

PUBLIC NOTICE

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

APPLICATION FOR ZONE CHANGE in the TOWNSHIP OF NORWICH

Township of Norwich
285767 Airport Road
Norwich, ON N0J 1P0
Telephone: 519-667-2000

DATE: Tuesday, August 25, 2026

FILE: ZN 3-26-06 (A&A Farms Limited)

Purpose and Effect of the Proposed Zone Change

The purpose of this application is to rezone the lot to be severed from Consent Application B26-02-3 from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' and to rezone the lot to be retained from the said Consent Application from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to fulfill a condition of the said Consent Application (approval granted May 7, 2026). No new development is proposed as part of this application.

The intent of the application is to:

- 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.
- 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;

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.

Public Meeting

The Council of the Township of Norwich will hold a public meeting to consider the proposed Zone Change on:

Date: Tuesday, September 8, 2026
Time: 9:00 a.m.
Place: Council Chambers, Township Office, 285767 Airport Road, Norwich, ON, N0J 1P0

The specific time at which this application will be heard will depend on the progress of the meeting, as a number of applications may be on the agenda.

We welcome your comments and request that they be submitted in writing to planning@oxfordcounty.ca. All written comments received will be provided to members of Council for the Council's consideration. Comments received may become part of the public agenda.

If you wish to speak as part of the public meeting, we suggest that you advise the Township office ahead of time by contacting the Clerk's office at 519-667-2000 or via email to karmstrong@norwich.ca. Written submissions must be provided no later than 4:30 p.m. the Wednesday preceding the meeting to be included on the agenda.

If you have any limitations affecting your ability to participate in this public meeting process, please contact the Township Clerk's Office prior to the meeting date.

Other Planning Act Applications: B26-02-3

Please be advised that Council may approve, modify or refuse the requested application at the meeting. If you do not attend or are not represented at the meeting, the Council may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Township of Norwich on the proposed amendment, you must make a written request to the either the Clerk of the Township of Norwich or to planning@oxfordcounty.ca.

In order to appeal a decision of the Township of Norwich to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of Township of Norwich to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Township of Norwich or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Norwich or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

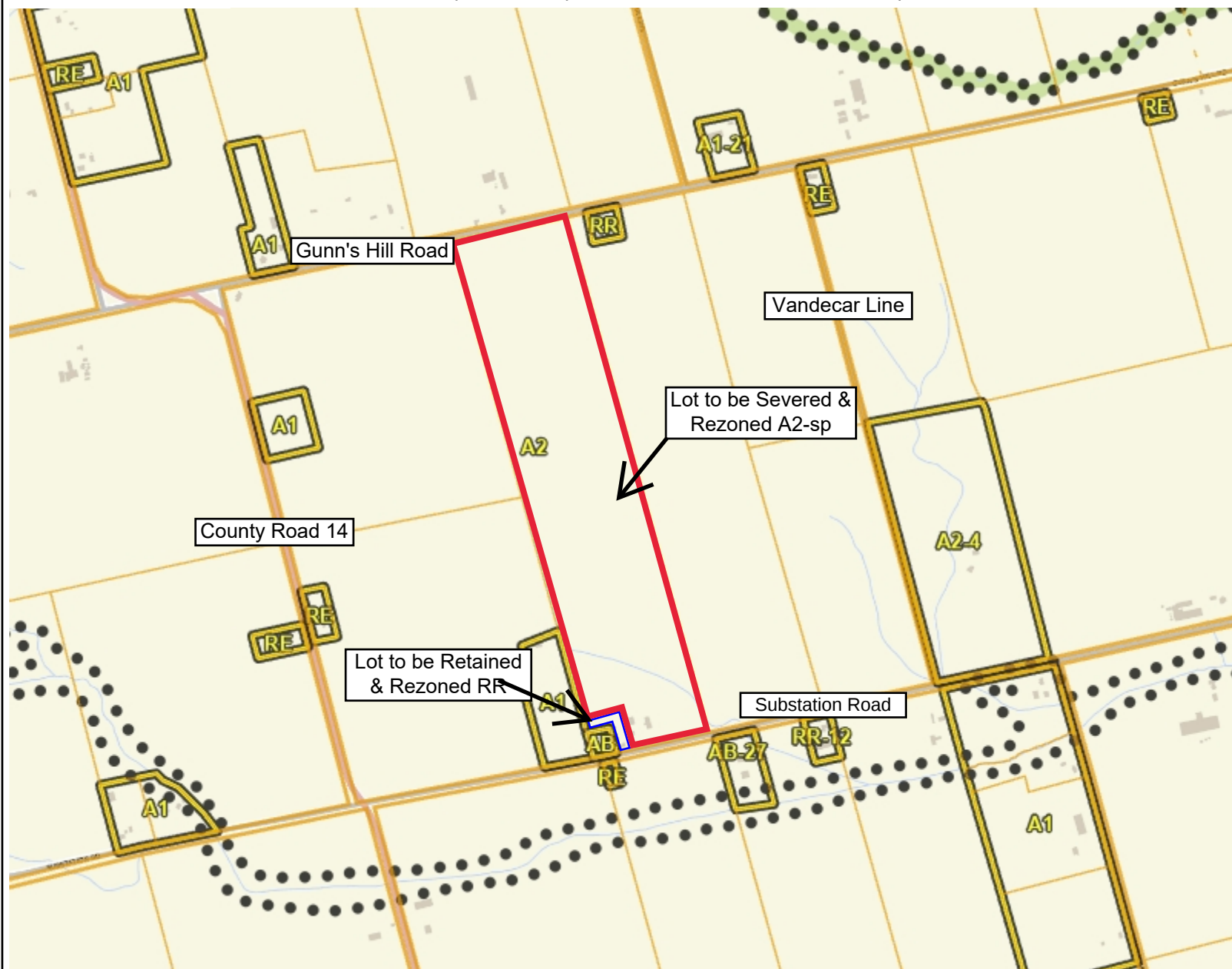
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Amy Hartley, Development Planner**, Community Planning Office (519-539-9800 ext. 3204). Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

Yours truly,

A handwritten signature in black ink that reads "Heather St. Clair". The signature is written in a cursive, flowing style.

/ak

Heather St.Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712



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

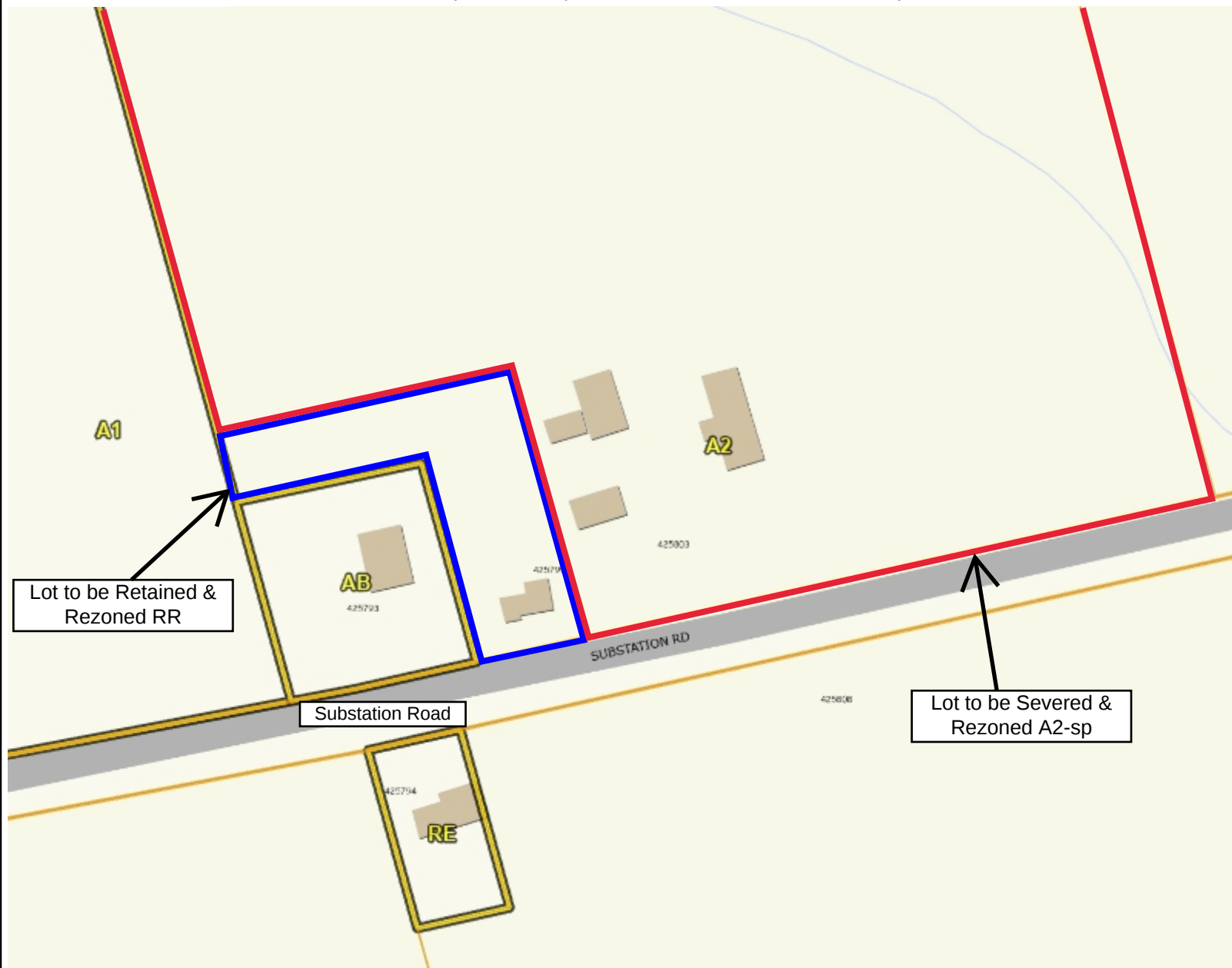


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NAD_1983_UTM_Zone_17N



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



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January 28, 2026