

NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

pursuant to Sections 17(15) and 34(12)
of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONE CHANGE

TOWNSHIP OF NORWICH

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

File No.:	OP 25-13-3 and ZN 3-25-16
Owner:	Anthony and Kelly Chamberlain
Applicant:	G. Douglas Vallee Limited (c/o Eldon Darbyson)
Location of Property:	The subject lands are described as Part of Lot 19, Concession 10 (South Norwich), Township of Norwich. The subject lands are located on the south side of Cornell Road lying between Oatman Line and Middletown Line and are municipally known as 185128 Cornell Road, Township of Norwich.
Description of Application:	<p>The purpose of the Official Plan Amendment is to permit a pallet refurbishing and assembly use as an On-Farm Diversified Use (OFDU) on an agricultural lot that is less than 16 ha (39.5 ac). The proposed pallet business is currently operating within an existing building approximately 368 m² (3,961.1 ft²) in size and utilizing a total area of 557 m² (5,995.5 ft²) on the subject lands. The Official Plan Amendment is also requesting site specific policies to permit an OFDU to be carried out where the farm owner does not reside on the agricultural lot where the OFDU is established.</p> <p>The associated zone change application is proposes to rezone the subject lands to include site-specific provisions to permit the proposed OFDU, recognize the two existing dwellings on the subject lands, and further request relief from Section 5.20.4 and 5.20.5 to increase the allowed gross floor area of an OFDU (from 225 m² (2,421.8 ft²) to 368 m² (3,961.1 ft²)) and to recognize that the OFDU is not carried on by an individual who resides on the farm. Further, the application is requesting a reduction to the required parking to reduce the number of parking spaces required from nine (9) to four (4).</p>

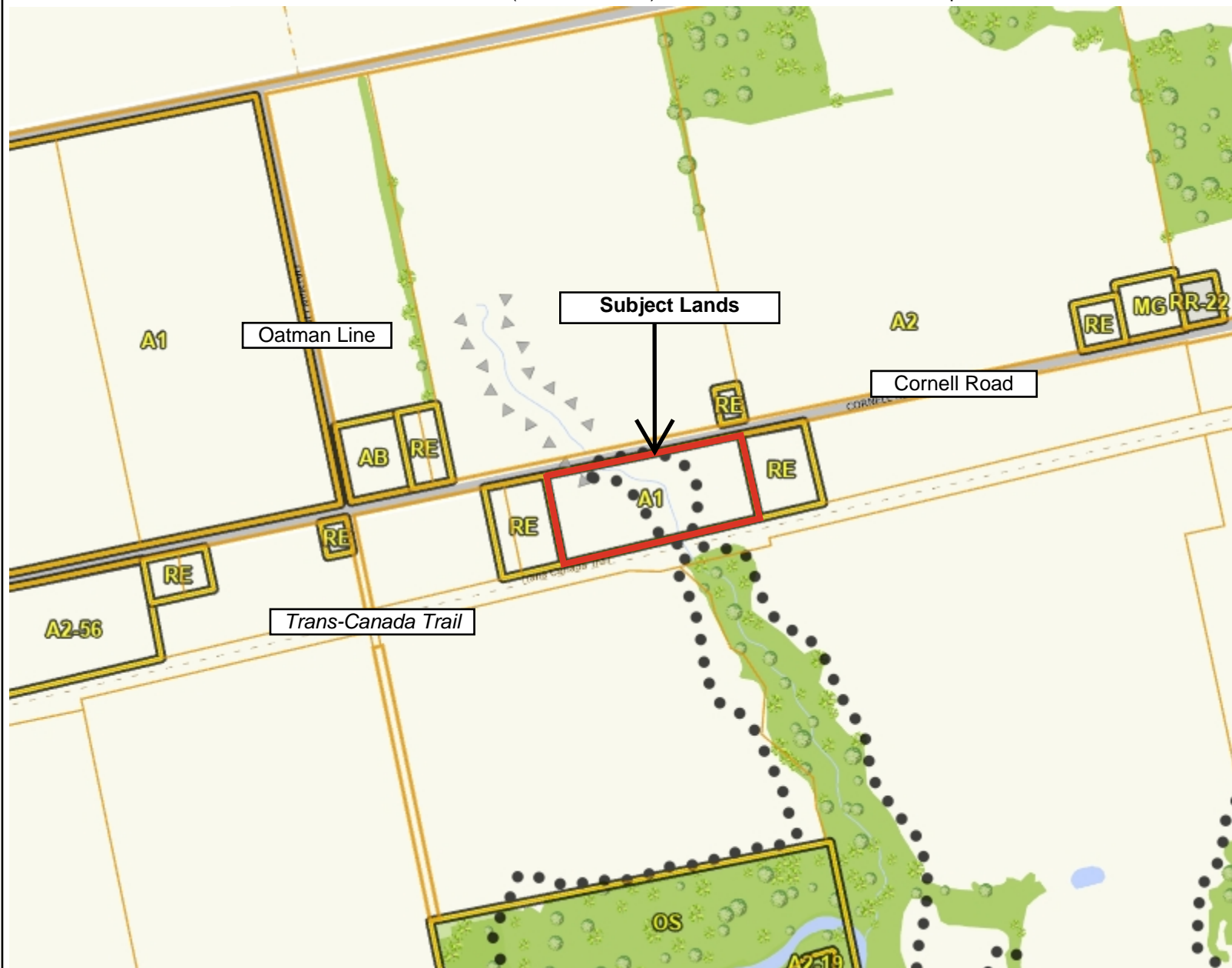
(see attached map)

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 applications, 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

Dated: Wednesday, January 28, 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

