

PUBLIC NOTICE

pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONE CHANGE in the TOWNSHIP OF NORWICH

Township of Norwich
285767 Airport Road
Norwich, ON N0J 1P0
Telephone: 519-667-2000

DATE: Tuesday, January 13, 2026

FILE: ZN 3-25-20 (Robert Bilger)

Purpose and Effect of the Proposed Zone Change

The Township of Norwich has received an application for Zone Change to rezone the lands located at 144679 Potters Road from 'Residential Existing Zone (RE)' to 'Rural Residential Zone (RR)' to facilitate the consolidation of the subject lands with the lands to the immediate west (municipally known as 144675 Potters Road), to ensure the entirety of the consolidated parcel is zoned the same. Once the parcels are merged, the 'RR' zoning will allow for a single detached dwelling to be constructed on private septic and well. The lands to be rezoned contain a single detached dwelling with attached garage and a storage building, which will be removed, together with the existing dwelling on the lands at 144675 Potters Road, to facilitate the construction of one new dwelling on the newly consolidated parcel.

The subject lands are described as Part of Lot 27, Concession 12 (South Norwich) being Part 1, 41R-5681, in the Township of Norwich. The subject lands are located on the north side of Potters Road lying between Lorraine Avenue and Union Line and are municipally known as 144679 Potters Road.

Public Meeting

The Council of the Township of Norwich will hold a public meeting to consider the proposed Zone Change on:

Date: Tuesday, January 27, 2026
Time: 7:00 p.m.
Place: Council Chambers, Township Office, 285767 Airport Road, Norwich, ON, N0J 1P0

The specific time at which this application will be heard will depend on the progress of the meeting, as a number of applications may be on the agenda.

We welcome your comments and request that they be submitted in writing to planning@oxfordcounty.ca. All written comments received will be provided to members of Council for the Council's consideration. Comments received may become part of the public agenda.

If you wish to speak as part of the public meeting, we suggest that you advise the Township office ahead of time by contacting the Clerk's office at 519-667-2000 or via email to karmstrong@norwich.ca. Written submissions must be provided no later than 4:30 p.m. the Wednesday preceding the meeting to be included on the agenda. If you have any limitations affecting your ability to participate in this public meeting process, please contact the Township Clerk's Office prior to the meeting date.

Other Planning Act Applications: B136-04x

Please be advised that Council may approve, modify or refuse the requested application at the meeting. If you do not attend or are not represented at the meeting, the Council may proceed and may not advise you of any proposed modifications.

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

In order to appeal a decision of the Township of Norwich 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 Township of Norwich to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Township of Norwich 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 Norwich 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 application and how to preserve your appeal rights, please contact **Amy Hartley, Development Planner**, Community Planning Office (519-539-9800 ext. 3204). 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,

A handwritten signature in black ink that reads "Heather St. Clair". The signature is written in a cursive, flowing style.

/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



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

December 19, 2025