

**NOTICE OF RECEIPT OF COMPLETE APPLICATIONS**

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

**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE**

**TOWNSHIP OF NORWICH**

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

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File No.:</b>                   | SB 26-04-3 and ZN 3-26-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Owner:</b>                      | Van Maren and Tiffany Development Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Applicant:</b>                  | Zelinka Priamo Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Location of Property:</b>       | The subject lands are described as Part of Lot 15, Concession 2 and Part Lots 1 & 2, Plan 239 (North Norwich), in the Township of Norwich. The subject lands are located on the west side of Middletown Line and are municipally known as 694 B Main Street South, or located at Parcel Identification Number: 000670384, in the Village of Burgessville.                                                                                                                                                                                                                                                                                                  |
| <b>Description of Application:</b> | <p>The purpose of the Draft Plan of Subdivision application is to create 47 residential lots served by 5 new local streets. It is proposed that the residential lots within the development will be serviced by private individual septic and wells. The development is proposed to be accessed via two road connections onto Main Street South.</p> <p>The application for zone change proposes to rezone the subject lands from 'Development Zone (D)', 'Development Zone with Holding Provisions (D-6(H))' and 'Residential Type 1 Zone with a Converted Dwelling (R1-C)' to 'Residential Type 1 Zone (R1)' to facilitate the proposed development.</p> |

(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](mailto:planning@oxfordcounty.ca)

Dated: Thursday, October 8, 2026



## Legend

### Parcel Lines

- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

### Environmental Protection

#### Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

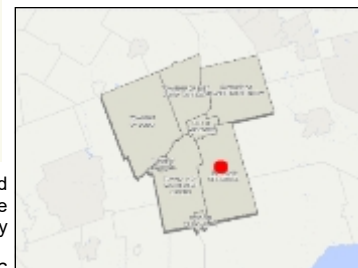
### Zoning Floodlines

#### 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



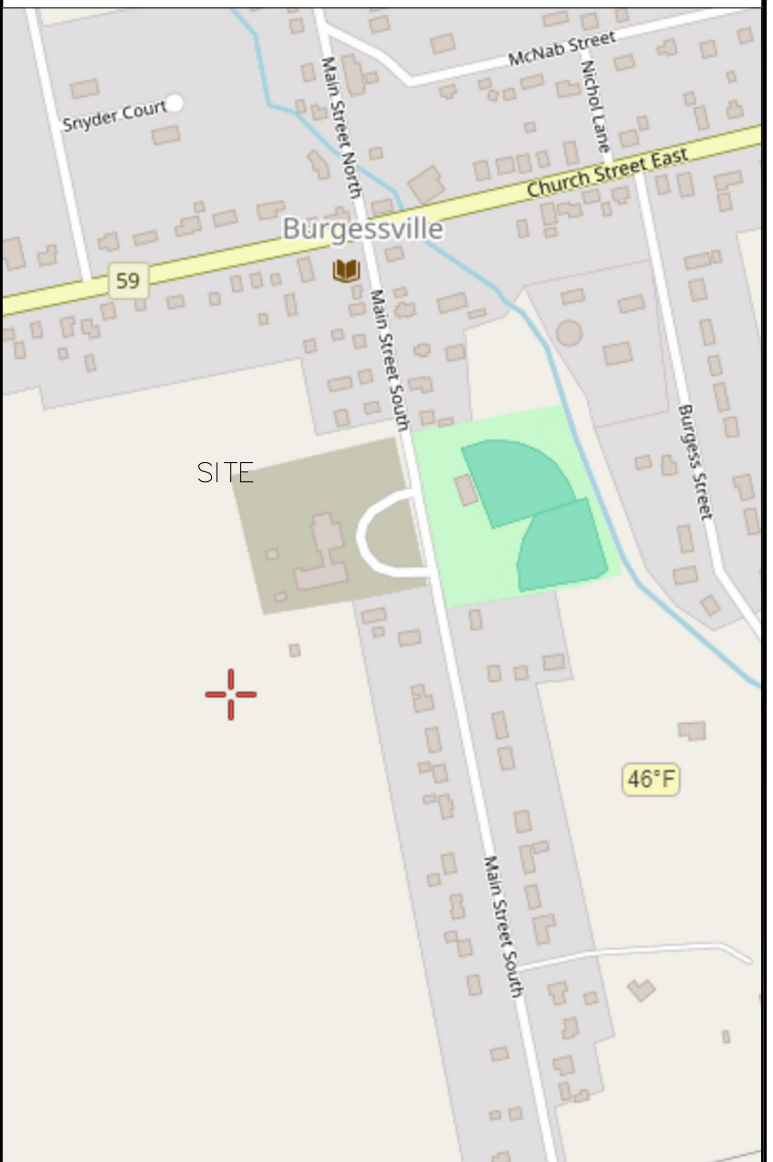
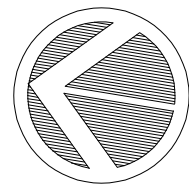
0 192 383 Meters

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

October 7, 2026



LOCATION MAP  
NTS

|          |  |      |
|----------|--|------|
| 04       |  |      |
| 03       |  |      |
| 02       |  |      |
| 01       |  |      |
| revision |  | date |

Do not scale drawings.  
Verify all dimensions and conditions on site and  
immediately notify the engineer of all discrepancies.

- A Detail No.  
B drawing no. - where detail required  
C drawing no. - where detailed

project title  
**TIFFANY DEVELOPMENT CORPORATION**  
836 Normandy Drive  
Woodstock, ON N4T 0E6

drawing title  
**BURGESSVILLE ESTATES  
LOT LAYOUT PLAN**



drawn by  
RDA

designed by  
RDA

approved by  
Design+

tender  
project manager

project date  
2025/05/23

project no.  
24-1029-LD

drawing no.  
L-1

Scale: 1:1,250

