

Community Planning

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario N4S 7Y3

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Web site: www.oxfordcounty.ca

Our File: **A01-25**

APPLICATION FOR MINOR VARIANCE

TO: Township of East Zorra-Tavistock Committee of Adjustment

MEETING: April 2, 2025

REPORT NUMBER: CP 2025-106

OWNER: Alan Bruce
615471 13th Line, Woodstock, ON N4S 7N1

AGENT: Bender Contracting
656951 15th Line, Tavistock, ON N0B 2R0

VARIANCE REQUESTED:

1. Relief from **Section 7.2 – A2 Zone Provisions**; to decrease the minimum front yard depth from 15 m (49.2 ft) to 13.4 m (44 ft).

LOCATION:

The subject lands are described as Part Lots 8-9, Concession 12 (East Zorra), in the Township of East Zorra-Tavistock. The lands are located on the west side of the 13th Line, lying between Oxford Road 33 and Oxford Road 17, and municipally known as 615471 13th Line.

BACKGROUND INFORMATION:

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'E-1'	Township of East Zorra-Tavistock Land Use Plan	Agricultural Reserve
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TOWNSHIP OF EAST ZORRA-TAVISTOCK ZONING BY-LAW 2003-18:

General Agricultural Zone (A2)

COMMENTS:(a) Purpose of the Application:

The applicant is proposing to obtain relief from the above noted provision of the Township's Zoning By-law to facilitate the construction of an agricultural accessory building that would be accessory to the existing dairy operation. According to the applicant the intent of the building is for the storage of equipment that is used for the operations.

The applicant is requesting a reduction from the minimum front yard depth from 15 m (49.2 ft) to 13.4 m (44 ft) to facilitate the construction of the new 334.4 m² (3,600 ft²) storage building. The request is being made to reduce the front yard depth in order to allow vehicle traffic associated with the existing dairy operation to continue uninterrupted and to ensure that the least amount of agricultural land is taken out of production.

The subject lands are approximately 30.8 ha (76.2 ac) in area, zoned 'General Agricultural Zone (A2),' and contain a single detached dwelling and numerous buildings and structures (barns, silos, etc.) used for the existing agricultural operation. The subject lands are located within an agricultural area with existing agricultural operations located to the north, east, west, and south.

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

Plate 2, Aerial Photography (2020), provides an aerial view of the subject lands and surrounding properties, as they existed in the spring of 2020.

Plate 3, Aerial Photography (2020) – Zoomed In, provides an aerial view of the existing development on the subject lands, as it existed in the spring of 2020.

Plate 4, Applicant's Sketch, shows the location of the proposed storage building, as submitted by the applicant.

(b) Agency Comments

The Township Fire Chief, the Township Chief Building Official, and the Township Public Works Manager have indicated no concerns or objections regarding the proposed variance.

(c) Public Consultation:

Public Notice was mailed to surrounding property owners in accordance with the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject lands are designated Agricultural Reserve in the County Official Plan. In the Agricultural Reserve designation, lands 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 as well as accessory residential uses required for the farm.

Staff are of the opinion that the construction of a building accessory to the farm operation and for the purpose of storing farm equipment maintains the intent of the Official Plan.

(e) Intent and Purpose of the Zoning By-law:

The subject property is zoned 'General Agricultural Zone (A2)' in the Township of East Zorra-Tavistock Zoning By-law. The 'A2' zone permits a range of agricultural uses, together with a single detached dwelling accessory to a farm and establishes a minimum lot frontage of 100 m (328.1 ft) and area of 30 ha (74.1 ac) requirement. The 'A2' Zone requires buildings and structures not intended for livestock purposes, such as a dwelling or storage buildings, to have a minimum front yard setback of 15 m (49.2 ft).

In reviewing the proposed location for the new farm equipment storage building staff note that the area is not currently being used for agriculture but rather as a storage area/vehicle turnaround area for the existing dairy operation. Placing the storage building on this site would ensure that the building remains in the existing farm building cluster and would protect actively farmed lands from being developed on.

It is the intent of the front yard depth provision to ensure that consistent building setbacks are maintained along public roads for streetscape purposes, while maintaining sufficient space between development and the public right of way to allow for landscaping and grading, as well as typical road maintenance efforts, while ensuring pedestrian and vehicle safety is maintained.

The Township Public Works Manager has reviewed the application given that the Township is governing authority of the 13th Line. No concerns were raised by the Manager nor were any indications provided that road widening is planned in the future for the 13th Line.

Planning staff have reviewed the applicant's request and based on comments received by the Township Public Works Manager, staff are of the opinion that the proposal maintains the intent of the Zoning By-law to provide for sufficient separation between the proposed development and the public road allowance.

(f) Desirable Development/Use:

It is the opinion of this office that the applicant's proposal to obtain relief of the front yard depth requirement is desirable for the subject lands.

As outlined previously, the proposed location for the new farm equipment storage is not currently being used for agriculture but rather as a storage area/vehicle turnaround area for the existing dairy operation. Placing the storage building on this site would ensure that the building remains in the existing farm building cluster and would protect actively farmed lands from being developed on. The location would also allow for existing vehicle routes on the site to be maintained meaning limited disruption to the existing dairy operation.

Further, as the Township Public Works Manager has indicated no concerns with the proposed reduction to the front yard lot line, staff are of the opinion that there will be no detrimental impacts on the public right-of-way. As such, staff are satisfied that the proposed variance maintains sufficient area between the building and the road allowance to be considered desirable for the use of the property.

RECOMMENDATION:

That the Township of East Zorra-Tavistock Committee of Adjustment **approve** Application File A01-25, submitted by Alan Bruce for lands described as Part Lots 8-9, Concession 12 (East Zorra) in the Township of East Zorra-Tavistock as it relates to:

1. Relief from **Section 7.2 – A2 Zone Provisions**; to decrease the minimum front yard depth from 15 m (49.2 ft) to 13.4 m (44 ft).

Subject to the following condition:

- i. That the proposed relief for the front yard depth shall only apply to an agricultural accessory building of the approximate size and location as depicted on Plate 4 of Report CP 2025-106.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

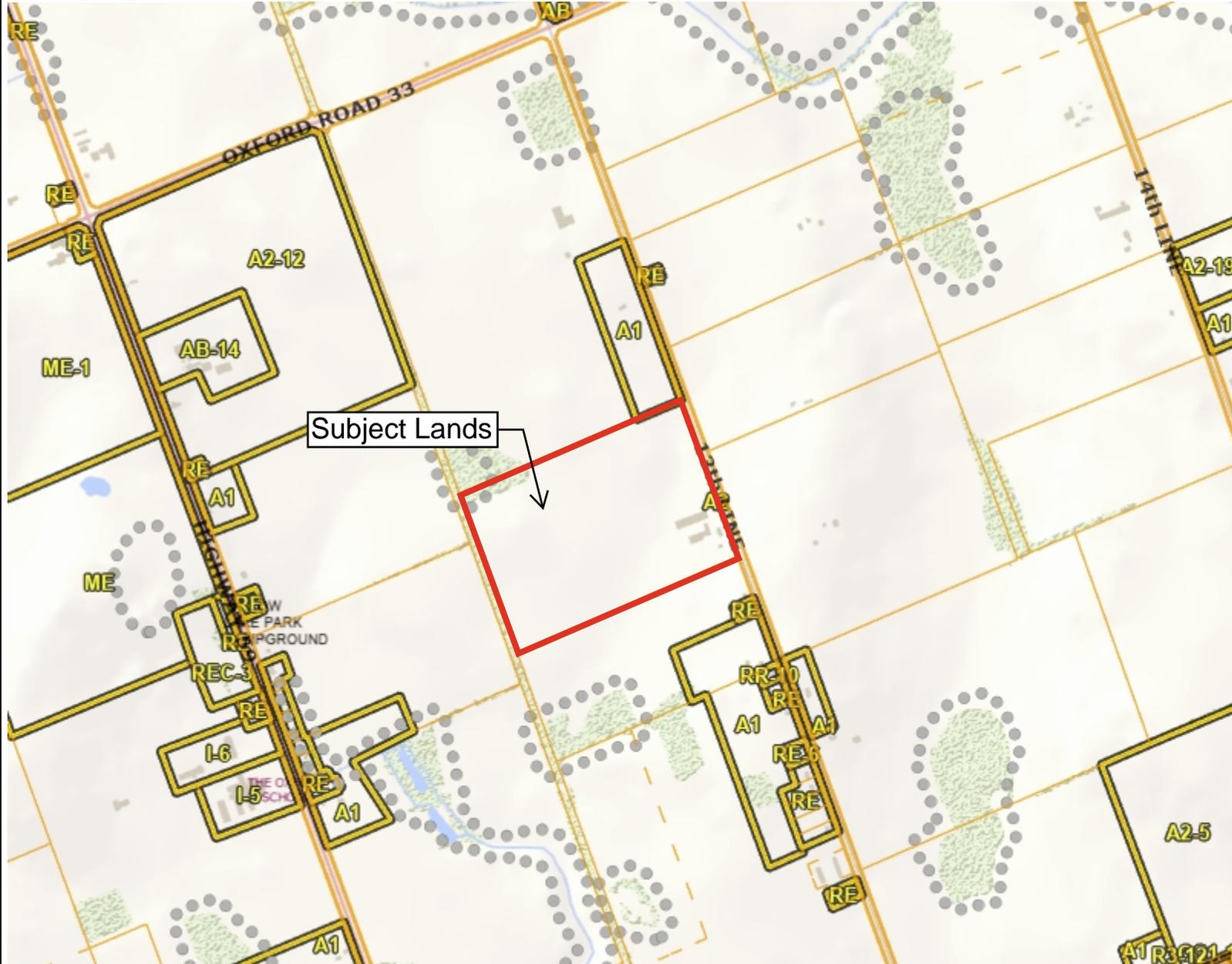
- i) deemed to be a minor variance from the provisions of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of East Zorra-Tavistock Zoning By-law No. 2003-18, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

Authored by: *Original Signed by*

Dustin Robson, MCIP, RPP
Development Planner

Approved by: *Original Signed by*

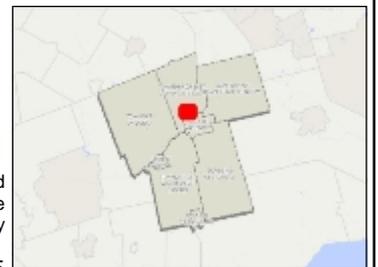
Heather St. Clair, MCIP, RPP
Senior Development Planner



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



Subject Lands



0 409 818 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

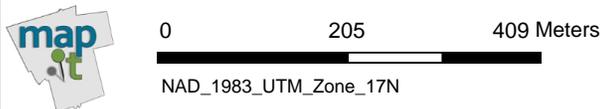
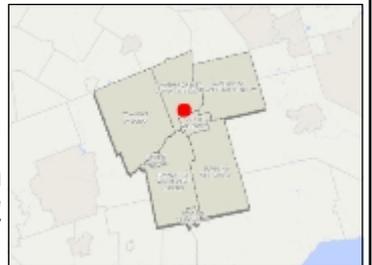
February 24, 2025



Legend

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Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



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① PROPOSED SITE PLAN
1" = 100'-0"

BENDER CONTRACTING
PROJECT MANAGEMENT
DESIGN BUILD

BRUCE SHOP
615471 13TH LINE
WOODSTOCK ON , N4S 7W1

STATUS:	DATE:
DRAWINGS SUB COMPLETE :	DEC 30/24

SITE PLAN	
Project number 001	S1
Date DEC 30/24	
Drawn by B.B	
Checked by	
Scale (ARCH 1" = 100'-0")	