

NOTICE OF COMPLETE APPLICATION AND NOTICE OF PUBLIC MEETING

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: Thursday, November 20, 2025

FILE: ZN 5-25-11 (The Township of Zorra)

Purpose and Effect of the Proposed Zone Change

The purpose of the application for Zone Change is to make amendments to the Township Zoning By-Law to improve the clarity and implementation of existing provisions for Additional Residential Units (ARUs) and to reflect recent changes to provincial legislation.

The proposed amendments to the Zoning By-Law provisions include the following:

- New definitions for Detached Additional Residential Unit, Distance From, Ground Floor Area, Dwelling Unit Area and amending other related definitions;
- Amending the General Provisions, including but not limited to:
 - amending how the size and lot coverage of detached accessory structures and ARUs is calculated and regulated;
 - aligning maximum lot coverage and minimum lot area requirements for ARUs in fully serviced settlement areas with provincial legislation; and,
 - clarifying requirements for garden suites where there is also an ARU on the lot.
- Removal of minimum dwelling unit sizes to be consistent with the provisions of the Ontario Building Code; and,
- Addressing any technical errors identified since the last amendments.

The proposed amendments will not make any changes to where ARUs are permitted or affect any previous site-specific zoning approvals.

This application pertains to all lands within the 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, December 17, 2025
Time: 6:00 p.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, December 12, 2025**. 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: None

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 **Hanne Yager, Policy Planner**, Community Planning Office (**519-539-9800 ext. 3218**). 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,

A handwritten signature in black ink, appearing to read 'April Nix', is positioned below the 'Yours truly,' text.

/ak

April Nix, MCIP, RPP
Manager of Policy Planning
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712