

PUBLIC NOTICE

pursuant to Section 17(15) of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR OFFICIAL PLAN AMENDMENT
in the
TOWNSHIP OF ZORRA

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

Township of Zorra
163 Brock Street
Thamesford, ON PO Box 189, N0M 2M0
Telephone: 519-485-2490

DATE: Wednesday, March 18, 2026

FILES: OP 25-17-5 (John and Susanne Langlois)

Purpose and Effect of the Proposed Official Plan Amendment:

The purpose of the application for Official Plan Amendment (OPA) is to amend the existing 'Future Urban Growth' Official Plan designation currently affecting the subject lands. The application seeks to redesignate approximately 2.1 ha (5.2 ac) of the subject lands from 'Future Urban Growth' to 'Medium Density Residential' (MDR), to facilitate a future residential development currently anticipated to be comprised of approximately 35 townhouse dwelling units.

The associated application for consent (B25-42-5) seeks to, upon approval of the above-noted OPA, sever the area proposed to be designated 'MDR' from the larger property (approximately 20.1 ha / 49.6 ac), which will remain within the 'Future Urban Growth' designation at this time. No development is being proposed on the lands being retained at this time, and it is anticipated that they will remain under agricultural (cash cropping) production. Future applications for plan of subdivision/condominium and zone change would be required as part of the conditions associated with the proposed applications for Official Plan Amendment and Consent.

The subject lands are described as Lot 11, Concession 4, (West Zorra), Part 1, Plan 41R-9733, and are located on the west side of 37th Line, between Road 78 and Totten Street. The subject property is municipally known as 375653 37th Line, Embro, in the Township of Zorra.

Public Meetings:

The Council of the Township of Zorra will hold a public meeting to consider the proposed Official Plan Amendment on:

Date: Wednesday, April 1, 2026
Time: 9:30 a.m.
Place: In person and virtual public meeting via live stream
Township Office, 163 Brock Street, Thamesford, ON
PO Box 189, N0M 2M0 Township of Zorra
YouTube Channel - https://www.youtube.com/channel/UCceQkQTakEgGU4PYRUT_C7g

The format of Committee of Adjustment and Zoning By-law public hearings has changed and will now take place using a hybrid meeting model. The public may attend the meeting in-person (at the Township municipal office) or may participate virtually through a software application called Zoom. There are multiple ways to participate through Zoom and the option for videoconferencing and/or telephone is available. Public meetings and Council meetings may be viewed through a live stream feed at: https://www.youtube.com/channel/UCceQkQTakEgGU4PYRUT_C7g should you wish to view the meeting but not participate.

If you would like to participate in the public hearing, please email clerk@zorra.ca or call 519-485-2490 ext. 7228 by **Friday, March 27, 2026**. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <https://zorra.civicweb.net/Portal/MeetingSchedule.aspx>

PLEASE NOTE: The Council of the Township of Zorra will make a recommendation to County Council in regard to the Official Plan Amendment application. The application will be considered for decision by County Council at a regular meeting as noted below.

The Council of the County of Oxford will hold a public meeting to consider the proposed Official Plan Amendment on:

Date: Wednesday, May 13, 2026
Time: 9:30 a.m.
Place: Oxford County Administration Building, Council Chambers,
1st Floor, 21 Reeve St., Woodstock, ON N4S 3G1
Virtual public meeting via live stream – www.oxfordcounty.ca/livestream

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We encourage residents to provide written comments to planning@oxfordcounty.ca. All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email clerksoffice@oxfordcounty.ca or call 519-539-9800 ext. 3001 by **Friday, May 8, 2026**. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: B25-42-5

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment at their respective meetings. If you do not attend or are not represented at the meetings, the Councils may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Township of Zorra or the County of Oxford on the proposed amendment, you must make a written request to either the Clerk of Township of Zorra or to planning@oxfordcounty.ca.

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

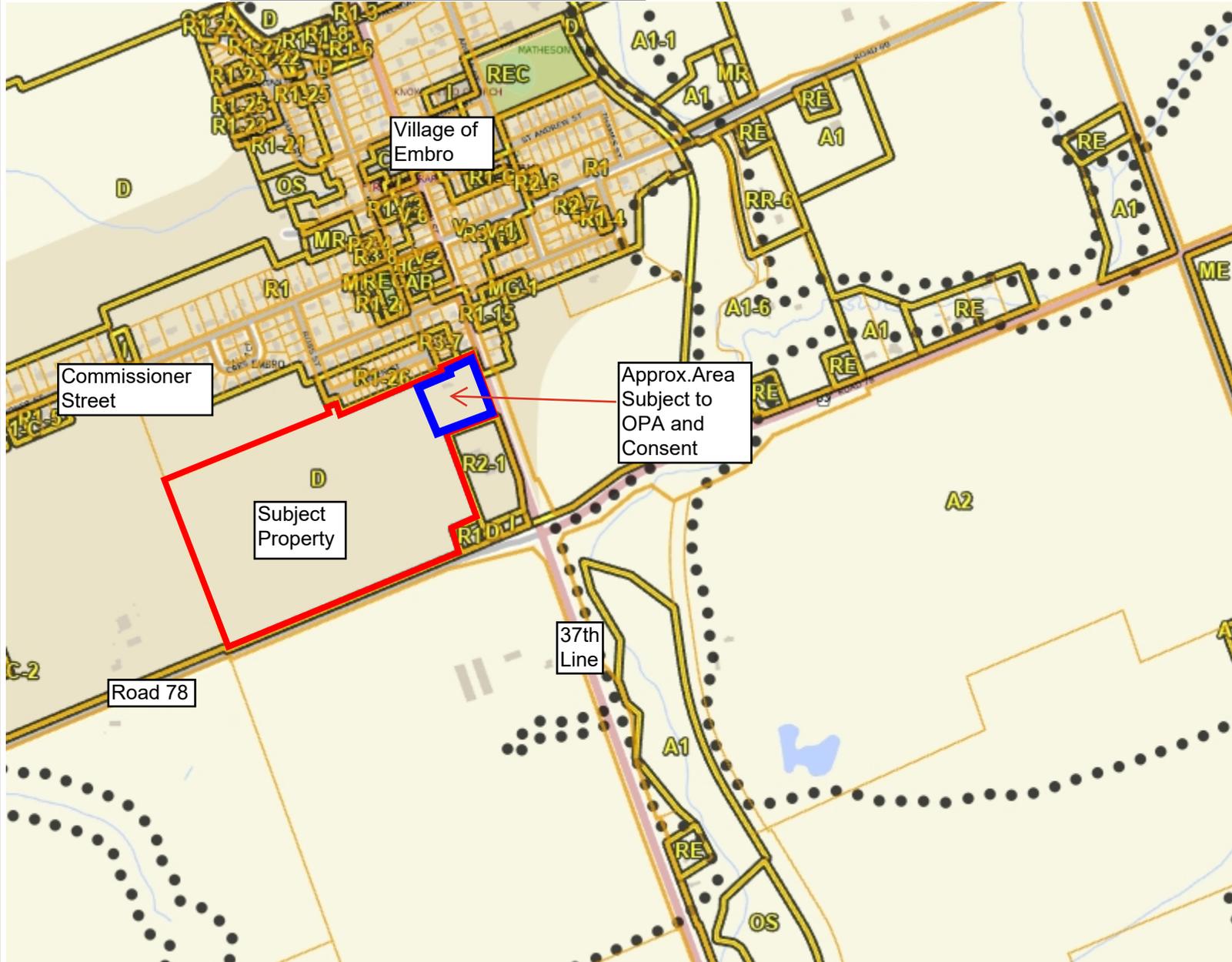
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted applications, please contact **Spencer McDonald, Development Planner**, Community Planning Office (**519-539-9800 ext. 3205**). Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

Yours truly,



/ak

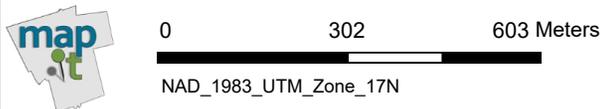
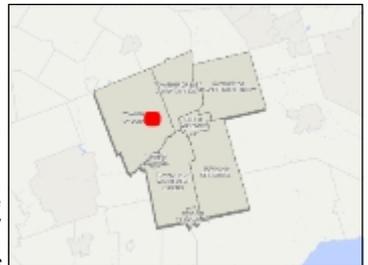
Heather St.Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800
Fax 519-421-4712



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



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

February 23, 2026