

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
274620 27th Line
Ingersoll, Ontario N5C 3J6
Telephone: 519-485-2490

DATE: Monday, April 1, 2024

FILE: ZN 5-24-02 (Township of Zorra - Housekeeping By-law)

Purpose and Effect of the Proposed Zone Change

The purpose of this application is to undertake a housekeeping amendment to the Township's Comprehensive Zoning By-law (Bylaw Number 35-99) that will provide administrative updates for clarification and update provisions that are reflective of recently established Provincial policy to ensure continued effectiveness of the Township's Zoning By-law. The full amendment package should be reviewed for all the details and is available as per the instructions below. The following is a summary of the proposed changes:

- Introduce definitions, provisions & additions to Schedule A's respecting Source Water Protection;
- Provide clarification for permitted projections for covered/uncovered decks and covered porches;
- The inclusion of new definitions and amendments to some existing definitions for the purposes of clarification and grammatical modification (eg. Mobile Food Truck, Seasonal trailer/mobile home park);
- Introduce provisions to limit the size of attached garages within residential areas;
- Delete minimum gross floor area requirement for all residential dwelling units; and
- Amend duplicate zones.

The changes to the by-law affect all lands within the 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 17, 2024
Time: 6:00 p.m.
Place: In person and virtual public meeting via live stream
Township Office, 274620 27th Line, Ingersoll, ON N5C 3J6 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, April 12th, 2024. 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 at the meeting. If you do not provide written comments or register to speak as a delegation, Council may proceed and may not advise you of any proposed modifications. If a by-law is approved, notice of passing of the by-law will be mailed or published in a local newspaper.

If a person or public body that files an appeal of a decision of the Township of Zorra in respect of the proposed Zone Change does not make oral submissions at a public meeting or make written submissions to the Township of Zorra before the proposed amendment is adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

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. Please include the applicant's name and our File Number on all correspondence.

Yours truly,



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