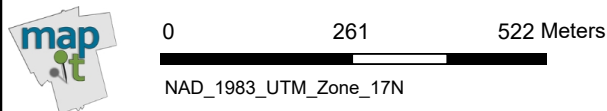




Legend

- 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



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

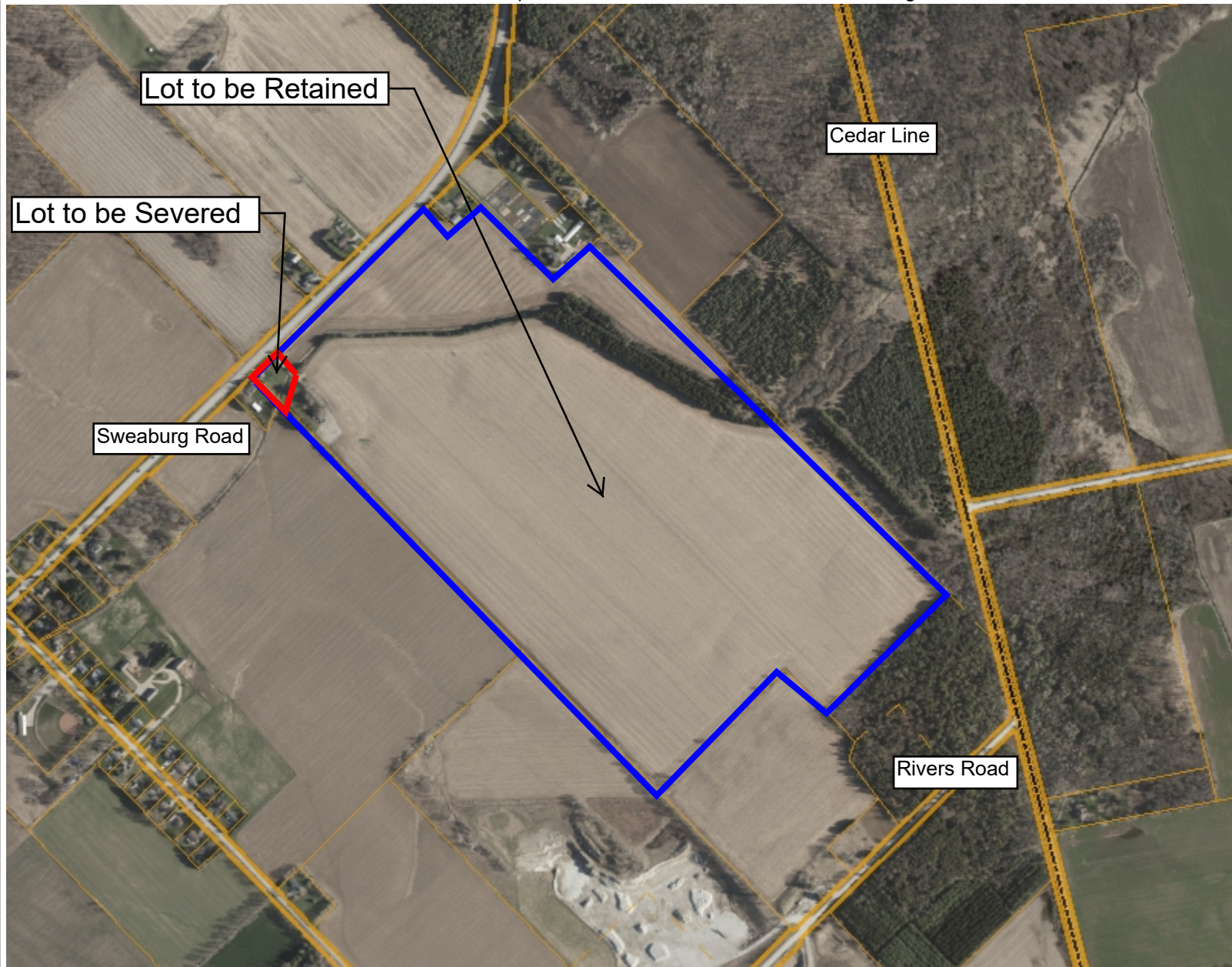
February 10, 2023



Plate 2: Aerial Map (2020)

File No. OP23-03-4 - Murgu Farms Ltd.

Lot 3, Concession 4, Township of South-West Oxford - 484820 Sweaburg Road



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 261 522 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 10, 2023

Sweaburg Road

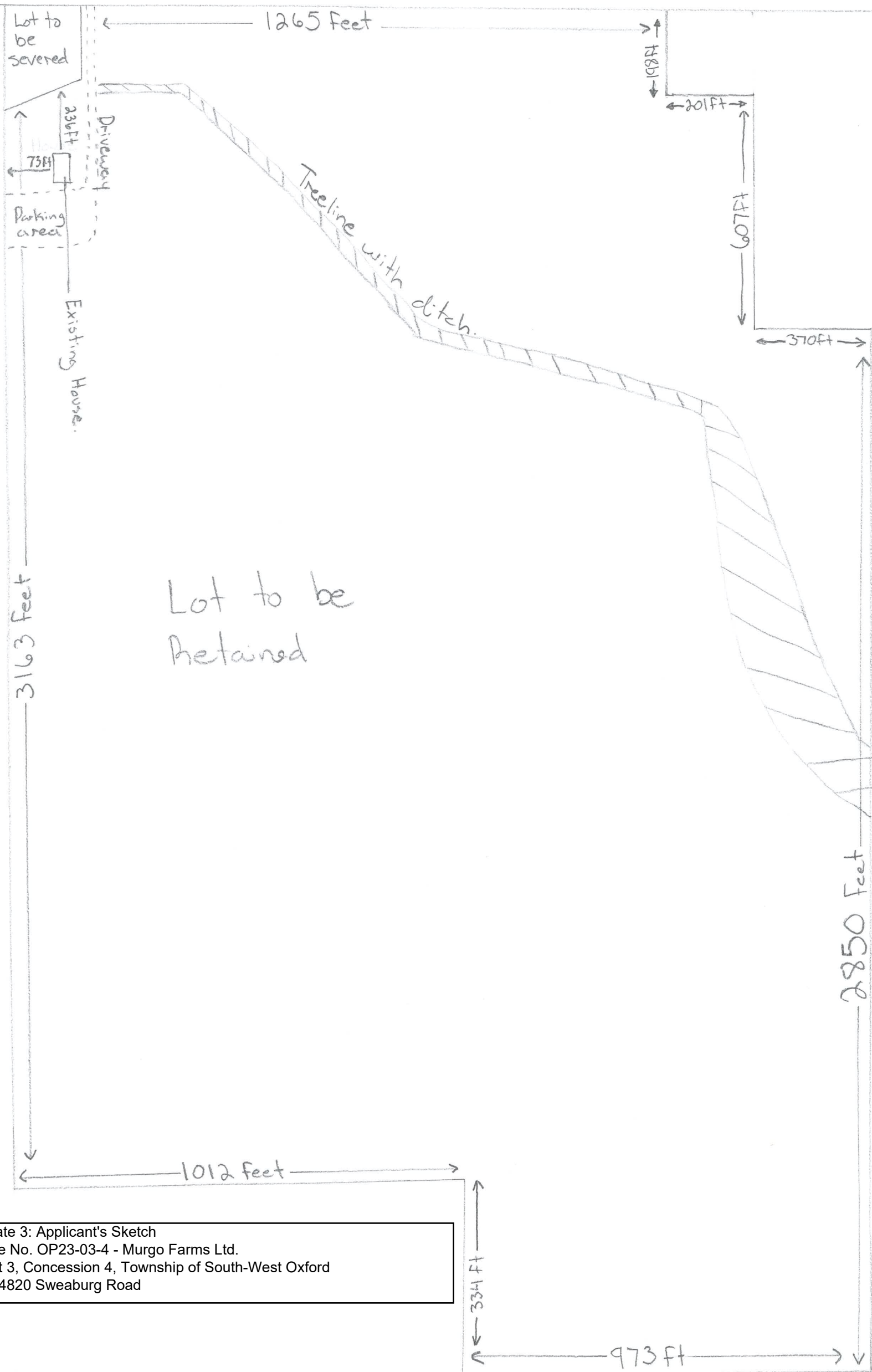
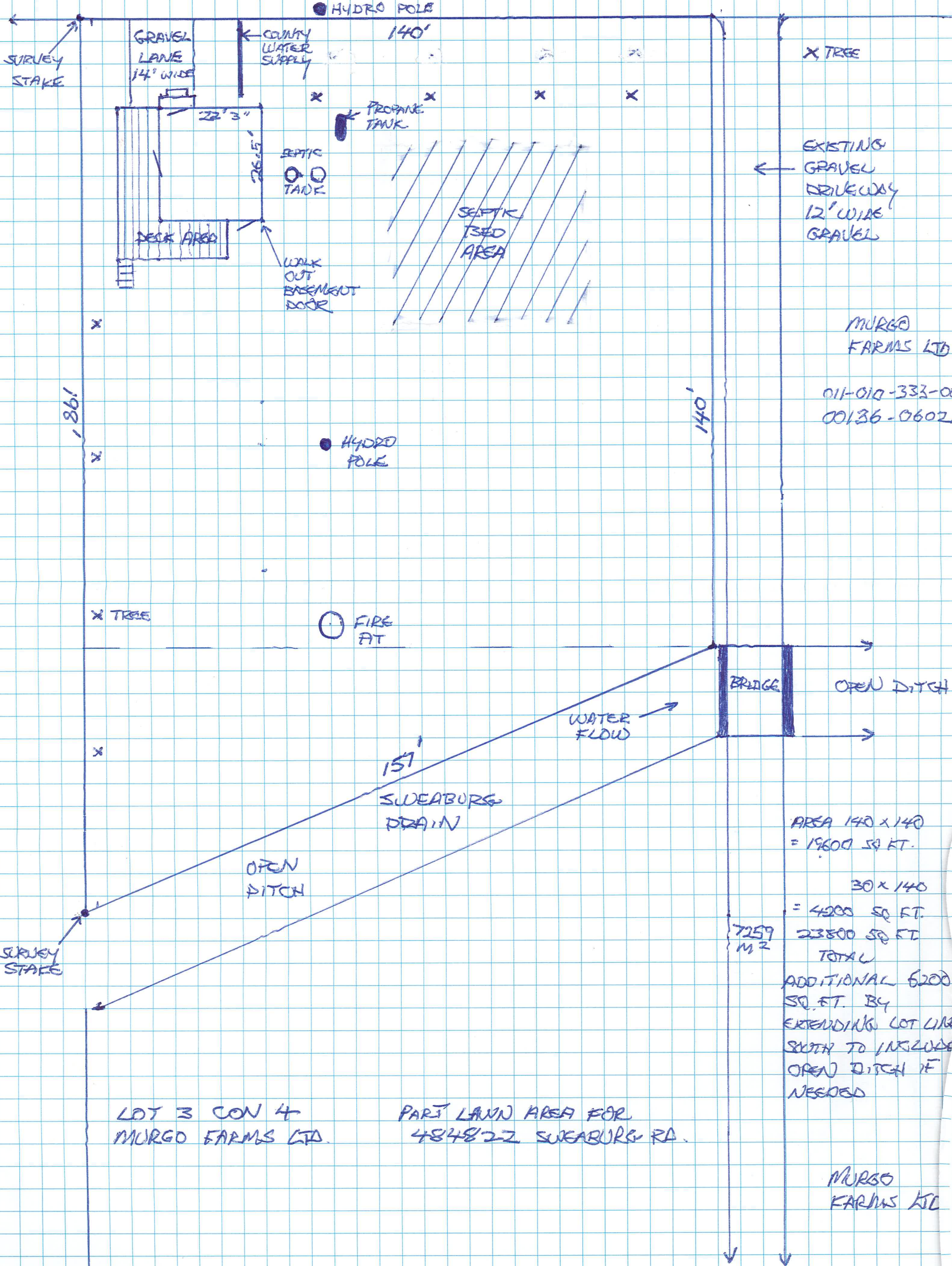


Plate 3: Applicant's Sketch
File No. OP23-03-4 - Murgo Farms Ltd.
Lot 3, Concession 4, Township of South-West Oxford
484820 Sweaburg Road



Plate 4: Additional Applicant's Sketch
File No. OP23-03-4 - Murgo Farms Ltd.
Lot 3, Concession 4, Township of South-West Oxford
484820 Sweaburg Road

QUIP ADDRESS 484820 SWEABURG ROAD (NOT TO SCALE)



EXISTING GRAVEL DRIVEWAY 12' WIDE GRAVEL

MURGO FARMS LTD

011-010-333-00
00136-0602

AREA 140 x 140 = 19600 SQ. FT.

30 x 140 = 4200 SQ. FT.

23800 SQ. FT. TOTAL

ADDITIONAL 6200 SQ. FT. BY EXTENDING LOT LINE SOUTH TO INCLUDE OPEN DITCH IF NEEDED

LOT 3 CON 4 MURGO FARMS LTD.

PART LAWN AREA FOR 484822 SWEABURG RA.

MURGO FARMS LTD

THE COUNTY OF OXFORD

BY-LAW NO. 6556-2023

BEING a By-Law to adopt Amendment Number 300 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 300 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of South-West Oxford and the County of Oxford has held a public meeting, and has recommended Amendment Number 300 to the County of Oxford Official Plan for adoption;

NOW THEREFORE, the County of Oxford, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 300 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 12th day of July, 2023.

READ a third time and finally passed this 12th day of July, 2023.

MARCUS RYAN, WARDEN

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 300
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto constitutes
Amendment Number 300 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Official Plan amendment is to designate certain lands within the Township of South-West Oxford as a site-specific policy area to facilitate a severance which would result in the creation of one new lot occupied by a single detached dwelling for non-farm rural residential use within an area identified as a Sand and Gravel Resource Area.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Lot 3, Concession 4 (West Oxford), Township of South-West Oxford. The lands are located on the south side of Sweaburg Road, between Dodge Line and Cedar Line, and are municipally known as 484820 Sweaburg Road.

3.0 BASIS FOR THE AMENDMENT

The subject property comprises approximately 61.58 ha (152.1 ac) with frontage on Sweaburg Road and contains two existing single detached dwellings, private wells and septic systems, and significant agricultural lands (used for cash cropping purposes). The applicant proposes to sever one of the dwellings on a lot comprising approximately 0.24 ha (0.58 ac) and to retain approximately 61.35 ha (151.6 ac) of agricultural land which will contain the other dwelling.

Council is of the opinion that the proposed amendment to the Official Plan to facilitate the above-noted severance is consistent with the 2020 Provincial Policy Statement (PPS) with respect to the severance of surplus dwellings in prime agricultural areas. Further, Council is satisfied that the applicant's proposal to amend the policies of the Official Plan related to consents within lands identified as a significant aggregate resource on a site-specific basis to facilitate the above-noted consent will have no impact on the future potential for the extraction of aggregate resources in this area.

In light of the foregoing, Council is also satisfied that the proposed amendment to the Official Plan supports the strategic initiatives and objectives of the Official Plan with respect to the protection of aggregate resources, and preventing conflicts between resource extraction activities and non-farm rural residential land uses. Council is further satisfied that the proposal is unlikely to generate further land use conflicts than what is currently in place presently. Accordingly, site-specific Official Plan policies to facilitate a severance for a non-farm rural residential lot are appropriate in this instance.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 3.1.5.4 – *Rural Residential Uses*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.1.5.4.7:

“3.1.5.4.7.2 Lot 3, Concession 4 (West Oxford), Township of South-West Oxford

Location The lands to which this subsection applies comprise approximately 61.6 ha (152 ac) with frontage on Sweaburg Road and are described as Lot 3, Concession 4 (West Oxford), Township of South-West Oxford. The lands are located on the south side of Sweaburg Road, between Dodge Line and Cedar Line, and are municipally known as 484820 Sweaburg Road.

Policies Notwithstanding Section 3.1.5.4 or any other relevant policies of the Official Plan, a parcel of land with frontage on Sweaburg Road intended for non-farm rural residential use, comprising approximately 0.24 ha (0.58 ac) of land containing a single detached dwelling may be severed from the subject property by means of a consent approved by the County Land Division Committee.

The severed parcel shall be zoned to reflect the use of the lands for non-farm rural residential use while the remaining agricultural lot will be rezoned to prohibit future construction of a new residential dwelling of any type and an agreement for such prohibition will be registered on the property title.

The County Land Division Committee will ensure that the requirement for Zoning By-law amendment(s) and agreement, as noted above, are implemented through conditions of consent at the time that provisional consent is given.”

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.