

PUBLIC NOTICE

pursuant to Sections 17(15) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE
in the
TOWNSHIP OF NORWICH

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

DATE: Tuesday, September 29, 2026

FILES: OP 25-11-3; SB 25-01-3 and ZN 3-25-13 (1730882 Ontario Inc)

Purpose and Effect of the Proposed Official Plan Amendment, Draft Plan of Subdivision and Zone Change

The purpose of the application for Official Plan Amendment is to redesignate the subject lands from Open Space to Medium Density Residential to permit the development of approximately 14 two-storey townhouse units. Additionally, the Draft Plan of Subdivision application proposes to create two residential blocks, one containing 6 units and the other containing 8 units which are proposed to be further divided at a later date. The draft plan of Subdivision also includes three blocks proposed to be conveyed to the Township as road widenings.

The application for zone change proposes to rezone the subject lands from 'Restricted Industrial (MR)' and 'Development (D)' to 'Special Residential Type 3 (R3-sp)' to permit the proposed development. Site-specific requests have been included to increase the permitted lot coverage from 35% to 44%.

The subject lands are described as Lots 572 & 574, Plan 955, save and except Parts 1 & 2, Plan 41R-8035 (North Norwich), in the Village of Norwich. The subject lands are located at the southwest corner of Avery's Lane and Main Street West and are municipally known as 85 & 87 Main Street West and 6 Avery's Lane.

Public Meeting

The Council of the Township of Norwich will hold a public meeting to consider the proposed Official Plan Amendment, Draft Plan of Subdivision and Zone Change on:

Date: Tuesday, October 13, 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: None

Please be advised that Council may approve, modify or refuse the requested applications 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.

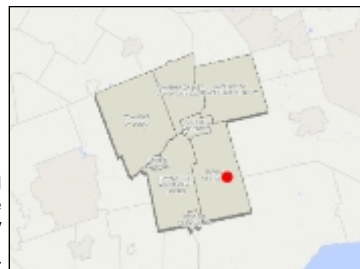
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. 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



August 11, 2025

LEGEND

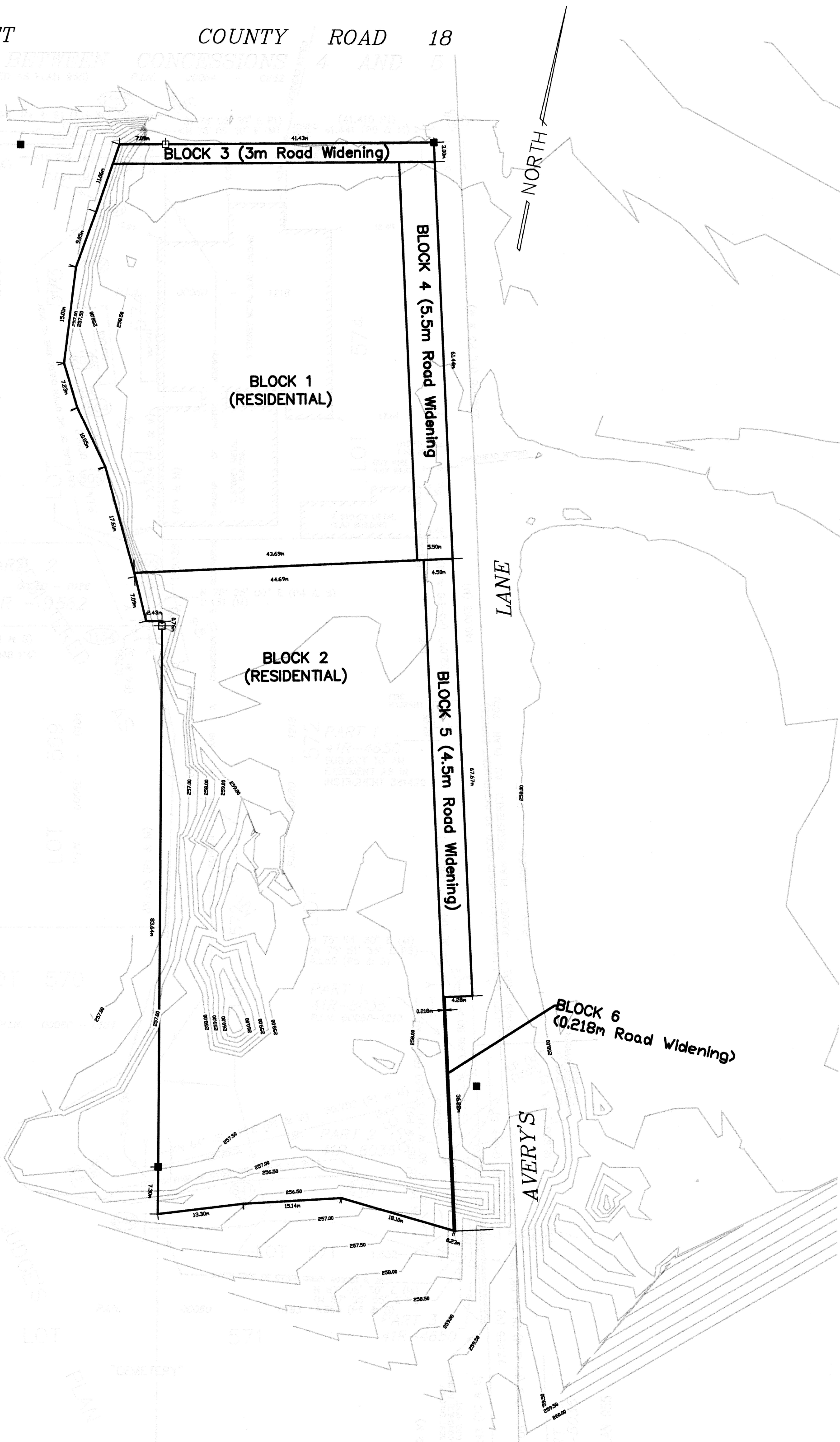
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SSB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
RIB	DENOTES	ROUND IRON BAR
SS	DENOTES	SURVEYOR'S SPIKE
(WIT)	DENOTES	WITNESS
(652)	DENOTES	R.R. SMITH, O.L.S.
(700)	DENOTES	JEWITT & DIXON LTD. O.L.S.'s
(837)	DENOTES	W.A. BAKER, O.L.S.
(1375)	DENOTES	R.J. BENEDICT, O.L.S.
(1582)	DENOTES	KIM HUSTED SURVEYING LTD.
(SU)	DENOTES	SOURCE UNKNOWN
(P1)	DENOTES	PLAN OF SURVEY BY KIM HUSTED SURVEYING LTD.
(P2)	DENOTES	PROJECT: 10-9271, DATED: FEBRUARY 8, 2011
(P3)	DENOTES	DEPOSITED PLAN 41R-2080
(P4)	DENOTES	DEPOSITED PLAN 41R-4650
(P5)	DENOTES	DEPOSITED PLAN 41R-1562
(P6)	DENOTES	JUDGE'S PLAN REGISTERED AS PLAN 955
(M)	DENOTES	MEASURED
(S)	DENOTES	SET
P.I.N.	DENOTES	PROPERTY IDENTIFICATION NUMBER

COORDINATE SCHEDULE

POINTNUMBER	NORTHING	EASTING
801	5,376.575	4,941.044
802	5,367.621	4,939.899
803	5,352.656	4,940.838
804	5,346.297	4,944.272
805	5,338.251	4,950.300
806	5,322.522	4,958.218
840	5,226.623	4,981.292
841	5,230.808	4,993.911
842	5,234.693	5,008.548
843	5,233.213	5,026.816
1154	5,316.117	4,961.252
1155	5,387.535	4,942.491

NOTES

- (1) - BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF LOT 569, JUDGE'S PLAN REGISTERED AS PLAN 955, HAVING A BEARING OF N 78° 25' 00" E
- (2) - THIS PLAN WAS UPDATED ON JULY 2, 2025



DRAFT PLAN OF SUBDIVISION

LOT 574 AND PART OF LOT 572
JUDGE'S PLAN REGISTERED AS PLAN 955

(GEOGRAPHIC VILLAGE OF NORWICH)

MUNICIPALITY OF THE TOWNSHIP OF NORWICH
COUNTY OF OXFORD

ALL OF P.I.N. 00060-1218

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990

- (A) ON PLAN
(B) ON PLAN
(C) ON PLAN
(D) ON PLAN
(E) NORTH: EXISTING COUNTY ROAD, EXISTING OPEN SPACE
EAST: EXISTING POLICE AND FIREHALL, EXISTING RESIDENTIAL, EXISTING OPEN SPACE
SOUTH: EXISTING CEMETERY
WEST: EXISTING RESIDENTIAL
(F) ON PLAN
(G) ON PLAN
(H) MUNICIPAL WATER
(I) AS PER GEOTECHNICAL REPORT
(J) ON PLAN
(K) MUNICIPAL WATER, SANITARY, STORM, TELEPHONE
(L) COUNTY OF OXFORD OFFICIAL PLAN, TOWNSHIP OF NORWICH ZONING BY-LAW, EASEMENT 381429

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNERS CERTIFICATE

1730882 ONTARIO INC., THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZE BUILD ONTARIO DEVELOPMENTS TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL

July 31, 2025
DATE

Christine Michelle McClay
CHRISTINE MICHELLE MCCLAY, PRESIDENT
1730882 ONTARIO INC.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

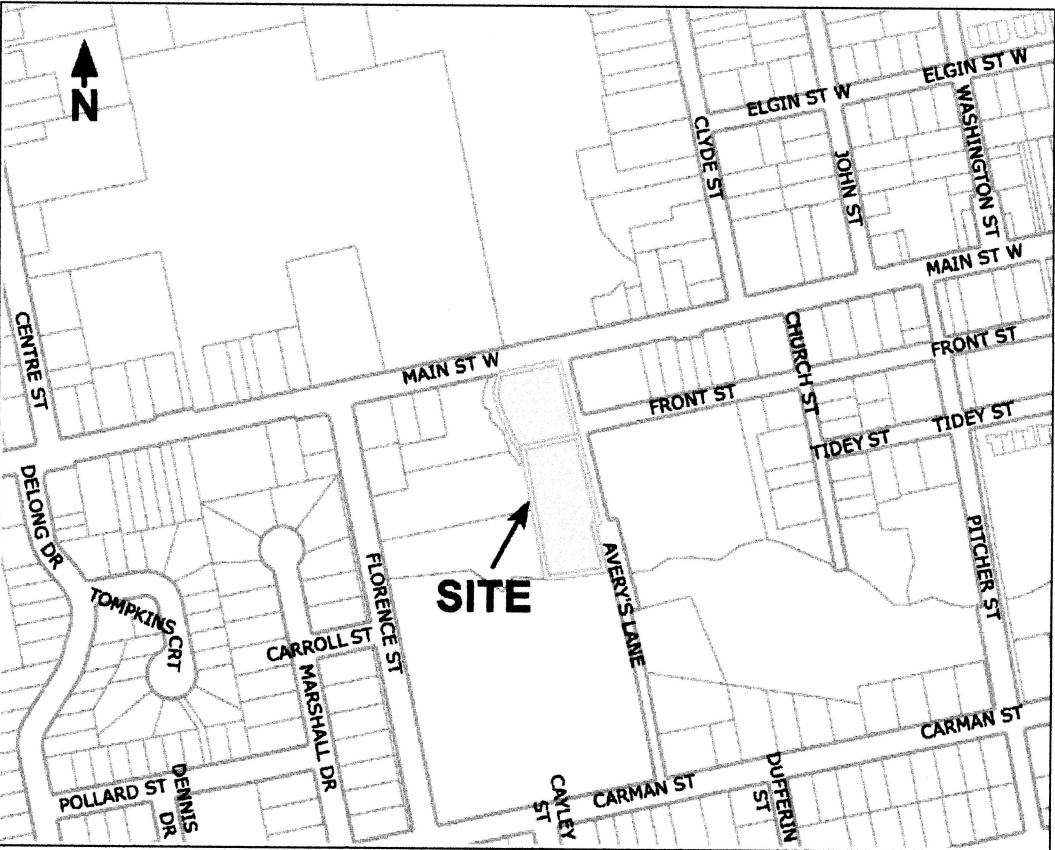
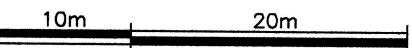
July 31, 2025
DATE

Jamie G. Dockx
JAMIE G. DOCKX
ONTARIO LAND SURVEYOR

LAND USE SUMMARY			
BLOCK	AREA (sq.m.)	AREA (%)	NOTES
BLOCK 1 (Residential)	3049.50	37.47	FUTURE 6-LOT TOWNHOUSE COMPLEX
BLOCK 2 (Residential)	4291.83	52.73	FUTURE 8-LOT TOWNHOUSE COMPLEX
BLOCK 3 (3m Road Widening)	147.31	1.81	ROAD CONVEYANCE
BLOCK 4 (5.5m Road Widening)	338.50	4.16	ROAD CONVEYANCE
BLOCK 5 (4.5m Road Widening)	304.49	3.74	ROAD CONVEYANCE
BLOCK 6 (0.2m Road Widening)	7.87	0.10	ROAD CONVEYANCE
TOTAL	8139.50	100.00	

SCALE

1:500



KEY PLAN

BUILD
ONTARIO