

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:

File No.:	ZN 5-26-02
Owner:	Hermannus and Driesje Van Dam
Applicant:	Patterson Planning Consultants c/o Scott Patterson
Location of Property:	The subject lands are described as Part Lot 35, Concession 14 (East Nissouri), in the Township of Zorra. The lands are located on the west side of 29 th Line, between Perth-Oxford Road and Road 96, and are municipally known as 297131 29 th Line, Township of Zorra.
Description of Application:	The purpose of this application is to rezone the newly created residential lot from the subject lands (recently severed via consent application B25-66-5) and being approximately 0.91 ha (2.3 ac) in area. The application looks to rezone the property from its current 'General Agricultural (A2) Zone' and place it into the 'Rural Residential (RR) Zone'. The subject lands contain an existing single-detached dwelling, a garage, a pool and an existing pond. The lands being conveyed to the northwest via the associated consent application are also shown on the attached drawing.

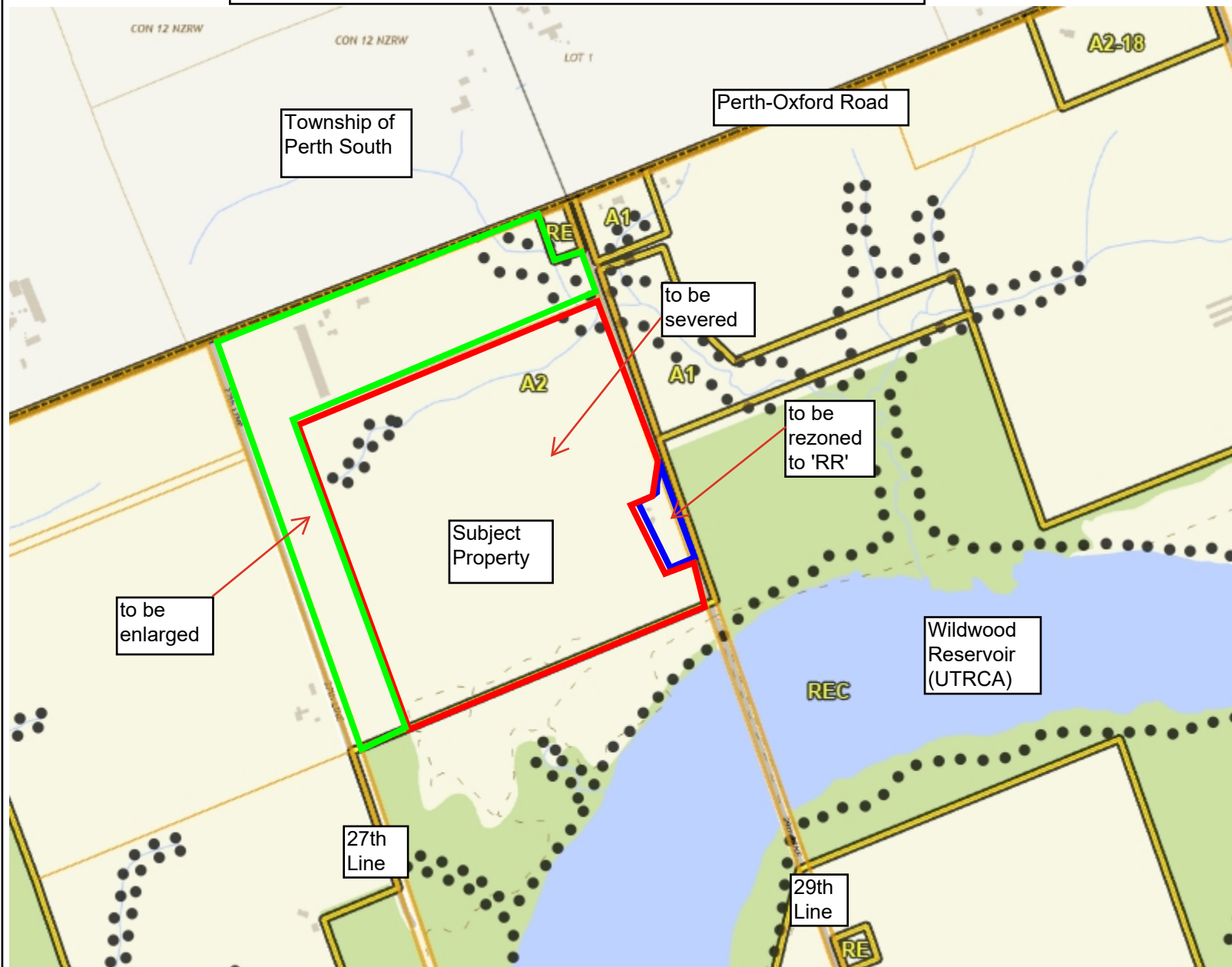
(see attached map)

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

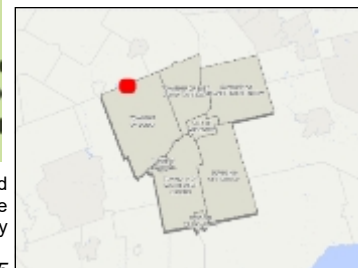
Dated: Friday, February 13, 2026



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



0 302 603 Meters
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 8, 2025