

## 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 ZORRA

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

**DATE:** Wednesday, April 2, 2025

**FILE:** ZN 5-24-10 (Holly Dube and Tyler Kittmer)

#### **Purpose and Effect of the Proposed Zone Change**

The purpose of this application is to rezone the subject lands from the 'General Agricultural (A2) Zone' and place them into a 'Special General Agricultural Zone (A2-sp)' for the purpose of recognizing the undersized area of the subject lands (5.8 ha / 14.5 ac), while introducing site-specific provisions for a proposed dog kennel. The applicant is proposing to establish a dog kennel on the subject lands, which would accommodate up to 24 dogs, in a new building approximately 177 m<sup>2</sup> (1,900 ft<sup>2</sup>) in size.

The subject lands are described as Part Lot 21, Conc. 1 (North Oxford), Pt. Lot 15, PL 96, 41R-1093, in the Township of Zorra. The lands are located on the east side of 43<sup>rd</sup> Line, north of the Village of Beachville, and are municipally known as 434886 43<sup>rd</sup> Line, Township of Zorra.

#### **Public Meeting**

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

**Date:** Wednesday, April 16, 2025  
**Time:** 6:00 p.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](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](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](mailto:clerk@zorra.ca) or call 519-485-2490 ext. 7228 by **Friday, April 11, 2025**. 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>.

**Other Planning Act Applications:** None

Please be advised that Council may approve, modify or refuse the requested application(s) 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 Zorra on the proposed amendment, you must make a written request to the either the Clerk of the Township of Zorra or to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

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

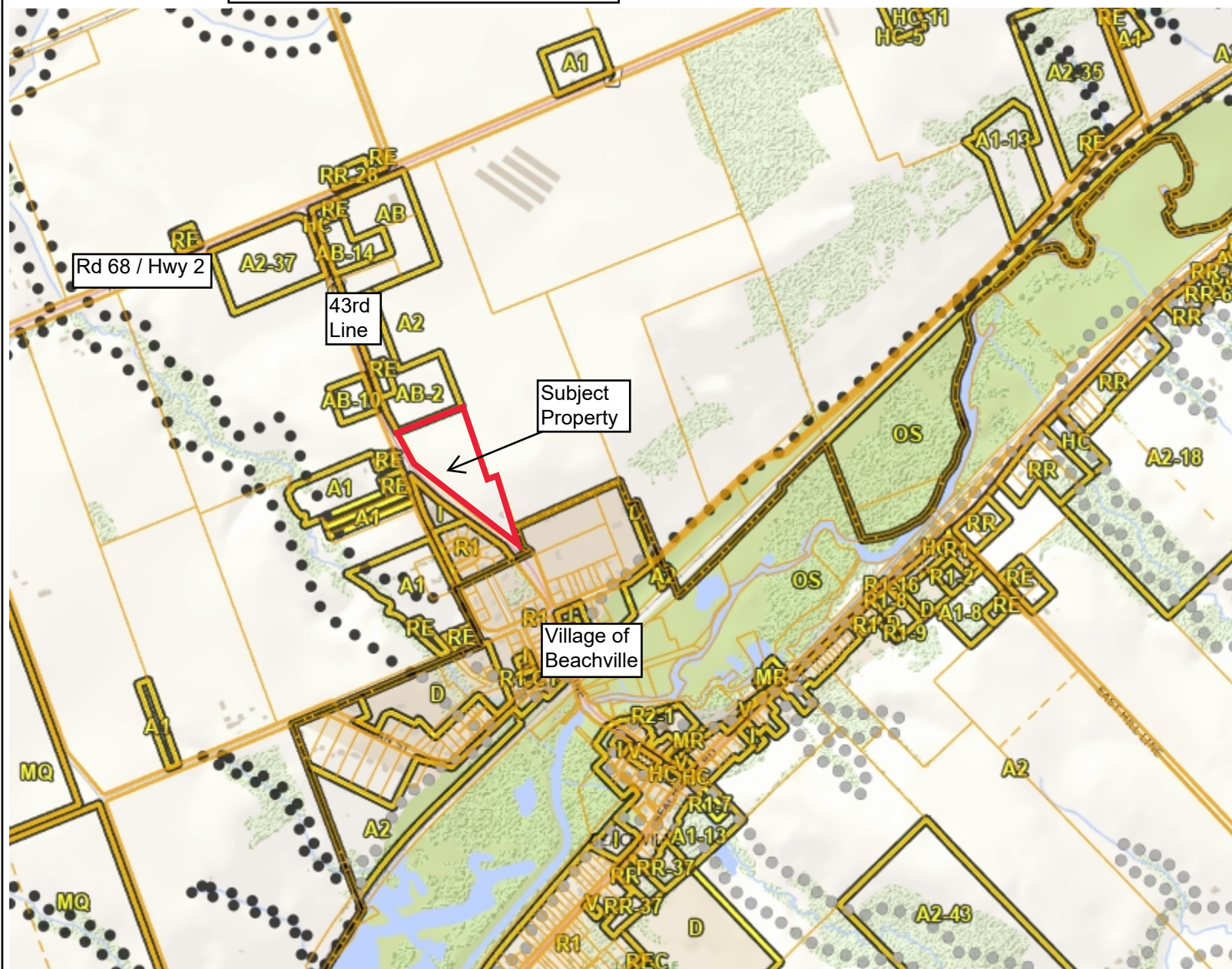
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at [www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx](http://www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx). If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **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](mailto:planning@oxfordcounty.ca). Please include the applicant's name and our File Number on all correspondence.

Yours truly,

A handwritten signature in black ink, appearing to read "Eric Gilbert". The signature is fluid and cursive, with the first name "Eric" and last name "Gilbert" clearly distinguishable.

/ak

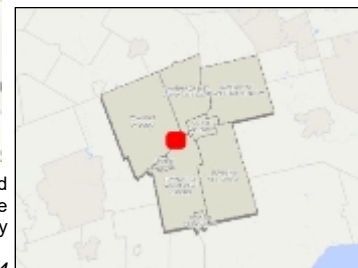
Eric Gilbert, MCIP, RPP  
Manager of Development Planning  
Community Planning Office  
County of Oxford  
21 Reeve Street  
Woodstock ON N4S 3G1  
Telephone: 519-539-9800 / Fax 519-421-4712



## 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



0 442 883 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 16, 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



0 110 221 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 16, 2024