# P U B L I C  N O T I C E

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

APPLICATION FOR 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**: Wednesday, October 21, 2026 **FILE**: ZN 5-26-09 (Pineridge Farms (Oxford) Limited)

**Purpose and Effect of the Proposed Zone Change**

The purpose of this application is to rezone the lot to be severed from Consent Application B26-28-5 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the new use of the severed lands as non-farm rural residential, and to fulfill a condition of consent. The subject lands, being the lot to be severed from the said Consent Application, are approximately 0.8 ha (2 ac) in area and contain an existing single detached dwelling.

The effect of the proposed zone change would be to facilitate the creation of a new non-farm rural residential parcel containing an existing single detached dwelling.

The subject lands are described as West ½ Lot 14, Concession 2 (West Zorra), in the Township of Zorra. The lands are located on the east side of 31st Line, between Road 78 and Road 84, and are municipally known as 315822 31st Line, Township of Zorra.

**Public Meeting**

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

**Date:** **Wednesday, November 4, 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, October 30, 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:** **B26-28-5**

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 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.

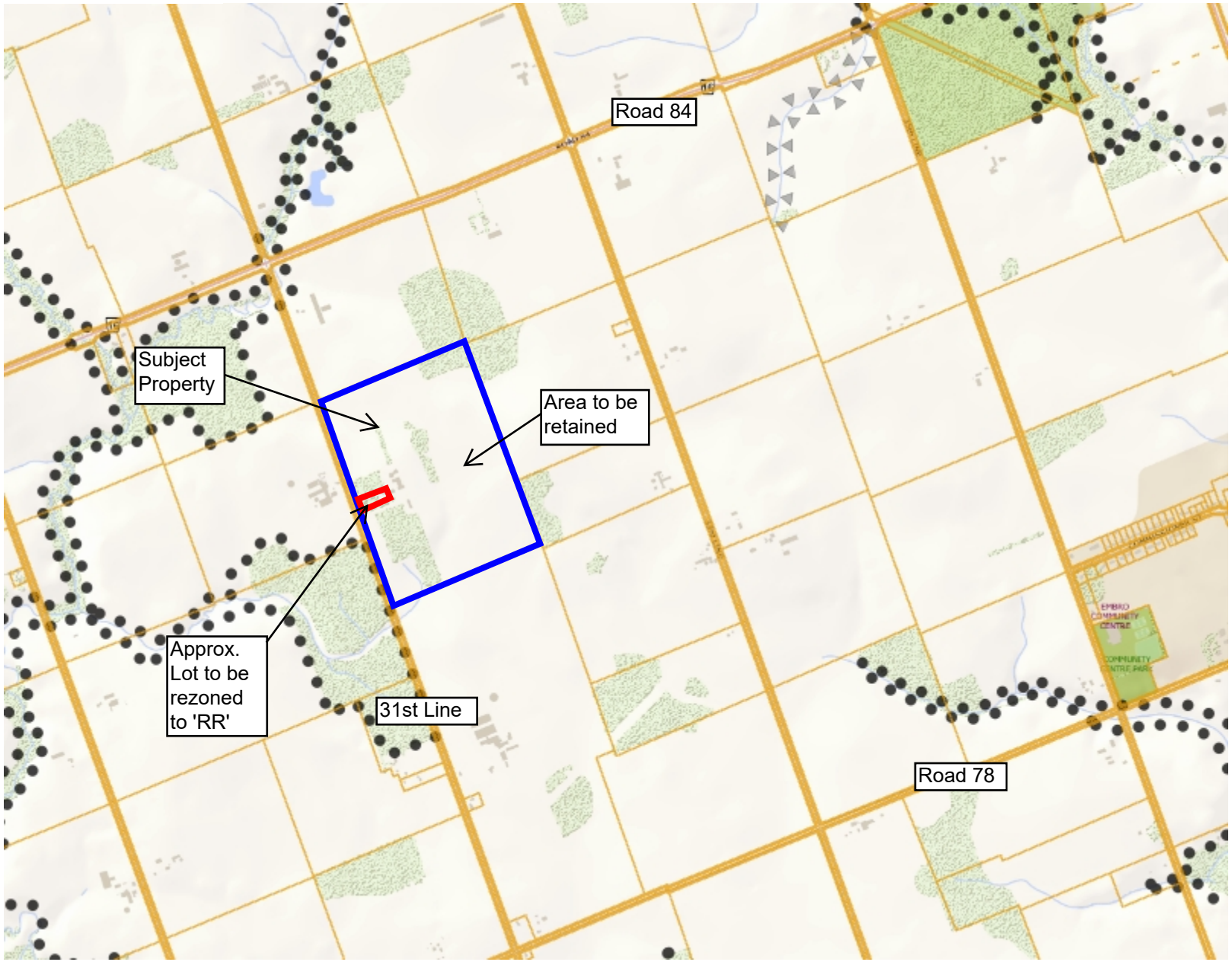
Yours truly,



/ak

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

Plate 1 - Location Map and Existing Zoning
File No. ZN 5-26-09 - Pineridge Farms (Oxford) Limited
315816 31st Line, Township of Zorra




## 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



0 624 1,248 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

*June 12, 2026*