

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 5-25-06
Owner:	Randy Barber
Applicant:	Bryan Willsie
Location of Property:	The subject land is described as Conc. 1, Pt Lt 21, Pl 96, Lots 1, 2, 11-13, Pt Lts 3-10, 14 & 15, 41R1238, are located on the east side of 43 rd Line, between Queen Street, Beachville, and Road 68 / Hwy 2, and are municipally known as 434932 43 rd Line, Township of Zorra.
Description of Application:	The purpose of this application is to amend the existing 'Special Agri-Business (AB-2) Zone' provisions to recognize a reduced lot area and lot frontage. It is proposed that a future consent application will have the effect of creating a new lot from the subject property, resulting in a new ("retained") lot area of approximately 3.4 ha (8.4 ac) with a minimum frontage of 135 m (443 ft). No new development is being proposed for the subject lands at this time, and it is proposed that the existing list of permitted uses will remain unchanged.

(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: Monday, June 9, 2025



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

