

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 EAST ZORRA-TAVISTOCK

Township of East Zorra-Tavistock
89 Loveys Street East
Hickson, ON N0J 1L0
Telephone: 519-462-2697

DATE: Thursday, May 28, 2026

FILE: ZN 2-26-02 (Manfred and Bonnie Bohner)

Purpose and Effect of the Proposed Zone Change

The Application for Zone Change proposes to rezone the subject lands from the 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to establish an additional residential unit (ARU) on the subject lands within an existing single detached dwelling on the property. A special provision is required to establish the ARU, to permit the ARU in the required front yard, to permit an increased maximum setback between the principal dwelling and the ARU on the subject lands from 30 m (98.4 ft) to 130 m (426.5 ft), and to increase the maximum cumulative dwelling unit area for all additional residential units on the property from 50% the size of the principal dwelling (82 m², 818 ft²) to 92.7% (152 m², 1.636 ft²).

The subject lands are described as Part Lots 17 and 18, Concession 11 (East Zorra), in the Township of East Zorra-Tavistock. The lands are located on the west side of Highway 59, between McArde Drive and Braemar Sideroad. The lands are known municipally as 596029 Highway 59.

Public Meeting

The Council of the Township of East Zorra-Tavistock will hold a public meeting to consider the proposed Zone Change on:

Date: Wednesday, June 17, 2026
Time: 7:00 p.m.
Place: Council Chambers, Township Office, 89 Loveys St East, Hickson, ON N0J 1L0

Other Planning Act Applications: None

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

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

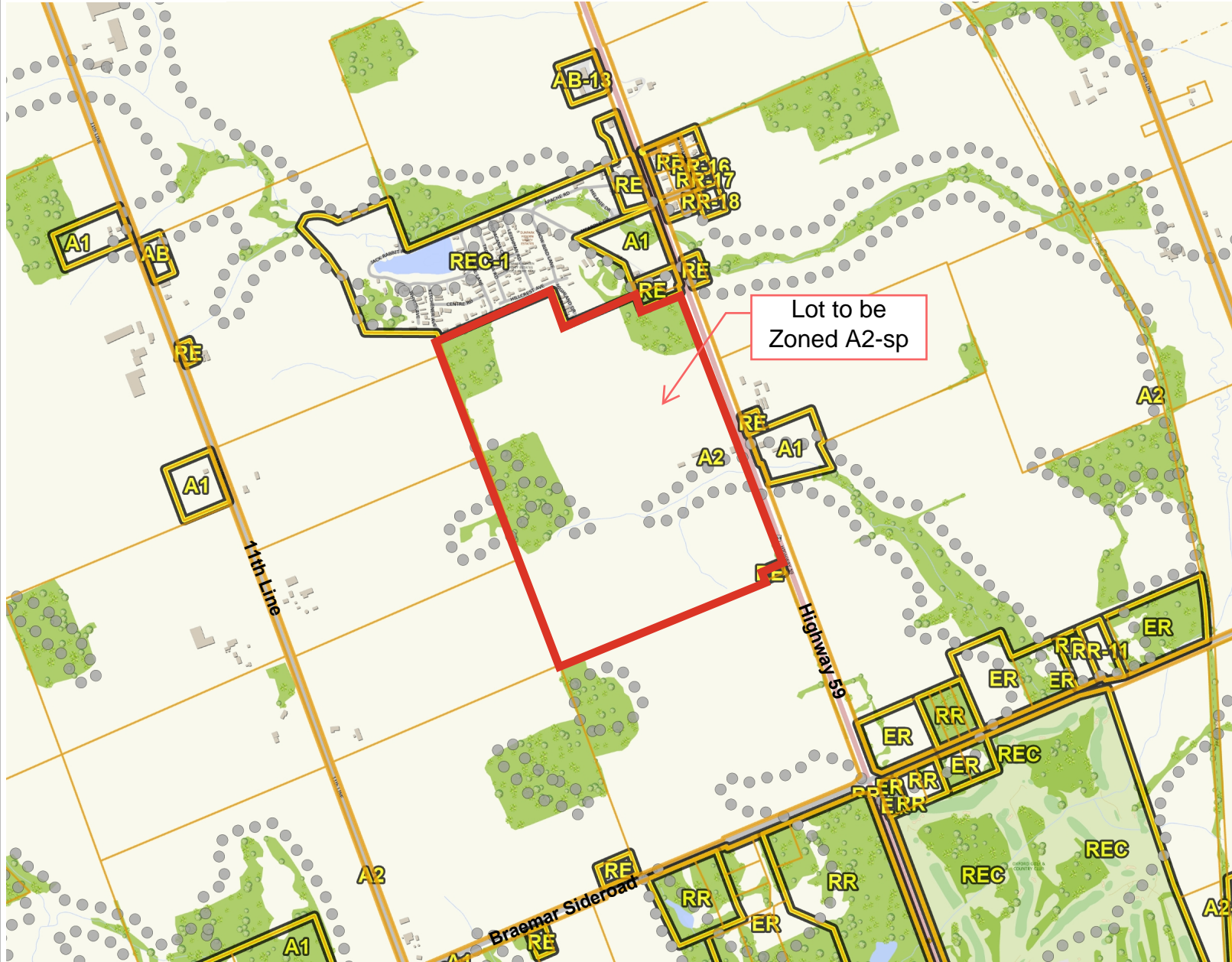
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Adam Gignac, Development Planner**, Community Planning Office (**519-539-9800 ext. 3214**). 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,



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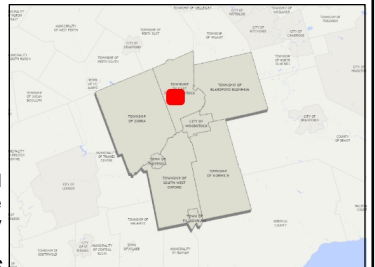
Heather St.Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712



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

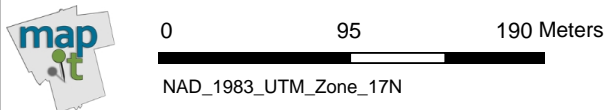
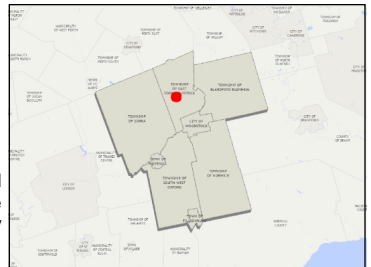
March 20, 2026



Legend

- Parcel Lines**
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Notes



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April 24, 2026