

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 EAST ZORRA-TAVISTOCK

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

File No.:	ZN 2-25-05
Owner:	Townsend Farms Inc.
Applicant:	MTE OLS (Doug Reaume)
Location of Property:	The subject lands are described as Part Lot 18-19, Concession 9 (East Zorra) as in 420897. The lands are located on the west side of the 10 th Line, lying between Braemar Side Road and Oxford Road 8. The subject lands are currently municipally addressed as 496131 10 th Line.
Description of Application:	Severance application B25-54-2 has been submitted to facilitate the separation of a surplus farm dwelling from the rest of the agricultural lands. The lot to be severed comprises approximately 40 ha (98.8 ac), is in agricultural production, and currently contains a single detached dwelling accessory to the farm and accessory buildings. It is proposed that the lot to be retained will be 0.4 ha (1 ac) in size and will contain an existing single detached dwelling. Should severance application B25- 54-2 be approved by the Land Division Committee, Zone Change Application ZN2-25-05 proposes to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the new use of the lands for non-farm rural residential purposes. The lot to be severed would be rezoned from "General Agricultural Zone (A2)" to 'Special General Agricultural Zone (A2-sp).' The special provision would prohibit additional dwellings on the lands in the future.

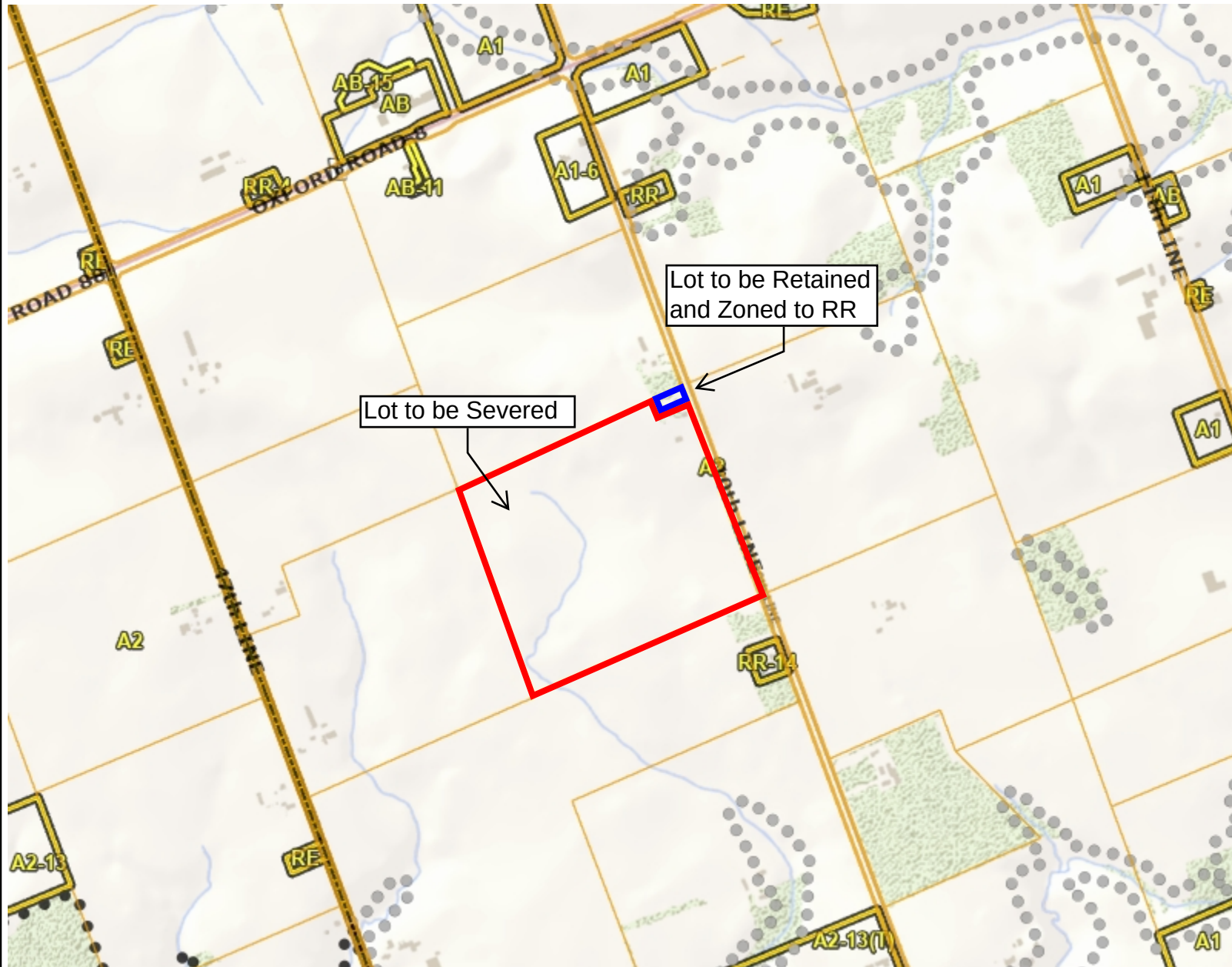
(see attached map)

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 **Dustin Robson, 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.

Dustin Robson
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3211
email: planning@oxfordcounty.ca

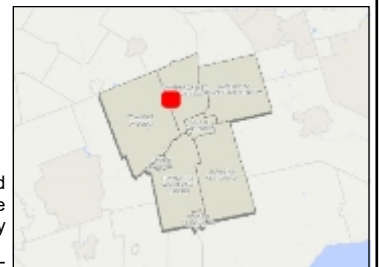
Dated: Thursday, October 9



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



0 409 818 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

October 2, 2025