

**NOTICE OF RECEIPT OF COMPLETE APPLICATIONS**

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**

**TOWNSHIP OF ZORRA**

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

|                                    |   |
|------------------------------------|---|
| <b>File No.:</b>                   | OP25-22-5; ZN5-25-15  |
| <b>Owner:</b>                      | Prychley Wood Farms Ltd.  |
| <b>Applicant:</b>                  | MHBC Planning (c/o Kate Wills)  |
| <b>Location of Property:</b>       | The subject land is described as West Part Lot 27, Concession 2 (West Zorra), are located on the east side of 31 <sup>st</sup> Line, between Road 92 and Road 96, and are municipally known as 316686 31 <sup>st</sup> Line, Township of Zorra.   |
| <b>Description of Application:</b> | <p>The purpose of the application for Official Plan Amendment (“OPA”) is to seek a site-specific policy to facilitate the severance of a surplus farm dwelling on the subject lands. The proposed OPA looks to provide relief from section 3.1.5.3 of the County OP with respect to non-farm rural residential lot creation criteria, specifically, the criteria which requires that both farm dwellings must have been constructed prior to December 13, 1995 to qualify to sever one of them from the property. In this case, the dwelling on the lot proposed to be severed (via a future consent application) satisfies the date criteria (c. 1981), while the dwelling proposed to remain with the farm parcel does not (c. 2008).</p> <p>The associated application for zone change looks to rezone the future lands to be severed from their current ‘General Agricultural (A2)’ Zone and place them into a site-specific ‘Special Rural Residential (RR-sp)’ zone in order to recognize the lot area (0.91 ha / 2.3 ac) and the proposed lot frontage (15 m / 49.2 ft). Similarly, the proposed ‘retained’ lands would be placed into a site-specific ‘Special General Agricultural Zone (A2-sp)’ in order to recognize that future residential uses are prohibited from being established on said lands.</p> |

(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  
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Woodstock ON N4S 7Y3  
phone: 519-539-9800 x 3205  
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Dated: Friday, April 10, 2026