

PUBLIC NOTICE

pursuant to Section(s) 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATION(S) FOR ZONE CHANGE in the TOWNSHIP OF SOUTH-WEST OXFORD

Township of South-West Oxford
312915 Dereham Line
Mt. Elgin, ON N0J 1N0
Telephone: 519-877-2702

DATE: Tuesday, June 20, 2023

FILE: ZN 4-23-01 (Jansen)

The purpose of this application is to rezone an approximate 0.8 ha (2 ac) portion of the subject lands, which total approximately 40 ha (99 ac) in area, to permit a petting zoo / therapy farm, as an on-farm diversified use on the subject property. The lands are currently used for Agricultural purposes (cash cropping), and are zoned 'General Agricultural Zone' (A2). The proposed application would rezone the area generally shown on Plate 2 (attached) from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit the proposed petting zoo / therapy farm as an 'on farm diversified use'. No new buildings or structures are proposed as part of this application, and the applicant is proposing to legally recognize an existing business "Little Hobby Hill Farm" – a business which offers human-animal interaction and outdoor visits where customers can visit with animals. The subject lands currently contain an existing single-detached dwelling and an accessory structure.

The applicant has advised that the business has a team of both staff and volunteers and that the primary purpose is to allow the staff and volunteer team to work with children, youth and the vulnerable community to promote positive mental health by offering events, camps, pre-booked farm visits and therapy sessions with animals including ponies, alpacas, goats, pigs, chickens, ducks, rabbits and guinea pigs, among others.

The subject lands are described as Pt. Lot 12-13, Conc. 2 (Dereham), are located on the northeast corner of Plank Line and McBeth Road and are municipally known as 333624 Plank Line, in the Township of South-West Oxford.

Public Meeting

The Council of the Township of South-West Oxford will hold a public meeting to consider the proposed Zone Change on:

Date: **Tuesday, July 11, 2023**
Time: **9:05 a.m.**
Place: **Township Council Chambers, 312915 Dereham Line**
Mount Elgin, ON N0J 1N0

Council and staff are encouraging residents to provide written comments in advance of the meeting to planning@oxfordcounty.ca. Comments may also be submitted in writing, by mail or drop box at the Township office, or over the phone by calling 519-539-9800, ext 3210. All written and verbal comments received will be read out loud for Council's consideration. Comments received may become part of the public agenda.

If you wish to speak as part of the public meeting, we ask that you please register ahead of time by contacting the Clerk's office at 519-485-0477, ext. 7023 or clerk@swox.org. Requests to participate in the meeting should be received by 4:30 p.m. on **Thursday, July 6, 2023**.

Please be advised that Council may approve, modify or refuse the requested application(s) at the meeting. If you do not provide written comments or register to speak as a delegation, Council may proceed and may not advise you of any proposed modifications. If a by-law is approved, notice of passing of the by-law will be mailed or published in a local newspaper.

If a person or public body that files an appeal of a decision of the Township of South-West Oxford in respect of the proposed Zone Change does not make oral submissions at a public meeting or make written submissions to the Township of South-West Oxford before the proposed amendment is adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Spencer McDonald, Development Planner, Community Planning Office (519-539-9800 ext. 3205)**. 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.

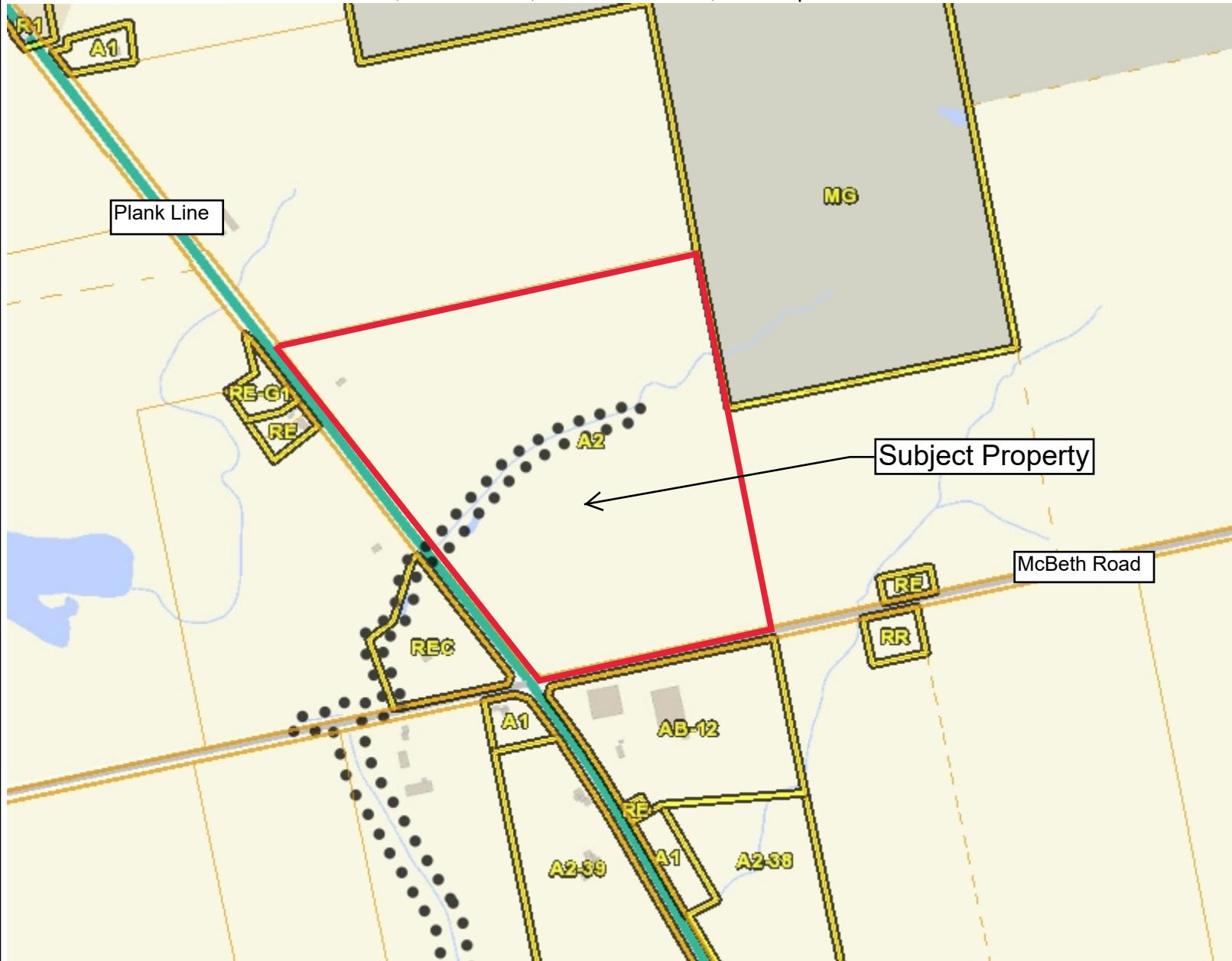
Yours truly,



/lb

Eric Gilbert, MCIP, RPP
Senior Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712

Plate 1: Location Map & Existing Zoning
File No. 4-23-01 - Jansen
Part Lot 12 & 13, Concession 2, 333624 Plank Line, Township of South-West Oxford



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
- Municipal Boundary
- 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

