

**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 SOUTH-WEST OXFORD**

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

<b>File No.:</b>	ZN 4-25-09
<b>Owner:</b>	Jacob Heibert
<b>Applicant:</b>	Zelinka Priamo Ltd.
<b>Location of Property:</b>	The subject property is legally described as Part Lot 23, Concession 12 (Dereham), in South-West Oxford. The lands are located on the south side of Hawkins Road, between Culloden Line and Pigram Line and known municipally as 143480 Hawkins Road.
<b>Description of Application:</b>	The purpose of this application is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to facilitate the construction of a single detached dwelling on the subject lands. A site-specific provision is required to permit a residential dwelling not associated with an agricultural use, a reduced frontage of approximately 90 m (295.3 ft), and a reduced lot area of 2.4 ha (5.9 ac).

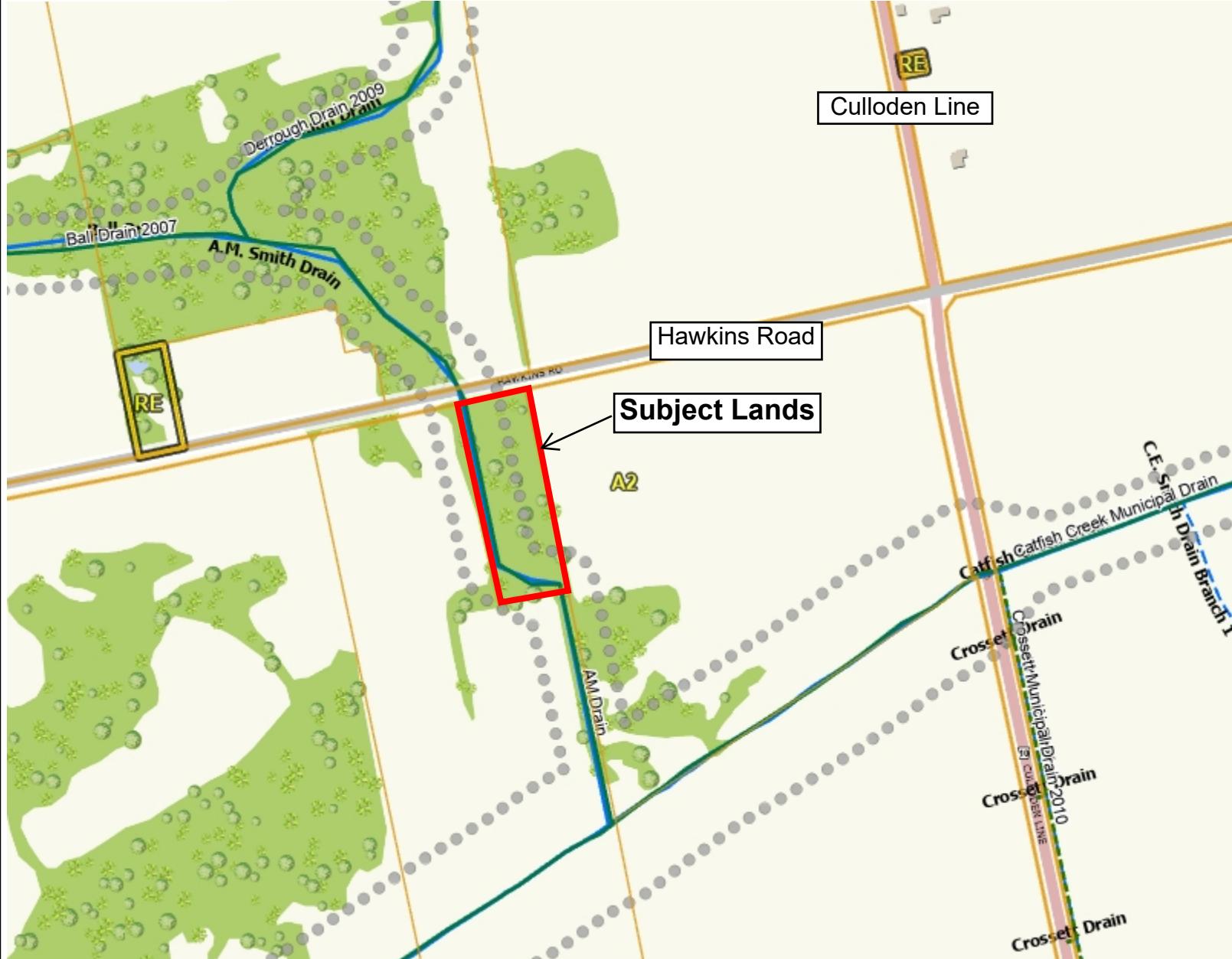
(see attached map)

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 **Laurel Davies Snyder, 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 in all correspondence.

Laurel Davies Snyder  
 Development Planner  
 Community Planning  
 County of Oxford  
 P. O. Box 1614, 21 Reeve Street  
 Woodstock ON N4S 7Y3  
 phone: 519-539-9800 x 3217  
 email: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)

**Plate 1: Location Map with Existing Zoning**  
**File No. ZN4-25-09 (Jacob Hiebert)**  
**Part Lot 23, Concession 12 (Dereham), 143480 Hawkins Road, Township of South-West Oxford**



**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)**
- Constructed Drains**
  - Open or Unknown
  - Closed/Tiled
- SWOX Constructed Drains**
  - Open
  - Closed/Tiled

**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

December 15, 2025