

PUBLIC NOTICE

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

APPLICATION FOR ZONE CHANGE  
in the  
TOWNSHIP OF EAST ZORRA-TAVISTOCK

Township of East Zorra-Tavistock  
89 Loveys Street East  
Hickson, ON N0J 1L0  
Telephone: 519-462-2697

**DATE:** Tuesday, December 23, 2025

**FILE:** ZN 2-25-05 (Townsend Farms Inc)

**Purpose and Effect of the Proposed Zone Change**

Zone Change Application ZN2-25-05 proposes to rezone the lot to be retained from severance application B25-54-2, from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the new use of the lands for non-farm rural residential purposes. The lot to be severed would be rezoned from "General Agricultural Zone (A2)" to 'Special General Agricultural Zone (A2-sp)' to include a special provision to prohibit additional dwellings on the lands in the future.

The subject lands are described as Part Lot 18-19, Concession 9 (East Zorra) as in 420897. The lands are located on the west side of the 10<sup>th</sup> Line, lying between Braemar Side Road and Oxford Road 8. The subject lands are currently municipally addressed as 496131 10<sup>th</sup> Line.

**Public Meeting**

The Council of the Township of East Zorra-Tavistock will hold a public meeting to consider the proposed Zone Change on:

**Date:** Wednesday, January 21, 2026  
**Time:** 7:00 p.m.  
**Place:** Council Chambers, Township Office, 89 Loveys St E, Hickson, ON N0J 1L0

**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 East Zorra-Tavistock on the proposed amendment, you must make a written request to the either the Clerk of East Zorra-Tavistock or to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

In order to appeal a decision of the Township of East Zorra-Tavistock, 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 East Zorra-Tavistock to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Township of East Zorra-Tavistock 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 East Zorra-Tavistock 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.

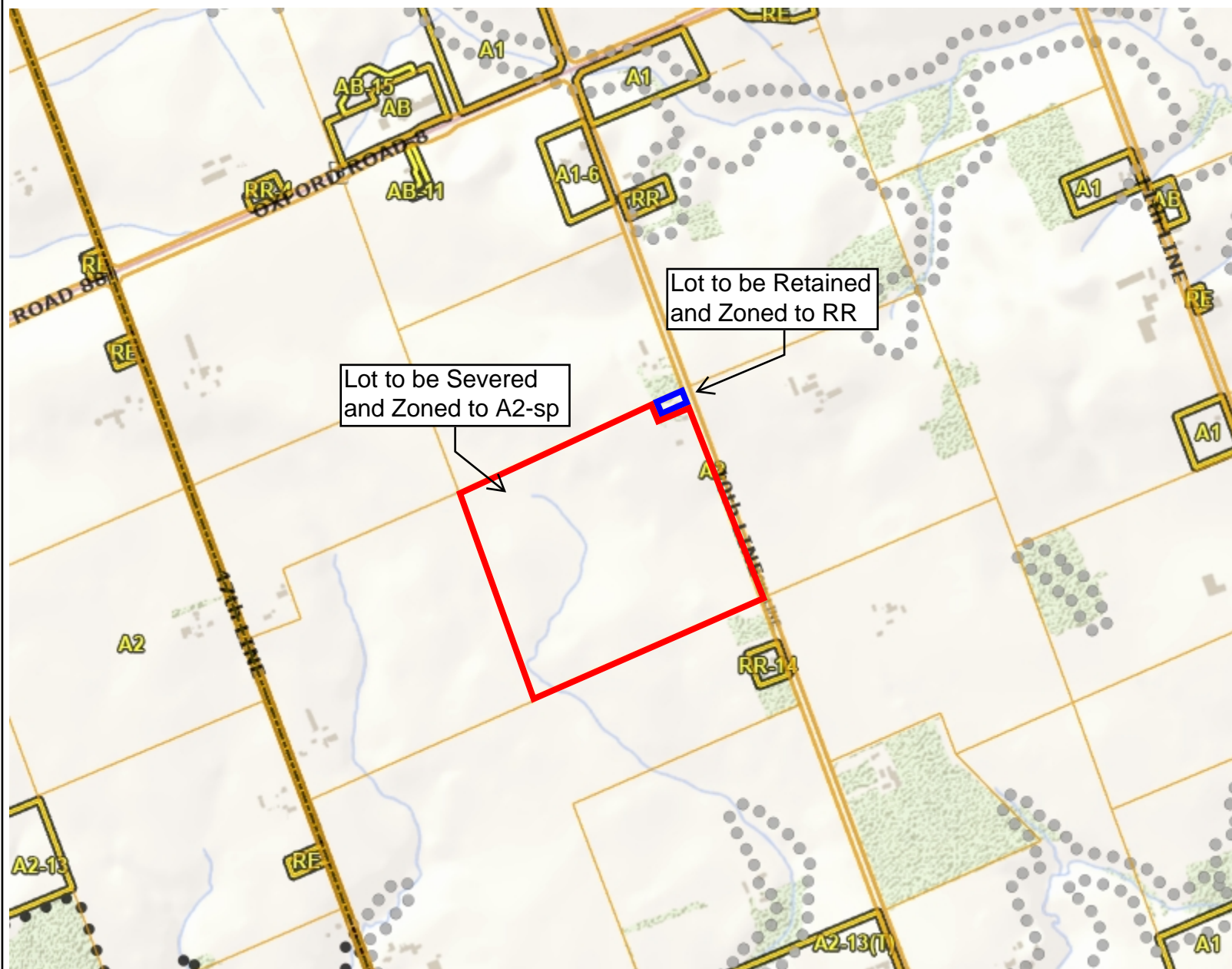
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at [www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx](http://www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx). If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Adam Gignac, Development Planner**, Community Planning Office (**519-539-9800 ext. 3214**). Written comments may be forwarded to the address below or emailed to: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca). Please include the applicant's name and our File Number on all correspondence.

Yours truly,



/lb

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



## Legend

### Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

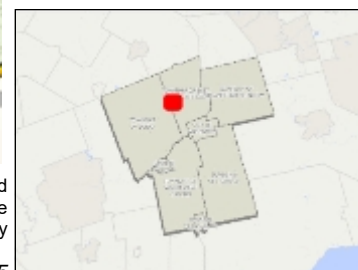
### Zoning Floodlines

#### 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



0 409 818 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

October 2, 2025