

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

TOWNSHIP OF NORWICH

Please be advised that the Community Planning Office has received applications applying to the following lands:

File No.:	OP 24-14-3 and ZN 3-24-22																																		
Owner:	Whistler Estates Inc. (c/o Nathan Kok)																																		
Applicant:	G. Douglas Vallee Limited (c/o Eldon Darbyson)																																		
Location of Property:	The subject lands are legally described as Lot 5, Pt Lt, 4, South of Main St, Pt Lt 4, 7 & 9, North of Mill Street, Plan 43, in the Township of Norwich. The subject lands are located on the south side of Main Street West lying between Dover Street and Otterview Drive, and are municipally known as 225-227 Main Street West, Village of Otterville.																																		
Description of Application:	The purpose of the application for Official Plan Amendment is to establish site specific policy to permit 6 residential units within a three storey mixed used building containing commercial space on the ground floor in the Village Designation. The purpose of the application for Zone Change is to amend the 'Village Zone (V)' to permit site-specific zoning provisions to recognize existing deficiencies, permit six (6) dwelling units, and to request a reduction to the required parking. A 3 m (9.8 ft) road widening is proposed from the front of the property which further decreases existing non-complying zoning provisions. The effect of the proposed provisions would recognize existing conditions and those as a result of the proposed road widening and additionally permit the proposed development. Requested zoning provisions are outlined below: <table><tr><th>Provisions</th><th>Required</th><th>Requested</th></tr><tr><td>14.2 – Front yard setback</td><td>9 m</td><td>1.5 m</td></tr><tr><td>14.2 – Centreline of County Road</td><td>20.5 m</td><td>15.17 m</td></tr><tr><td>14.2 – Lot area</td><td>1,916 m² (existing)</td><td>1,835 m²</td></tr><tr><td>14.2 – Lot frontage</td><td>40 m</td><td>27 m (existing)</td></tr><tr><td>14.2 – Lot depth</td><td>92.5 m</td><td>72.2 m</td></tr><tr><td>14.2 – Number of Dwelling Units</td><td>1</td><td>6</td></tr><tr><td>5.21.2.1 – Residential parking</td><td>9</td><td>6</td></tr><tr><td>5.21.2.1 – Commercial parking</td><td>26</td><td>11</td></tr><tr><td>Total parking:</td><td>34</td><td>17</td></tr><tr><td>5.22.3 – Planting Strip</td><td colspan="2">To permit a walkway within a planting strip for egress</td></tr></table>		Provisions	Required	Requested	14.2 – Front yard setback	9 m	1.5 m	14.2 – Centreline of County Road	20.5 m	15.17 m	14.2 – Lot area	1,916 m ² (existing)	1,835 m ²	14.2 – Lot frontage	40 m	27 m (existing)	14.2 – Lot depth	92.5 m	72.2 m	14.2 – Number of Dwelling Units	1	6	5.21.2.1 – Residential parking	9	6	5.21.2.1 – Commercial parking	26	11	Total parking:	34	17	5.22.3 – Planting Strip	To permit a walkway within a planting strip for egress	
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(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 applications, 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.

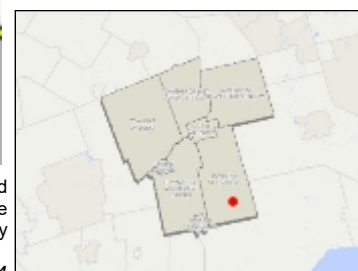
Amy Hartley
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3204
email: planning@oxfordcounty.ca



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 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

December 16, 2024