

To: Mayor and Members of Township of East Zorra-Tavistock Council

From: Adam Gignac, Development Planner, Community Planning

## Application for Zone Change ZN 2-26-03 – 1001226639 Ontario Inc

### REPORT HIGHLIGHTS

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- The application for Zone Change proposes to rezone the subject lands from ‘Highway Commercial Zone (HC)’ to ‘Special Highway Commercial Zone (HC-sp)’, with a special provision is being requested to permit a Salvage Yard use in the ‘Highway Commercial Zone’.
- Planning staff are recommending deferral of the application, as a concurrent Official Plan Amendment application is required to establish a non-agricultural use in the Agricultural Reserve designation, and additional information is needed from the applicant regarding the operations on the site, justification of the use outside of a settlement area, and to ensure the policies of the County of Oxford Official Plan and Provincial Planning Statement can be met.

### DISCUSSION

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#### BACKGROUND

OWNERS/APPLICANT: 1001226639 Ontario Inc. (Harris Mohan)  
715503 Oxford County Road 4, East Zorra-Tavistock, ON,  
N0J 1M0

LOCATION:

The subject lands are described as Part Lot 7, Concession 16, East Zorra as in 453570; S/T A32657 in the Township of East Zorra-Tavistock. The lands are located on the west side of Oxford County Road 4, between 16<sup>th</sup> Line and 17<sup>th</sup> Line and are municipally known as 715503 Oxford County Road 4, in the Township of East Zorra-Tavistock.

COUNTY OF OXFORD OFFICIAL PLAN:

**Existing:**

Schedule “E-1”	East Zorra Tavistock Land Use Plan	‘Agricultural Reserve’
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TOWNSHIP OF EAST ZORRA-TAVISTOCK ZONING BY-LAW 2003-18:

Existing Zoning: ‘Highway Commercial Zone (HC)’

Proposed Zoning: 'Special Highway Commercial Zone (HC-sp)'

PROPOSAL:

The applicants are proposing to establish a Salvage Yard use utilizing the existing building and exterior of the subject lands. The proposed use would involve the stripping of automotive parts from vehicles for re-sale of said automotive parts on site, with the remainder of the vehicles hauled away to an off-site junkyard. No to minimal storage of the junk vehicles would be expected on site at any time.

The subject lands currently contain an existing single-detached dwelling building and two accessory garages and was previously used as an automobile sales and service centre, in conjunction with the property to the immediate south.

The surrounding land uses to the subject lands are predominantly agricultural to the immediate north, west, and southwest, for the purposes of growing crops. Occasional rural residential uses are located to the west along 16<sup>th</sup> Line. To the immediate south of the subject lands, is an automobile sales establishment and associated automobile service garage. To the immediate east, is a wood lot, CN rail line, and the Thames River reservoir.

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 (2025), provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2025.

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

## **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 intended to be an exhaustive list.

Section 4.3 of the PPS directs that planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity of the 'agri-food network' (i.e. elements important to the viability of the agri-food sector such as agricultural operations and primary processing, infrastructure, agricultural services, farm markets, distributors etc.). Further, that prime agricultural areas shall be designated and protected for long term agricultural use.

The PPS defines agricultural uses to mean the growing of crops, including nursery, biomass and horticulture crops, as well as the raising of livestock and animals for food, fur or fibre including

poultry and fish, apiaries, agro-forestry, maple syrup production and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Section 4.3.2 (Permitted Uses) of the PPS indicates that permitted uses and activities are: agricultural uses, agriculture-related uses, and on-farm diversified uses. Permitted uses within prime agricultural areas shall be compatible with and shall not hinder surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

The PPS provides definitions for both agriculture-related use and on-farm diversified use:

*Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.*

*On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.*

Section 4.3.5 (Non-Agricultural Uses in Prime Agricultural Areas) of the PPS directs that 'non-agricultural uses' in prime agricultural areas may only be permitted for the extraction of minerals, petroleum resources and mineral aggregate resources or limited non-residential uses provided that:

- the land does not comprise a specialty crop area;
- the proposed use complies with MDS;
- there is an identified need for the land to accommodate the proposed use; and
- alternative locations have been evaluated and there are no reasonable alternative locations that avoid prime agricultural areas or are on lower priority agricultural land.

Further, impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided and, where avoidance is not possible, minimized, and mitigated as determined through an agricultural impact assessment.

#### OFFICIAL PLAN

The subject lands are located within the 'Agricultural Reserve' designation according to the Township of East Zorra-Tavistock Land Use Plan in the Official Plan.

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.

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

Section 3.1.5 notes the objectives for non-agricultural uses in the Agricultural Reserve. The following objectives apply to non-agricultural uses:

- To permit new or expanded non-agricultural uses only where such uses do not conflict with the "Goal for Agricultural Policies", as set out in Section 3.1.1;
- To preserve and protect the prime agricultural area for long term, viable agricultural use and avoid or minimize potential impacts on agricultural operations; and,
- To direct non-agricultural uses to settlements wherever possible.

For the purposes of this section, "Non-Agricultural Uses" include commercial, industrial, institutional, recreational and non-farm rural residential uses, as well as renewable energy facilities and alternative energy facilities and infrastructure. These uses may only be permitted subject to the applicable policies of this plan, including 3.1.4, 3.1.5, and 3.1.7.

It is the intent of this Plan that, within the Agricultural Reserve designation, the use of prime agricultural land for agricultural, mineral, petroleum, and environmental resources will be given a higher priority in land use decision making than its use for non-agricultural uses.

Section 3.1.7 notes that all proposals to establish a new non-agricultural use in the prime agricultural area, will only be considered through an Official Plan Amendment, in accordance with the provisions of this section, Section 3.1.7.2, for the establishment of non-agricultural uses.

For new non agricultural uses, the proposal shall state the specific use and contain a detailed site plan showing the location of buildings and structures, individual on-site water services and individual on-site sewage services, areas for parking, storage and landscaping, lot grading and drainage, road access, and any other information deemed to be relevant to the proposal. Compelling evidence shall be provided to demonstrate, to the satisfaction of the County and the Area Municipality, that the proposed non-agricultural use cannot be located within a settlement and that the following considerations have been addressed:

- There is a demonstrated need within the planning period for additional land to be removed from agricultural production and re-designated for the proposed use, given the nature and capacity of undeveloped lands within nearby settlements and/or within other appropriate land use designations.

The nature of the proposal and whether the use requires special locational requirements or physical features that are only available in the prime agricultural area.

The amount of land proposed for the new development is the minimum required for the immediate needs of the proposed use.

- The level of servicing planned or available for the proposed development is consistent with the servicing hierarchy established in Section 5.5.3 of this Plan for individual on-site water services and individual on-site sewage services. Infrastructure and public services which are planned or available are suitable for the proposed development over the long term and protect public health and safety.
- The proposed use shall be compatible with and not hinder surrounding agricultural operations or other nearby land uses.

The proposed use, scale and location shall be reviewed to ensure that potential compatibility issues with respect to traffic, noise, dust, odour, spraying, and other agricultural activities and normal farm practices can be prevented or effectively mitigated. Further, the proposed shall be appropriately designed, buffered, and/or separated from nearby residential and other sensitive land uses to prevent or mitigate potential impacts from noise, odour, dust, vibration, traffic, lighting, visual intrusion, and other potential off-site impacts and to minimize risk to public health and safety.

All applicable provincial and municipal requirements regarding, emissions, noise, odour, nuisance, compatibility, water, public health and safety and wastewater standards shall be addressed, including receipt of all applicable environmental approvals.

The site-specific zoning provisions and site plan approval for the proposed use shall incorporate any restrictions or requirements that may be necessary to implement this policy.

- The proposed use shall not create traffic hazards and the road infrastructure shall be capable of accommodating the use, in accordance with the requirements of the authority with jurisdiction over the road and shall comply with the applicable policies of Section 5.1 County Transportation Policy.
- The proposal will not conflict with the policies of Section 3.4, Resource Extraction Policies.
- As part of the application for a new non-agricultural use, the preparation of an Agricultural Impact Assessment shall be required and as detailed in Section 3.1.7.3.
- Proposals shall also comply with all other applicable policies of this Plan, including, but not limited to: Section 3.2, Environmental Resource Policies, Section 3.3, Cultural Resource Policies and Chapter 10, Implementation Measures.

#### ZONING BY-LAW

The subject lands are currently zoned 'Highway Commercial Zone (HC)' in the Township of East Zorra-Tavistock Zoning By-law. The 'HC' zone permits a range of commercial uses including, but not limited to a hotel, laundromat, public garage, retail store, service shop, automobile service station, a motor vehicle washing establishment, and a motor vehicle sales establishment. The applicants are proposing a Zone Change application to add a special provision to allow a Salvage Yard use as an additional permitted use in the 'HC' zone.

Section 17.2.3, regarding open storage requirements, notes that no good or materials are permitted outside any building except that the open storage of goods or materials may be permitted to the rear of the main building provided that:

- Such open storage is accessory to the use of the main non-residential building on the lot;
- Such open storage complies with the yard and setback requirements of this Section (17); and,
- Such open storage shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least 1.8 m (5.9 ft) in height from the ground, constructed of new materials.
- Notwithstanding the open storage yard, setback and enclosure requirements, the open storage of finished goods or materials shall be permitted for the purposes of display or sale.

### AGENCY COMMENTS

The application was circulated to external agencies and County and Township staff deemed to have an interest in the proposal.

The Township Chief Building Official noted that the property would be subject to Site Plan Control and would require a future Site Plan Approval application.

Oxford County Public Works indicated that there were no comments regarding the zone change application, and that further comments would be provided during a site plan application. During the site plan application, a Traffic Brief would be required verifying site lines for the property.

The Upper Thames River Conservation Authority, Canada Post, Township Fire Chief, and Southwestern Public Health indicated no concerns with the proposal.

### PUBLIC CONSULTATION

Notice of Complete Application and Notice of Public Meeting for the proposal were circulated to neighbouring landowners on April 24<sup>th</sup>, 2026 and May 28<sup>th</sup>, 2026 respectively, in accordance with the requirements of the Planning Act. As of the completion of this report, no comments or concerns have been received from the public.

## **Planning Analysis**

The application for Zone Change proposes to rezone the lands from 'Highway Commercial Zone (HC)' to 'Special Highway Commercial Zone (HC-sp)' to establish a Salvage Yard use as a permitted use on the subject lands. As noted previously, the subject lands contain an existing building and two accessory garages that were previously used in conjunction with the property to the immediate south as part of the automobile sale establishment use on this neighbouring property.

In review of the application, in addition to the Zone Change application, an Official Plan Amendment application is also required to be submitted by the applicant in conjunction. As noted in Section 3.1.7 – Official Plan Amendments for Settlement Expansions and Non-Agricultural Uses, proposals for settlement expansions, or to establish a new non-agricultural use in the prime agricultural area, will only be considered through an Official Plan Amendment (in accordance with the requirements of this section). As the subject lands are designated Agricultural Reserve in the County of Oxford Official Plan, they are considered prime agricultural lands and would therefore require an Official Plan Amendment application to consider the establishment of the Salvage Yard use, a non-agricultural use.

In addition, Section 3.7.2 of the Official Plan notes that compelling evidence shall be provided to demonstrate, to the satisfaction of the County and the Township, that the proposed non-agricultural use cannot be located within a settlement, and that additional considerations in Section 3.7.2 have been addressed. Staff have requested that the applicants submit a Planning Justification Report to aid in the evaluation of this Official Plan policy, of which has not been received as of the writing of this report.

As a result of the above, staff are recommending the deferral of a decision on this application, such that an Official Plan Amendment application can be made (and meet the requirements of the *Planning Act*), that the applicants can provide additional information and studies to demonstrate that the proposed use cannot be located within a settlement area, and to ensure that the policies of the Official Plan can be met.

## **RECOMMENDATIONS**

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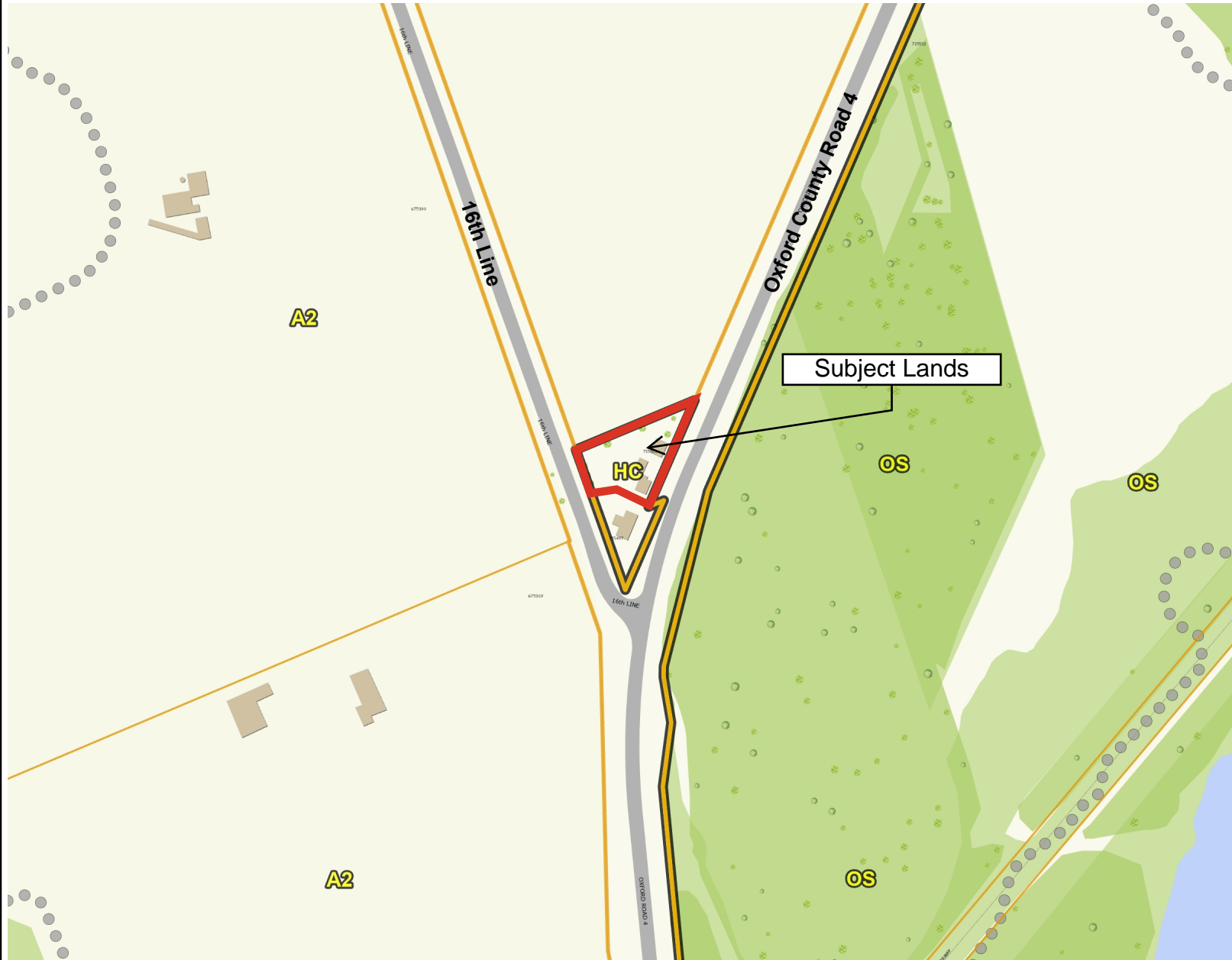
It is recommended that the Council of the Township of East Zorra-Tavistock defer the Zone Change Application submitted by 1001226639 Ontario Inc, whereby lands described as Part Lot 7, Concession 16 (East Zorra), in the Township of East Zorra-Tavistock, are to be rezoned from 'Highway Commercial Zone (HC)' to 'Special Highway Commercial Zone (HC-sp)' to allow for the submission of an Official Plan Amendment application, for more information to be provided by the applicants, and to ensure the policies of the County of Oxford Official Plan and Provincial Planning Statement can be met.

## **SIGNATURES**

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**Authored by:** Original Signed By Adam Gignac  
Development Planner

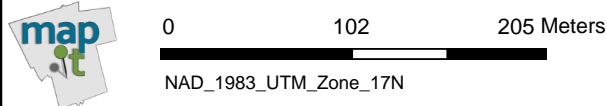
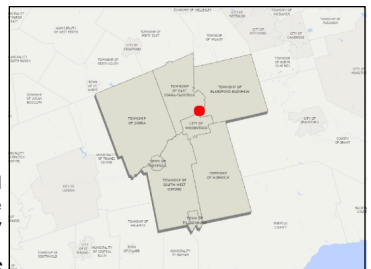
**Approved for submission:** Original Signed By Eric Gilbert, MCIP, RPP  
Manager of Development Planning



**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**



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

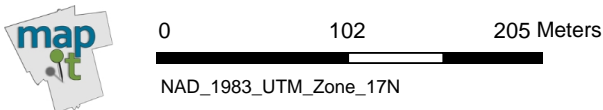
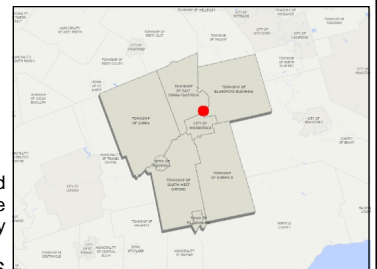
April 24, 2026



**Legend**

- Parcel Lines**
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  - Property Boundary
  - - - Assessment Boundary
  - Road
  - Unit
- Zoning Floodlines**
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**Notes**



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June 5, 2026

