

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 SOUTH-WEST OXFORD

Township of South-West Oxford  
312915 Dereham Line  
Mt. Elgin, ON N0J 1N0  
Telephone: 519-877-2702

**DATE:** Wednesday, March 13, 2024

**FILE:** ZN 4-24-01 (Scholten)

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

The purpose of this application is to rezone the subject property from its current 'Rural Residential (RR) Zone' and place it into a site-specific 'Special Rural Residential Zone (RR-sp)' to permit a bakery, approximately 96 m<sup>2</sup> (1,032 ft<sup>2</sup>) in size, as a home occupation. The bakery ('The Hot Oven') occupies the existing garage on the subject property. No new development is being proposed as a result of this application.

The subject lands are described as Part Lot 22, Conc. 5 (Dereham), are located on the west side of Culloden Line, south of Mount Elgin Road, and are municipally known as 293225 Culloden Line, Verschoyle, in the Township of South-West Oxford.

**Public Meeting**

The Council of the Township of South-West Oxford will hold a public meeting to consider the proposed Zone Change on:

**Date:** Tuesday, April 2, 2024  
**Time:** 9:45 a.m.  
**Place:** Township Office, 312915 Dereham Line, Mount Elgin, ON N0J 1N0

Council and staff are encouraging residents to provide written comments in advance of the meeting to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca). Comments may also be submitted in writing, by mail or drop box at the Township office, or over the phone by calling 519-539-9800, ext 3210. All written and verbal comments received will be read out loud for Council's consideration. Comments received may become part of the public agenda. If you wish to speak as part of the public meeting, we ask that you please register ahead of time by contacting the Clerk's office at 519-485-0477, ext. 7023 or [clerk@swox.org](mailto:clerk@swox.org). Requests to participate in the meeting should be received by 4:30 p.m. on **Thursday, March 28<sup>th</sup>, 2024**.

**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 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 South-West Oxford in respect of the proposed Zone Change does not make oral submissions at a public meeting or make written submissions to the Township of South-West Oxford 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](mailto:planning@oxfordcounty.ca). Please include the applicant's name and our File Number on all correspondence.

Yours truly,



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

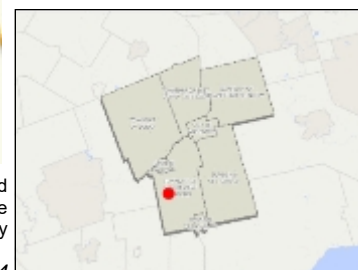
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## Legend

- 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



0 121 242 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

March 1, 2024