

PUBLIC NOTICE

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
in the
TOWNSHIP OF NORWICH

County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800

Township of Norwich
285767 Airport Road
Norwich, ON N0J 1P0
Telephone: 519-667-2000

DATE: Tuesday, July 28, 2026 FILES: OP 24-14-3 and ZN 3-24-22 (Whistler Estates Inc)

Purpose and Effect of the Proposed Official Plan Amendment and Zone Change:

The purpose of the application for Official Plan Amendment is to establish a site-specific policy to permit six (6) residential apartment units within a three-storey mixed-used building containing commercial space on the ground floor in the Village Designation, whereas a maximum of two (2) residential dwelling units is currently permitted.

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 dedication is proposed from the front of the property which further decreases existing non-complying zoning provisions. The effect of the proposed rezoning would be to permit the proposed six (6) residential dwelling units in a mixed-use building, together with the site-specific amendments to the Zoning By-law, as outlined below:

Provisions	Required	Requested
14.2 – Front yard setback	9 m (29.5 ft)	1.5 m (4.9 ft)
14.2 – Centreline of County Road	20.5 m (67.25 ft)	15.17 m (49.7 ft)
14.2 – Lot area	1,916 m² (0.47 ac) (existing)	1,835 m² (0.45 ac)
14.2 – Lot frontage	40 m (131 ft)	27 m (88.5 ft) (existing)
14.2 – Lot depth	92.5 m (303 ft)	72.2 m (236.8 ft)
14.2 – Number of Dwelling Units	1	6
5.21.2.1 – Residential parking	9	6
5.21.2.1 – Commercial parking	11	11
Total parking:	20	17
5.22.3 – Planting Strip	To permit a walkway within a planting strip for egress	

The subject lands are legally described as Lot 5, Part Lot, 4, South of Main Street, Part Lot 4, 7 and 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.

Public Meetings:

The Council of the Township of Norwich will hold a public meeting to consider the proposed Official Plan Amendment and Zone Change on:

Date: Tuesday, August 11, 2026
Time: 9:00 a.m.
Place: Council Chambers, Township Office
285767 Airport Road, Norwich, ON, N0J 1P0

The specific time at which this application will be heard will depend on the progress of the meeting, as a number of applications may be on the agenda.
We welcome your comments and request that they be submitted in writing to planning@oxfordcounty.ca. All written comments received will be provided to members of Council for the Council's consideration. Comments received may become part of the public agenda.
If you wish to speak as part of the public meeting, we suggest that you advise the Township office ahead of time by contacting the Clerk's office at 519-667-2000 or via email to karmstrong@norwich.ca. Written submissions must be provided no later than 4:30 p.m. the Wednesday preceding the meeting to be included on the agenda.
If you have any limitations affecting your ability to participate in this public meeting process, please contact the Township Clerk's Office prior to the meeting date.

PLEASE NOTE: The Council of the Township of Norwich will make a recommendation to County Council in regard to the Official Plan Amendment application. This application will be considered for decision by County Council at a regular meeting as noted on the reverse of this page.

The Council of the County of Oxford will hold a public meeting to consider the proposed Official Plan Amendment and Zone Change on:

Date: Wednesday, September 23, 2026
Time: 9:30 a.m.
Place: Oxford County Administration Bldg, Council Chambers, 1st Floor, 21 Reeve St., Woodstock, ON N4S 3G1

Virtual public meeting via live stream – www.oxfordcounty.ca/livestream

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We encourage residents to provide written comments to planning@oxfordcounty.ca. All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email clerksoffice@oxfordcounty.ca or call 519-539-9800 ext. 3001 by **Friday, September 18, 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 <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment and Zone Change amendments at their respective meetings. If you do not attend or are not represented at the meetings, the Councils may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Township of Norwich or the County of Oxford on the proposed amendment, you must make a written request to the either the Clerk of the Township of Norwich or to planning@oxfordcounty.ca.

In order to appeal a decision of the Township of Norwich or the County of Oxford 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 the Township of Norwich or the County of Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to the Township of Norwich 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 Norwich 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 applications, please contact **Amy Hartley, Development Planner**, Community Planning Office (519- 539-9800 ext. 3204). 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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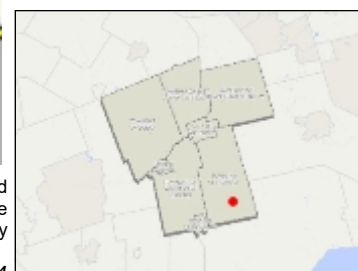
Heather St.Clair, MCIP, RPP
 Senior Development Planner
 Community Planning Office
 County of Oxford
 21 Reeve Street
 Woodstock ON N4S 3G1
 Telephone: 519-539-9800
 Fax 519-421-4712



Legend

- Parcel Lines**
 - 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