

NOTICE OF RECEIPT OF COMPLETE APPLICATION

pursuant to Section(s) 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 3-26-07
Owner:	Drew Vandescheur and Sierra Demaere
Applicant:	David Roe
Location of Property:	The subject lands are described as Lot 11, West side of Main St, Plan 183, in the Township of Norwich. The subject lands are located on the west side of Base Line, lying between Cecilia Street and Potters Road. The subject lands are municipally known as 812205 Base Line, Township of Norwich.
Description of Application:	The purpose of this application is to rezone the subject lands from 'Rural Residential Zone (RR)' to a 'Special Rural Residential Zone (RR-sp)' to recognize the existing deficient lot area of 809.4 m ² (8,712.3 ft ²) whereas 2,800 m ² (30,140 ft ²) is required for a parcel zoned 'RR' served by an individual on-site sewage system. Additionally, the proposed rezoning will recognize the deficient lot frontage (20.12 m (66 ft)) and lot depth (40.23 m (131.9 ft)) of the existing parcel. The effect of the proposed rezoning will allow the owners to apply for a building permit to replace the existing dwelling on the subject lands. The applicants have provided a hydrogeological study in support of the application.

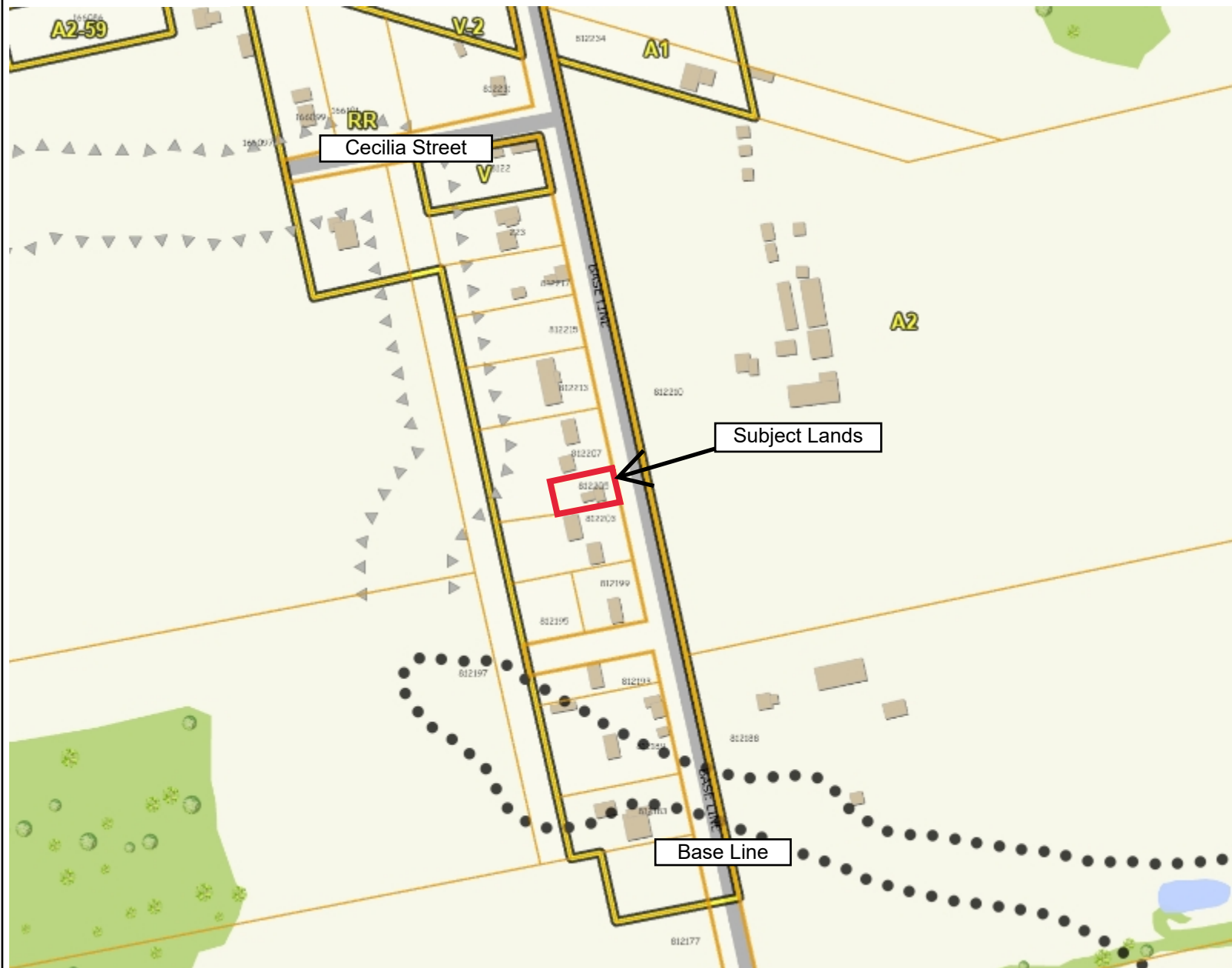
(see attached map)

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(s), 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 96 192 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

July 22, 2026