

NOTICE OF RECEIPT OF COMPLETE APPLICATION

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

APPLICATION FOR ZONE CHANGE

TOWNSHIP OF ZORRA

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

File No.:	ZN 5-26-06
Owner:	Paul and Jayme Claessens
Applicant:	
Location of Property:	The subject lands are described as Lot 22, Concession 3 (North Dorchester), are located on the south side of Road 74, between 15 th Line and 17 th Line, and are municipally known as 642914 Road 64, Township of Zorra.
Description of Application:	The purpose of this application is to rezone the subject lands (and additional lands to the immediate south) from their respective 'Rural Residential (RR) Zone' and 'General Agricultural (A2) Zone' and place them into a new 'Special Rural Residential Zone (RR-sp)' in order to facilitate the expansion of a 'Rural Entrepreneurial Use' on the subject lands. The proposed zone change would also seek site-specific provisions to permit the rural entrepreneurial use (electrical contractor currently operating on the property) to occupy approximately 279 m ² (3,000 ft ²) within a proposed accessory structure (proposed in addition to the existing 148 m ² (1,600 ft ²) accessory structure). A future consent application is forthcoming and will seek to sever and convey the area of approximately 0.3 ha (0.74 ac) immediately south of the subject lands in order to accommodate the proposed rural entrepreneurial use.

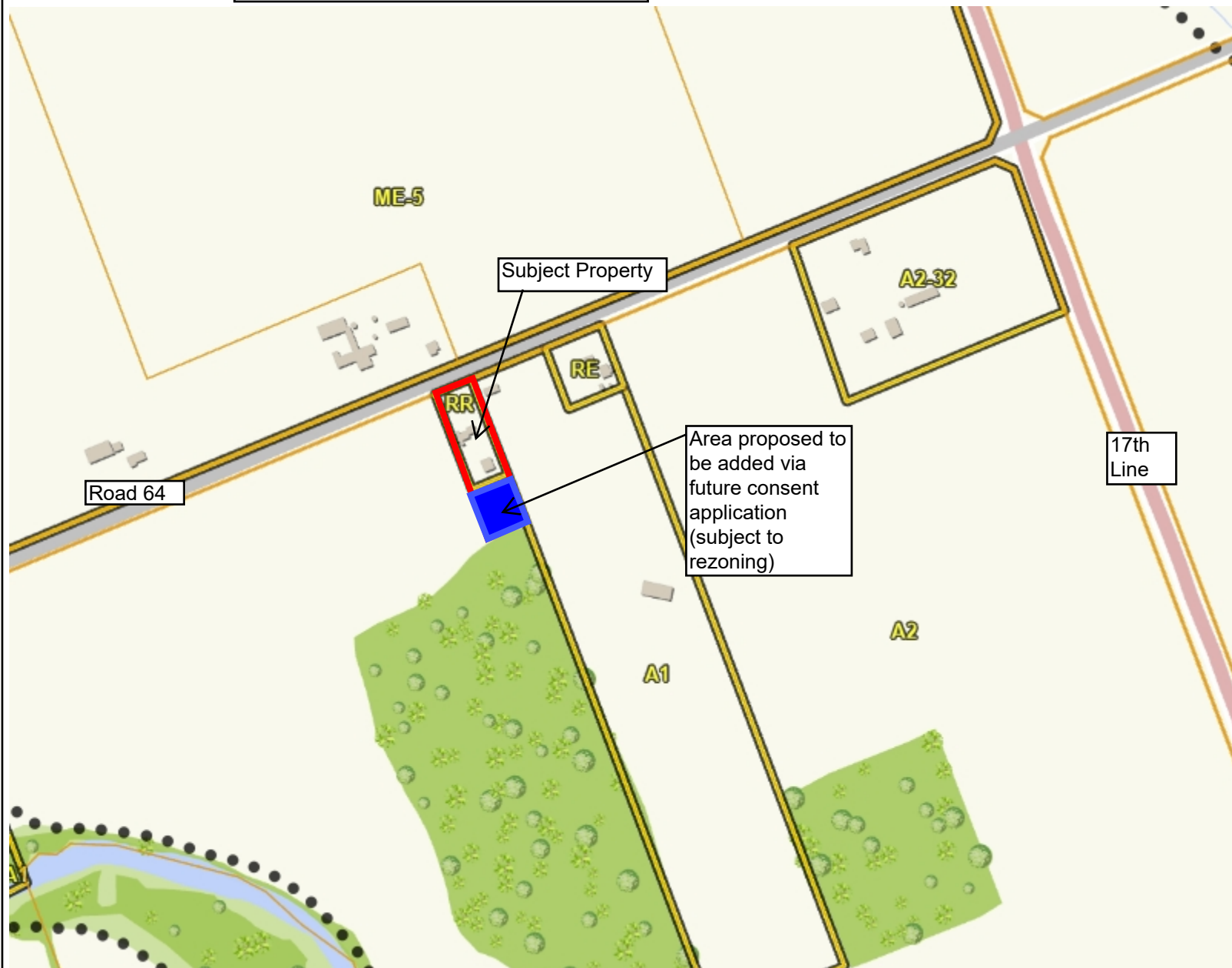
(see attached map)

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 application(s), please contact this office to arrange an appointment with **Spencer McDonald, 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.

Spencer McDonald
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3205
email: planning@oxfordcounty.ca

Dated: Monday, July 13, 2026



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



0 151 302 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

July 7, 2026