

**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 3-24-18
<b>Owner:</b>	Dave and Esther Van Manen
<b>Location of Property:</b>	The subject lands are described as Part of Lot 9 & 10, Concession 6 (North Norwich), in the Township of Norwich. The subject lands are located on the south side of the Airport Road lying between Highway 59 and Pick Line and are municipally known as 285646 Airport Road.
<b>Description of Application:</b>	The purpose of this application is to rezone the subject lands from Agri-Business Zone (AB) to Special Rural Residential Zone (RR-sp). The effect of the proposed zone change is to recognize that the previously established commercial business on the subject property has been discontinued and the applicants are proposing to repurpose the existing building for an Additional Residential Unit (ARU). The existing building in which the ARU is proposed is approximately 94.2 m <sup>2</sup> (1,014 ft <sup>2</sup> ) and is located approximately 37 m (121.3 ft) away from the principal dwelling. Site-specific provisions will be included to reflect an increased gross floor area and maximum distance from the principal dwelling for the ARU. The proposed ARU currently has its own septic tank but shares the septic bed with the principal dwelling, additionally, the proposed ARU has its own driveway.

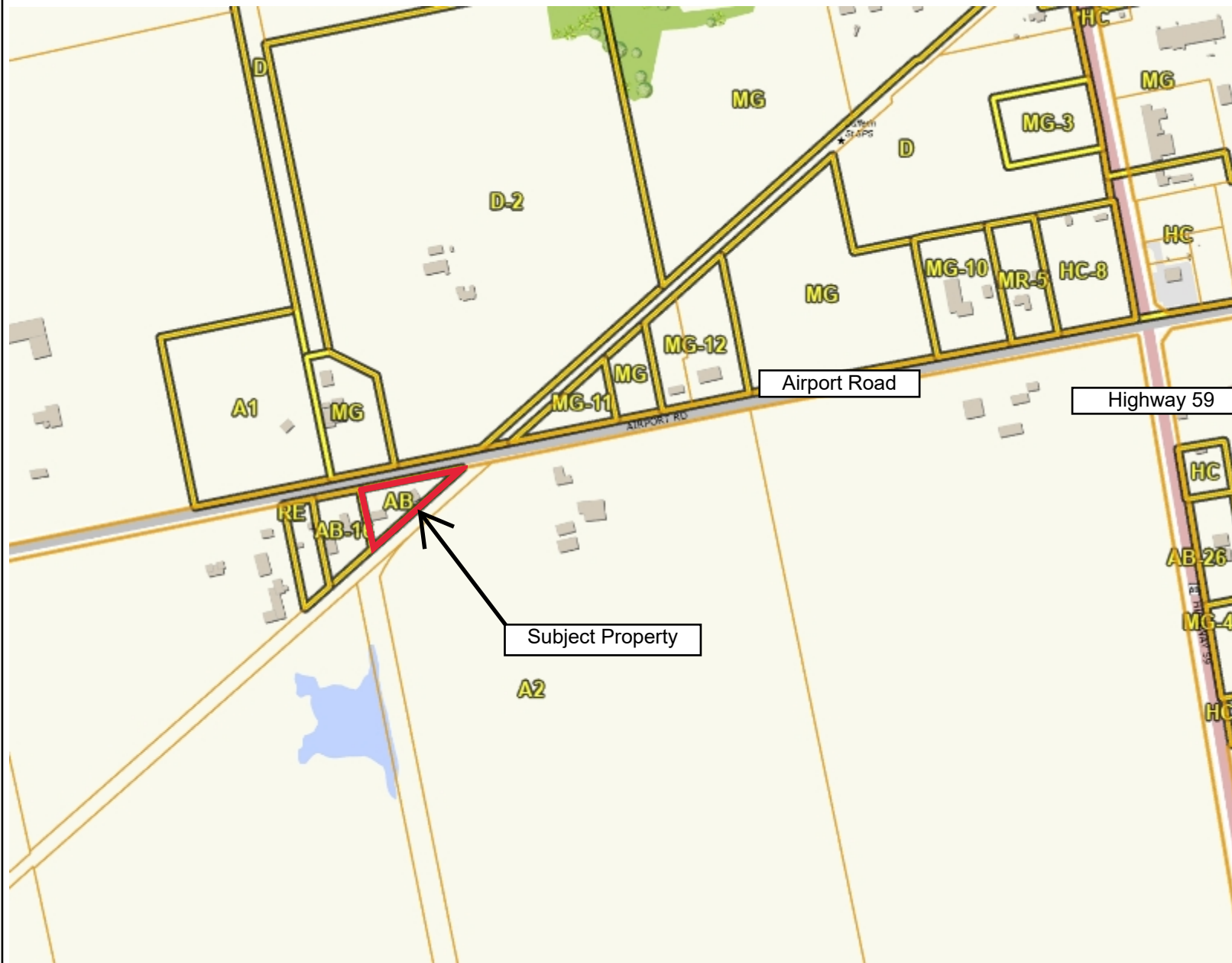
(see attached map)

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: Wednesday, August 21, 2024



## Legend

### Parcel Lines

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

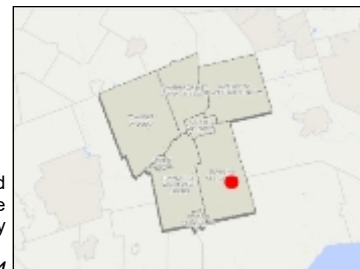
### Zoning Floodlines

#### 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



0 192 383 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

August 20, 2024