

**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 NORWICH**

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

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File No.:</b>                   | ZN 3-25-19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Owner:</b>                      | Michele Da Costa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Location of Property:</b>       | The subject land is described as Part of Lot 1, Concession 11 (South Norwich), Township of Norwich. The subject lands are located on the south side of New Road lying between Base Line and Highway 59 and are municipally known as 166086 New Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Description of Application:</b> | <p>The purpose of this application is to rezone the subject lands from 'General Agricultural Zone (A2)' to a 'Special General Agricultural Zone (A2-sp)' to permit a single detached dwelling to be constructed on an undersized agricultural parcel (approximately 0.4 ha (1 ac) in size). The applicant is proposing to rezone the subject lands to permit a future dwelling serviced by private septic and well on the subject lands.</p> <p>Additionally, the applicant is requesting a reduction to the required Minimum Distance Separation (MDS I) setback from an adjacent livestock operation and manure storage. The required setback from the livestock barn is 471 m (1,545 ft), and from the manure storage is 524 m (1,719 ft) whereas the actual distance from the subject property will be 293 m (961 ft) and 326 m (1,070 ft) respectively.</p> |

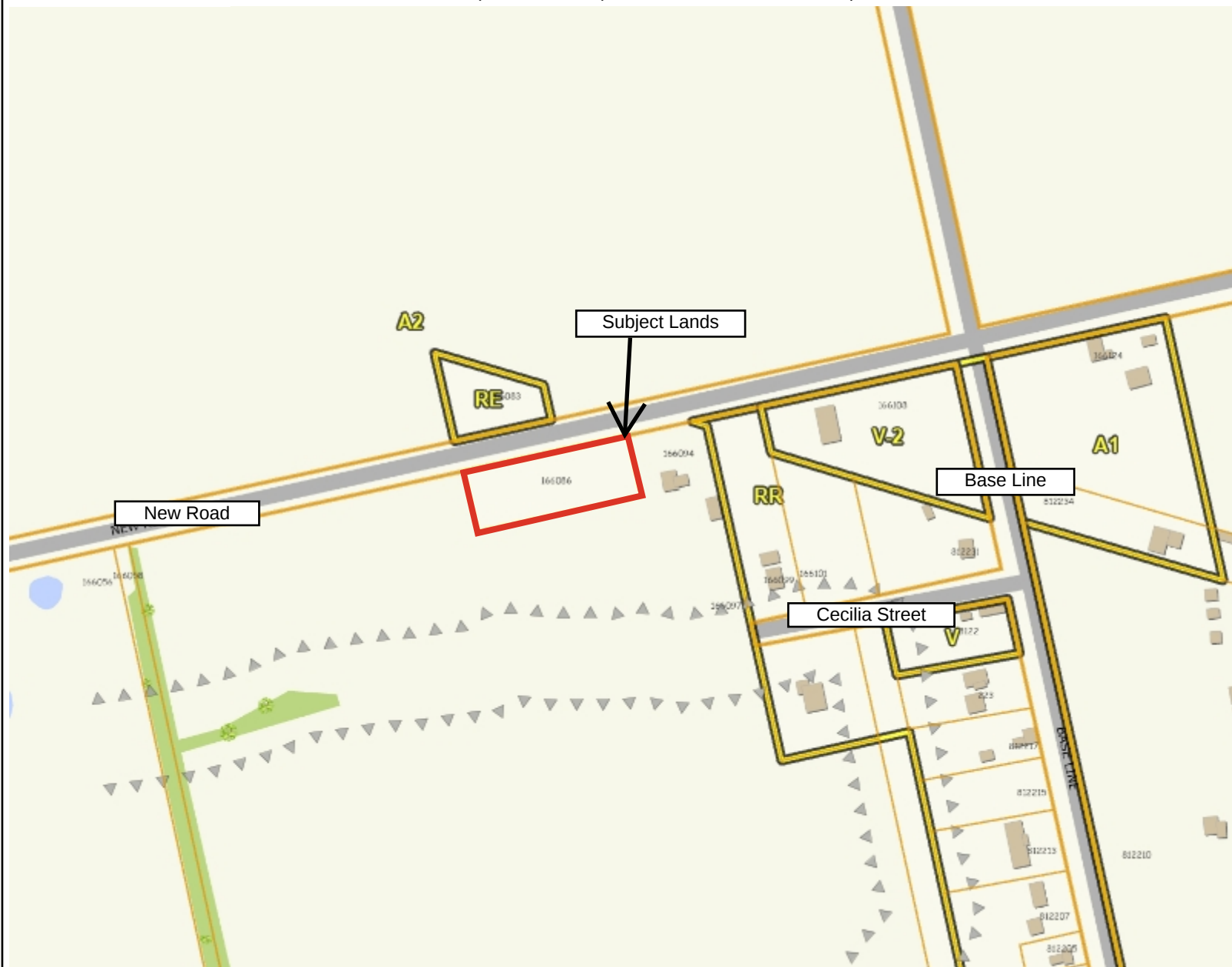
(see attached map)

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, please contact this office to arrange an appointment with **Amy Hartley, 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.

Amy Hartley  
Development Planner  
Community Planning  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
phone: 519-539-9800 x 3204  
email: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)

Dated: Friday, November 14, 2025



## 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 96 192 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

November 13, 2025