

NOTICE OF RECEIPT OF COMPLETE APPLICATION

pursuant to Section 34(12)
of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONE CHANGE

TOWNSHIP OF NORWICH

Please be advised that the Community Planning Office has received an application applying to the following lands:

File No.:	ZN 3-26-06
Owner:	A&A Farms Ltd.
Location of Property:	The subject lands are described as Part of Lot 5, Concession 7 (East Oxford), in the Township of Norwich. The subject lands are located on the north side Substation Road lying between Vandecar Line and County Road 14 and are municipally known as 425799 Substation Road.
Description of Application:	The purpose of this application is to fulfill a condition of the Notice of Decision for Consent File No. B26-02-3 (approval granted May 7, 2026) requiring that the lot to be retained and the lot to be severed be rezoned. No new development is proposed as part of this application. The intent of the application is to: • rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to reflect the new use of the subject lands, and; • rezone the lot to be severed from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to recognize the continued use as agricultural with a special provision to limit the establishment of additional dwelling units on the lot.

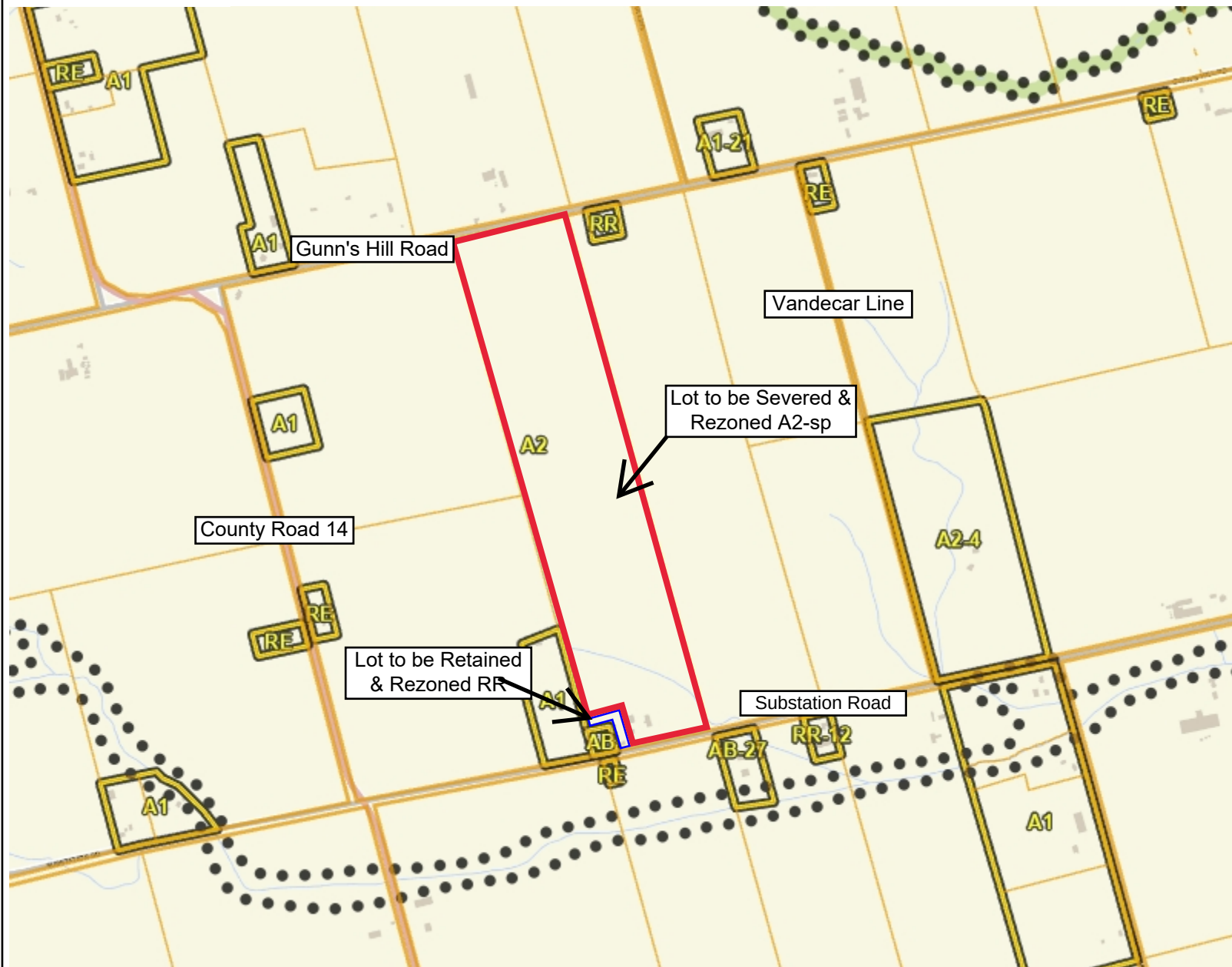
(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the application, please contact this office to arrange an appointment with **Amy Hartley, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Amy Hartley
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3204
email: planning@oxfordcounty.ca

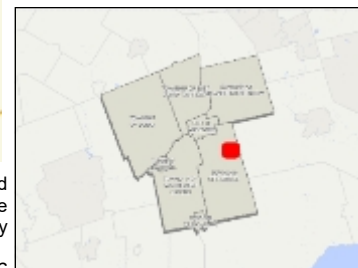
Dated: Thursday, July 23, 2026



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

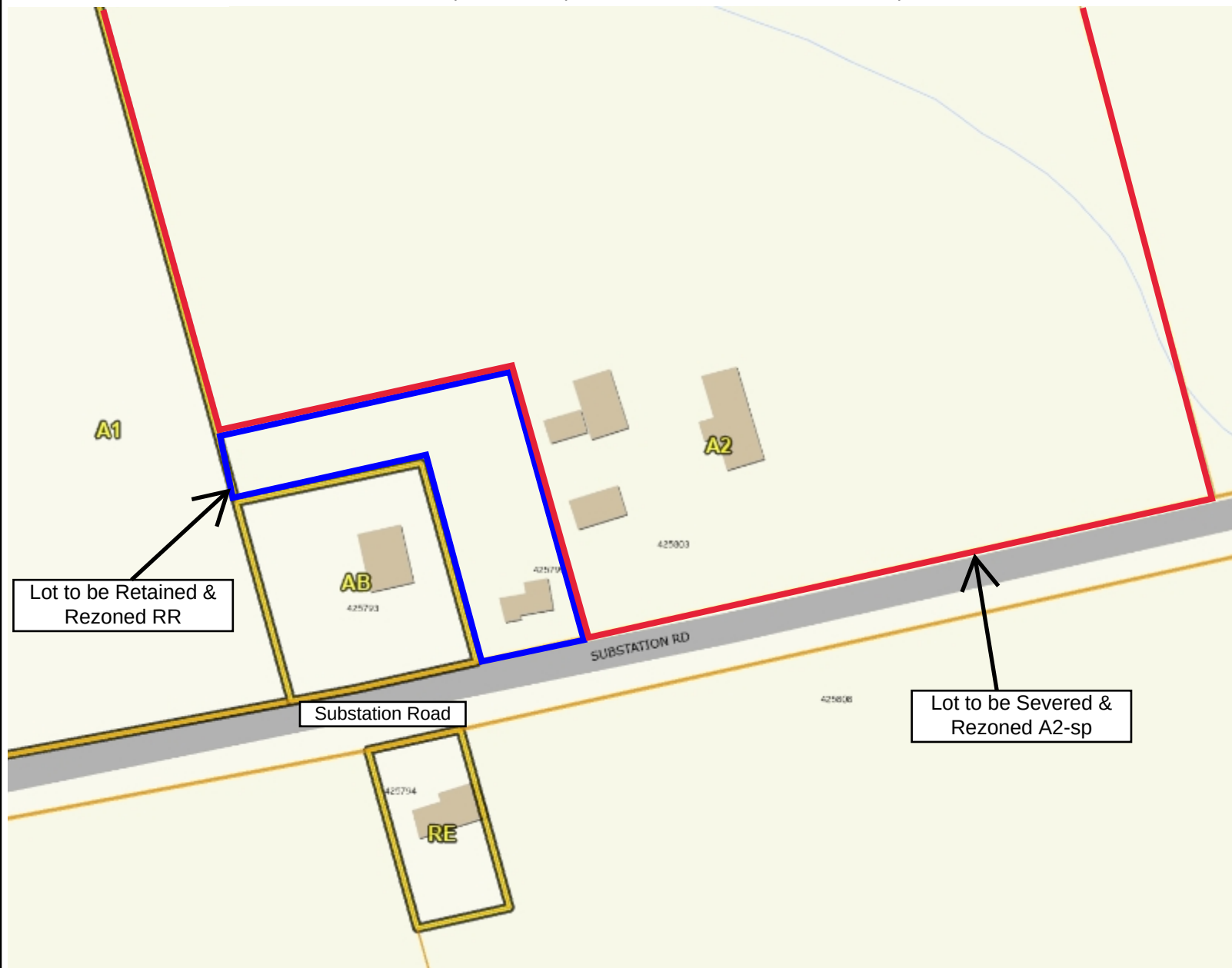


0 383 766 Meters
NAD_1983_UTM_Zone_17N



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

April 13, 2026



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)
- Road Section

Notes



0 48 96 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

January 28, 2026