

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 AND ZONE CHANGE in the TOWNSHIP OF ZORRA

Township of Zorra
163 Brock Street
Thamesford, ON PO Box 189, N0M 2M0
Telephone: 519-485-2490

DATE: Tuesday, June 30, 2026

FILE: OP 25-22-5 and ZN 5-25-15 (Prychley Wood Farms Ltd)

Purpose and Effect of the Proposed Official Plan Amendment and Zone Change

The purpose of the application for Official Plan Amendment (OPA) is to seek a site-specific policy to facilitate the severance of a surplus farm dwelling on the subject lands. The proposed OPA proposes to amend section 3.1.5.3 of the County Official Plan with respect to non-farm rural residential lot creation criteria, specifically, the criteria which requires that both farm dwellings must have been constructed prior to December 13, 1995 to qualify to sever one of them from the property. In this case, the dwelling on the lot proposed to be severed (via a future consent application) satisfies the date criteria (c. 1981), while the dwelling proposed to remain with the farm parcel does not (c. 2008).

The associated application for zone change looks to rezone the future lands to be severed from their current 'General Agricultural Zone (A2)' zone and place them into a site-specific 'Special Rural Residential Zone (RR-sp)' in order to recognize the lot area (0.91 ha / 2.3 ac) and the proposed lot frontage (15 m / 49.2 ft). Similarly, the proposed 'retained' lands would be placed into a site-specific 'Special General Agricultural Zone (A2-sp)' in order to prohibit future residential uses from being established on said lands.

The subject lands are described as West Part Lot 27, Concession 2 (West Zorra), are located on the east side of 31st Line, between Road 92 and Road 96, and are municipally known as 316686 31st Line, Township of Zorra.

Public Meeting

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

Date: Wednesday, July 15, 2026
Time: 9:30 a.m.
Place: In person and virtual public meeting via live stream
Township Office, 163 Brock Street, Thamesford, ON PO Box 189, N0M 2M0
Township of Zorra YouTube Channel - https://www.youtube.com/channel/UCceQkQTakEgGU4PYRUT_C7g

The format of Committee of Adjustment and Zoning By-law public hearings has changed and will now take place using a hybrid meeting model. The public may attend the meeting in-person (at the Township municipal office) or may participate virtually through a software application called Zoom. There are multiple ways to participate through Zoom and the option for videoconferencing and/or telephone is available. Public meetings and Council meetings may be viewed through a live stream feed at: https://www.youtube.com/channel/UCceQkQTakEgGU4PYRUT_C7g should you wish to view the meeting but not participate.

If you would like to participate in the public hearing, please email clerk@zorra.ca or call 519-485-2490 ext. 7228 by Friday, July 10, 2026. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <https://zorra.civicweb.net/Portal/MeetingSchedule.aspx>

Other Planning Act Applications: B24-79-5

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 Zorra on the proposed amendment, you must make a written request to the either the Clerk of the Township of Zorra or to planning@oxfordcounty.ca.

In order to appeal a decision of the Township of Zorra 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 Zorra to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Township of Zorra 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 Zorra 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.

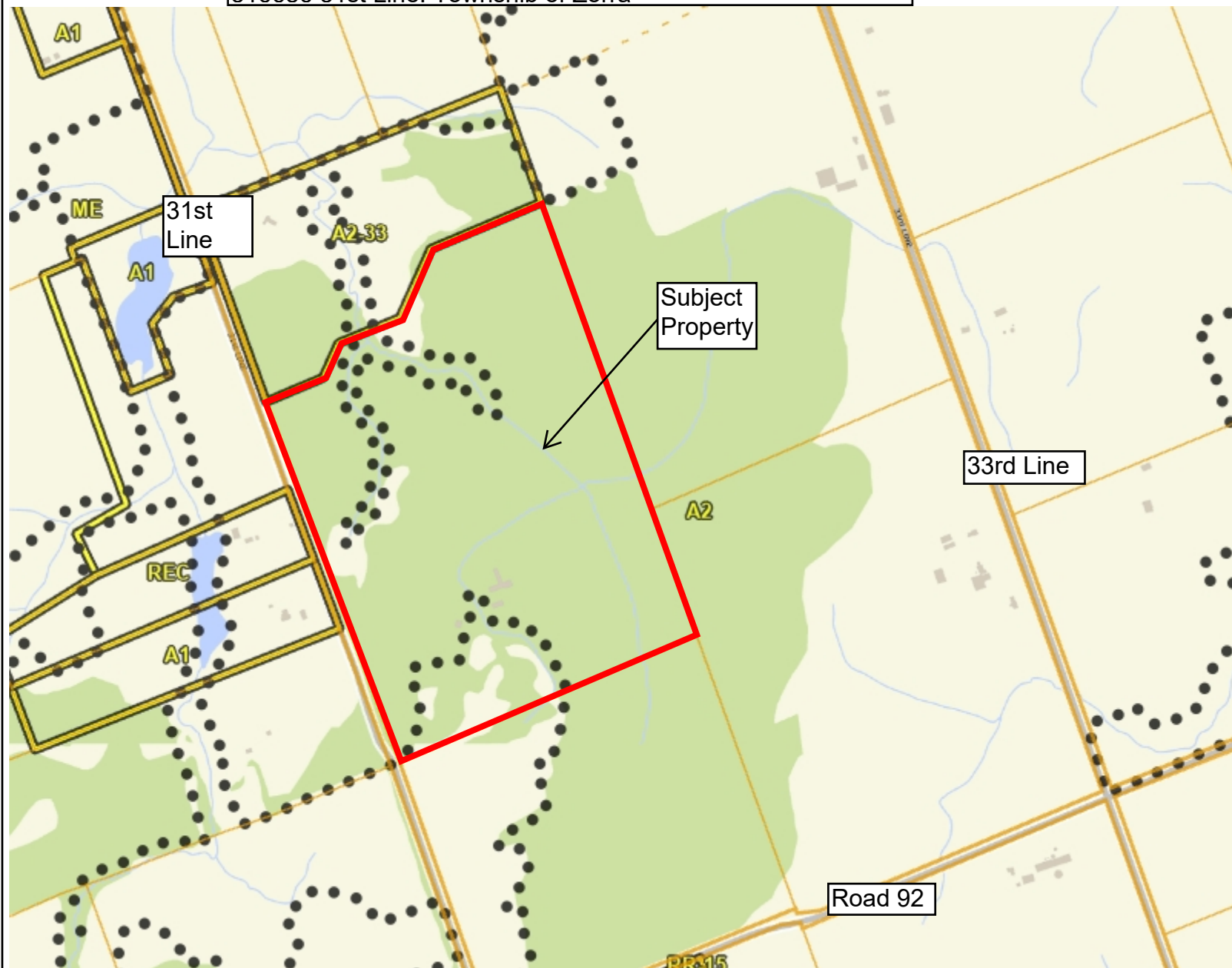
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Spencer McDonald, Development Planner**, Community Planning Office (**519-539-9800 ext. 3205**). 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

