

**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:

<b>File No.:</b>	ZN 5-24-09
<b>Owner:</b>	Michael Wilhelm
<b>Applicant:</b>	10039452 Ontario Inc. (Jennifer Wilhelm)
<b>Location of Property:</b>	The subject lands are described as Lot 30, Conc. 1 (West Zorra), are located in the southwest corner of Road 96 and 31 <sup>st</sup> Line, and are municipally known as 316829 31 <sup>st</sup> Line in the Township of Zorra.
<b>Description of Application:</b>	The purpose of this application is to rezone a portion of the subject lands from the 'General Agricultural (A2) Zone' to the 'Aggregate Industrial (ME) Zone' in order to facilitate the establishment of a new sand and gravel pit (above water table). The subject lands are approximately 40 ha (98 ac) in size, and it is proposed that an area of approximately 27.8 ha (69 ac) be rezoned to permit the aggregate extraction (maximum 500,00 tonnes annually) approved under Licence Number 626649. It is proposed that the lands west of the area to be extracted will remain in their current state (woodlands and wetlands), and the pit, upon completion of extraction activities, is proposed to be rehabilitated back to an agricultural condition (consistent with the rehabilitation plan approved by the Ministry of Natural Resources). The proposed aggregate operation will be accessed via Road 96, at the north end of the subject property, and it is proposed that extraction will occur in stages, with two (2) areas of extraction proposed, referred to as Area 1 and Area 2 as generally shown on the approved site plans.

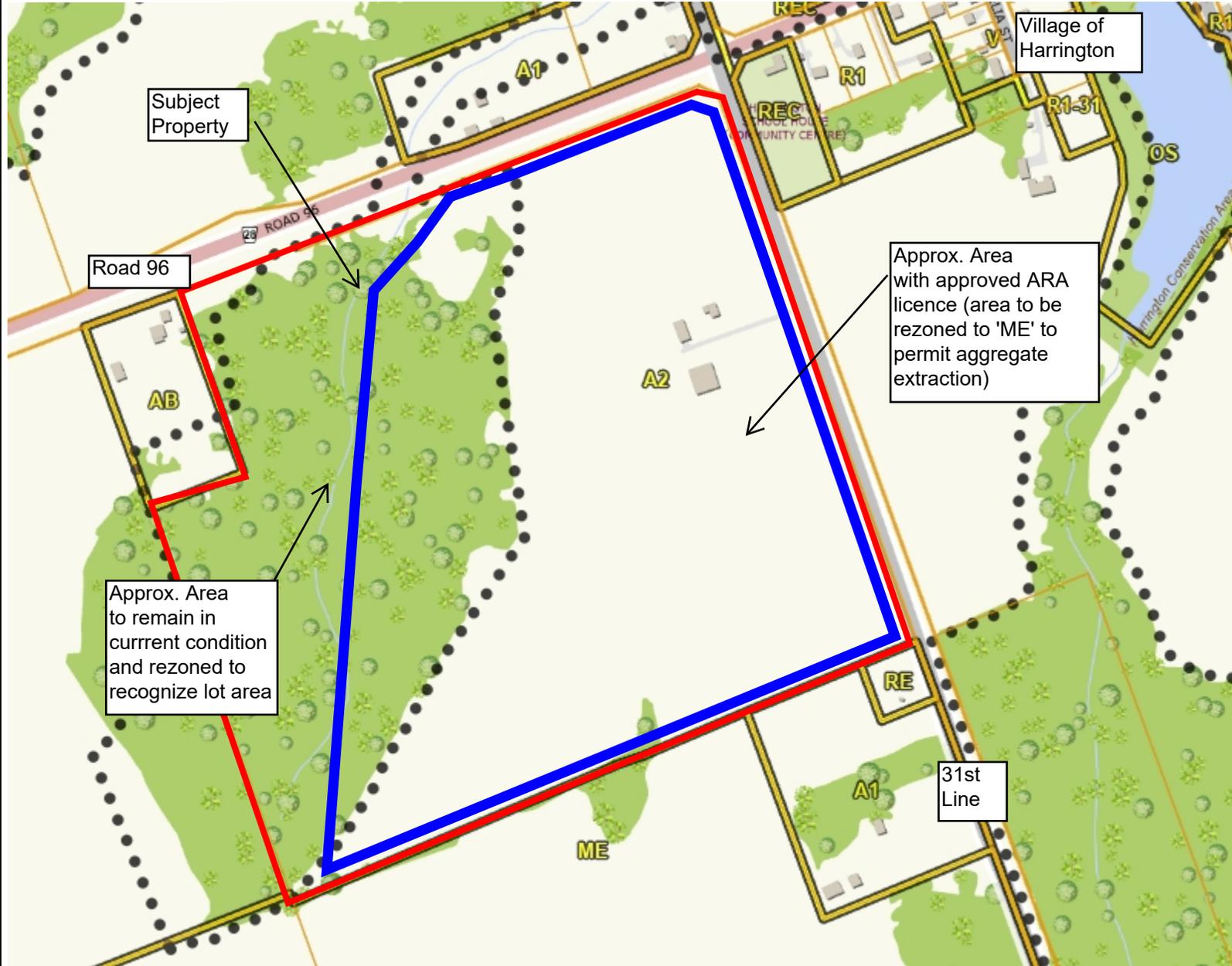
(see attached map)

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, 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](mailto:planning@oxfordcounty.ca)

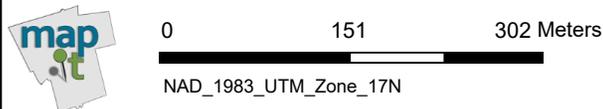
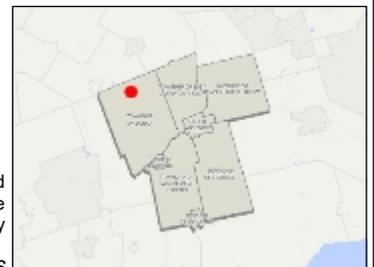
Dated: Friday, March 6, 2026



**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**



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

February 28, 2026