) in the Township of Norwich to rezone the subject lands to 'Special Rural Residential Zone (RR-sp)' to provide the applicant an opportunity to obtain a Section 59 Clearance under the Clean Water Act.

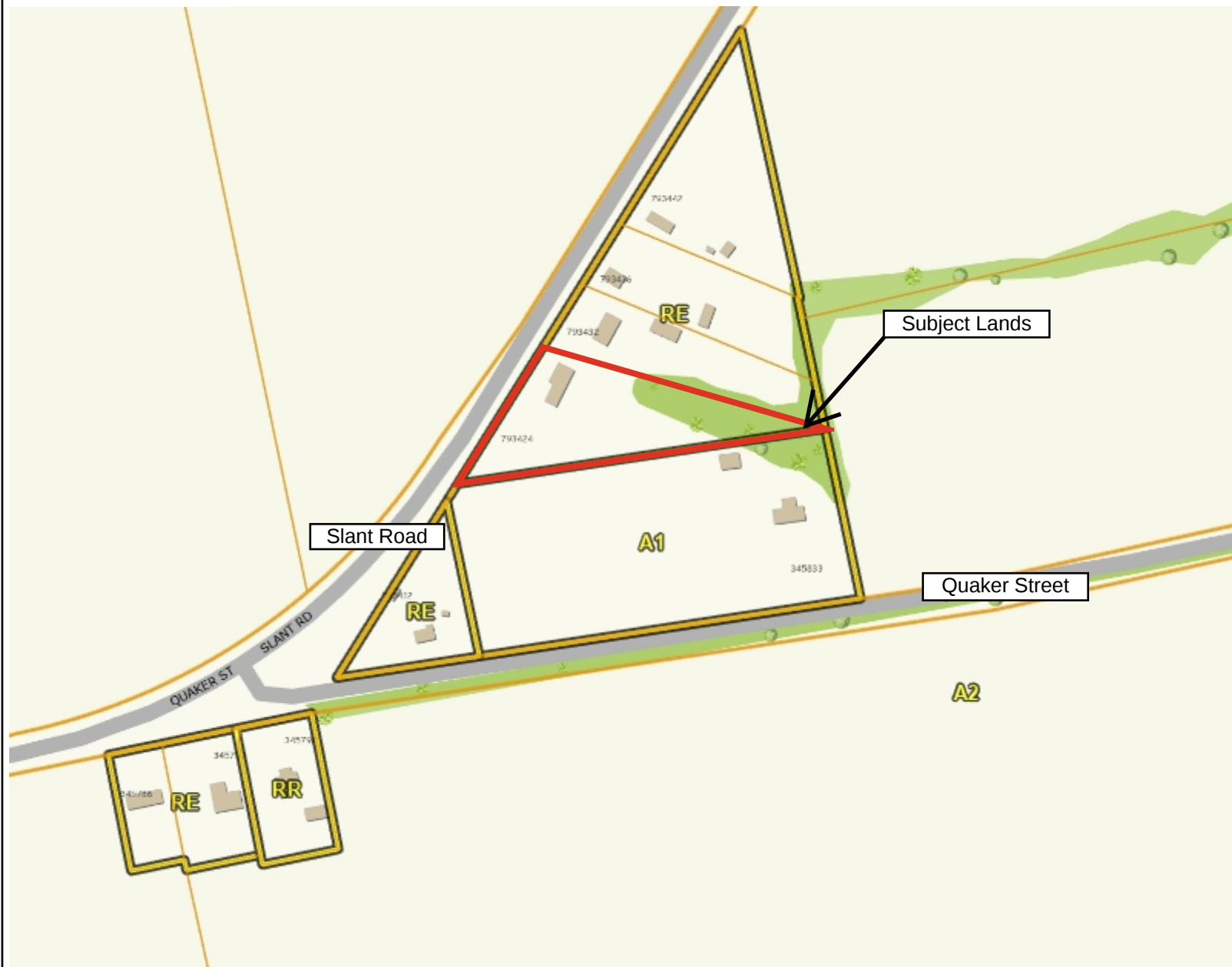
SIGNATURES

Authored by: *Original Signed By*

Amy Hartley
Development Planner

Approved for submission: *Original Signed By*

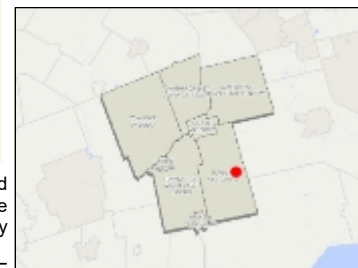
Eric Gilbert, MCIP, RPP
Manager of Development Planning



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 96 192 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

October 3, 2025



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Environmental Protection**
 - Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- 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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September 11, 2026

Plate 3: Applicants' Sketch

File No.: ZN 3-26-09 (Schveighardt)

Part of Lot 6, Concession 3 (North Norwich); 793424 Slant Road, Township of Norwich

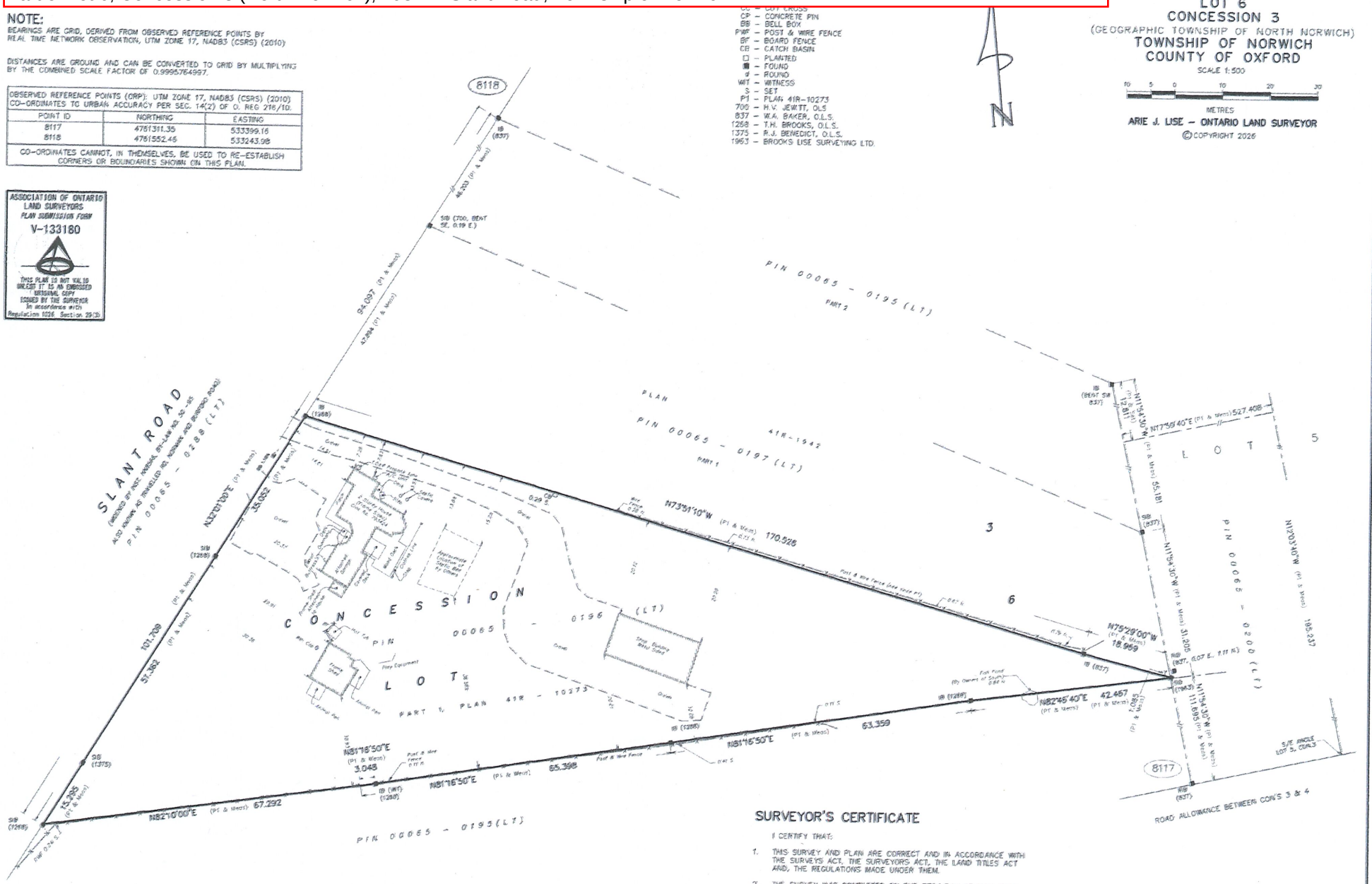
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BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9995764997.

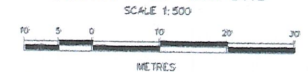
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8117	4761311.35	533399.16
8118	4761552.46	533243.98

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



MEYOR'S REAL PROPERTY REPORT PLAN OF SURVEY (PART A)

OF PART OF
LOT 6
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF NORTH NORWICH)
TOWNSHIP OF NORWICH
COUNTY OF OXFORD



SCALE 1:500
METRES
ARIE J. LISE - ONTARIO LAND SURVEYOR
© COPYRIGHT 2026

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 27TH DAY OF MAY, 2026.

MAY 27, 2026
DATE

Arise Lise
ARIE J. LISE
ONTARIO LAND SURVEYOR

BROOKS LISE SURVEYING LTD
ONTARIO LAND SURVEYORS
UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK, ON, N4S 1A5, CAN.
TEL. 519-539-0009 EMAIL: brooks@brosurveys.com
DRAWING: TW/DRC CHECKING: AIL CREW CHIEF: JS

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METRIC

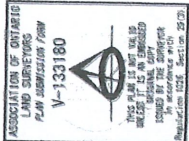
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE:

BEARINGS ARE GIVEN DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, MAGNETIC (2010) DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999744697.

POINT ID	NORTHING	EASTING
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8118	4781552.45	533245.08

CO-ORDINATES CANNOT, IN THOMSON'S, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



WRITTEN REPORT (PART B)

THIS PLAN IS COMPLETE WITH THE REPORT DATED JUNE 25, 2026.

- LEGEND**
- SB - STANDARD IRON BARS
 - SB2 - SHORT STANDARD IRON BARS
 - IB - IRON BAR
 - CP - CEMENT CONCRETE PILE
 - CB - CEMENT CONCRETE BOLT
 - PP - POST & WIRE FENCE
 - PP2 - POST & WIRE FENCE
 - EP - EARTH FENCE
 - EP2 - EARTH FENCE
 - PL - PLANTED
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 - PL100 - PLANTED

SURVEYOR'S REAL PROPERTY REPORT PLAN OF SURVEY (PART A)

LOT 6

CONCESSION 3

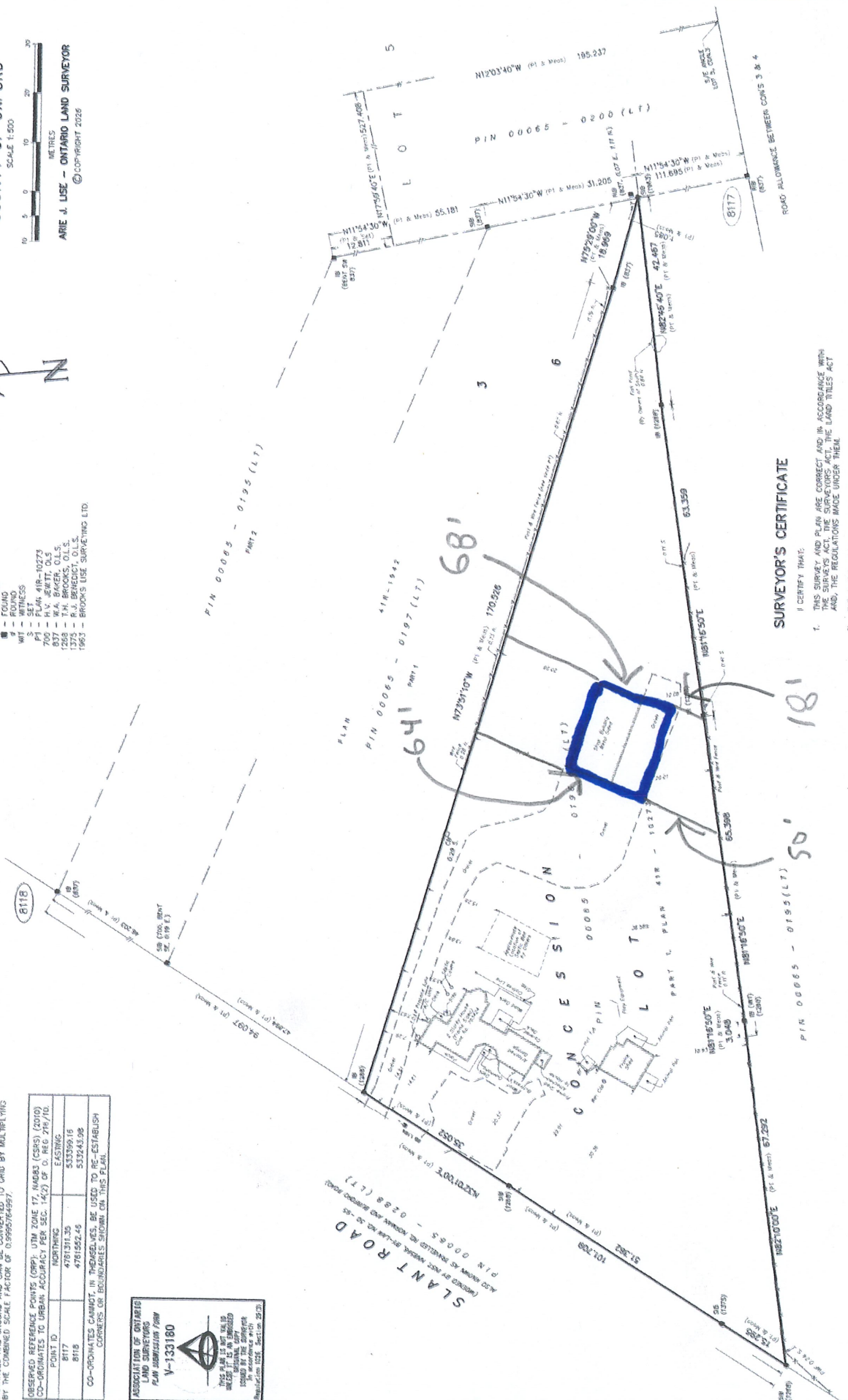
(GEOGRAPHIC TOWNSHIP OF NORTH NORWICH
COUNTY OF OXFORD)

SCALE 1:500

METRES

ARE J. USE - ONTARIO LAND SURVEYOR

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- THE SURVEY WAS COMPLETED ON THE 27TH DAY OF MAY, 2026.

DATE

ARE J. USE

ONTARIO LAND SURVEYOR

BROOKS LEE SURVEYING LTD

UNIT 1-17 WELLINGTON ST. NORTH
WILLOWDALE, ONT. M2H 1G1
TEL: 516-538-8888 FAX: 516-538-8889
EMAIL: brookslee@brookslee.ca

DRAWING: 2026-05-27 CHECKED: A.L. DESIGNED: J.S.

AutoCAD Drawing: 2:\Drawings\11112\CO\11112-00-00.dwg Jun 25/26 5:18pm

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