

**NOTICE OF RECEIPT OF COMPLETE APPLICATION**

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

**APPLICATION FOR OFFICIAL PLAN AMENDMENT**

**TOWNSHIP OF ZORRA**

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

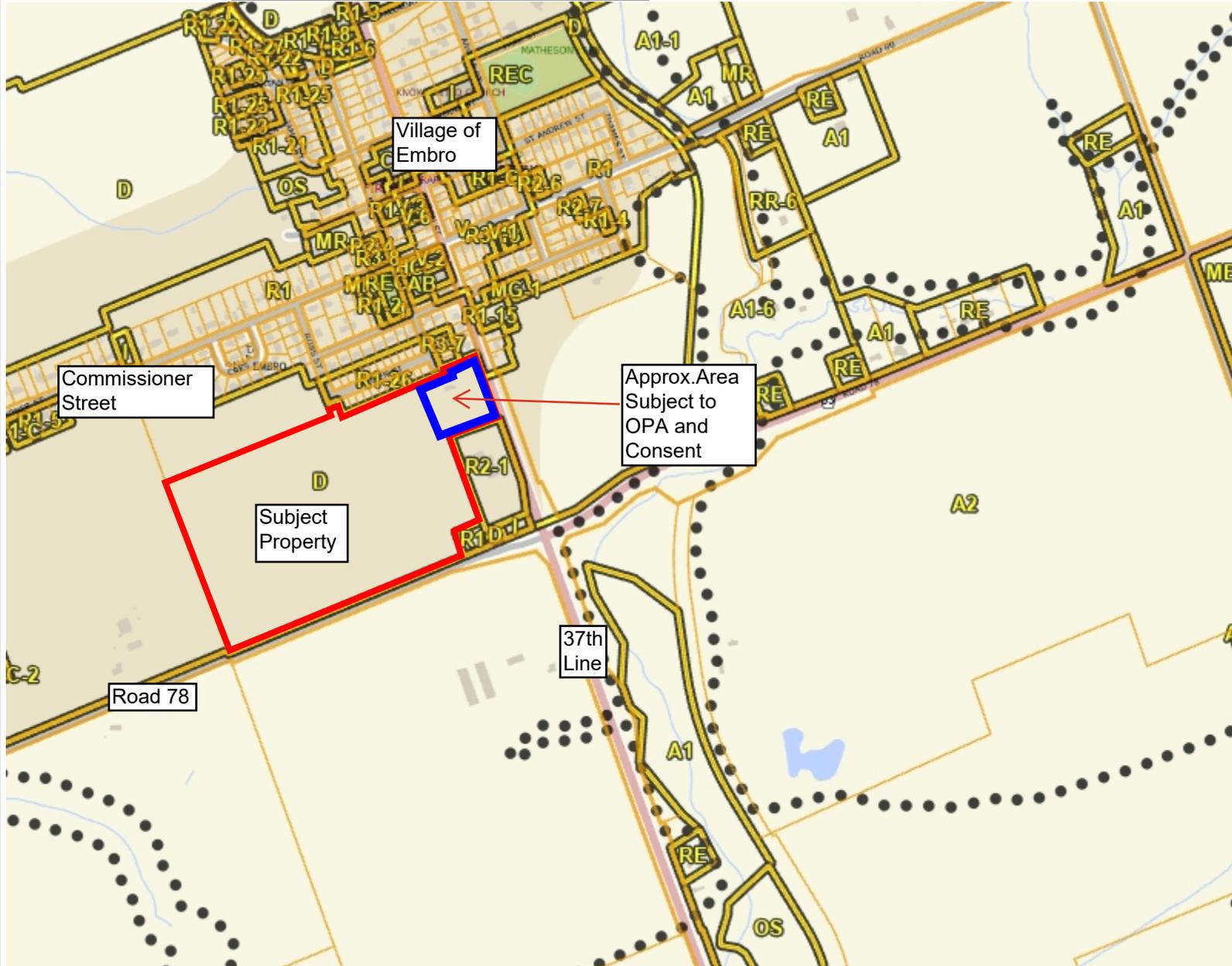
<b>File No.:</b>	OP 25-17-5
<b>Owner:</b>	John and Susanne Langlois
<b>Location of Property:</b>	The subject lands are described as Lot 11, Conc. 4, (West Zorra), Part 1, Plan 41R-9733, and are located on the west side of 37 <sup>th</sup> Line, between Road 78 and and Totten Street. The subject property is municipally known as 375653 37 <sup>th</sup> Line, Embro, in the Township of Zorra.
<b>Description of Application:</b>	<p>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 place an area of approximately 2.1 ha (5.2 ac) of the subject lands into the 'Medium Density Residential' (MDR) designation, to facilitate a future residential development currently anticipated to be comprised of approximately 35 townhouse dwelling units.</p> <p>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') of approximately 2.1 ha (5.2 ac) 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 would remain under agricultural (cash cropping) production at this time. Future applications for plan of subdivision/condominium and zone change would be required as part of the anticipated conditions associated with the proposed applications for Official Plan Amendment and Consent.</p>

(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 **Spencer McDonald, 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.

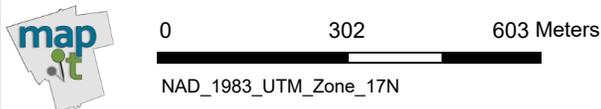
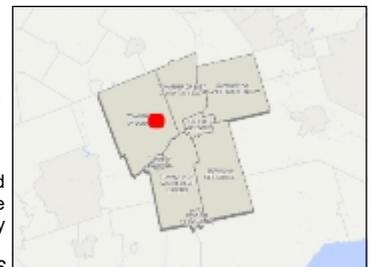
Spencer McDonald  
Development Planner  
Community Planning  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
phone: 519-539-9800 x 3205  
email: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)



**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