

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, January 15, 2025

FILE: ZN 4-24-17 (Mt. Elgin Developments Inc)

Purpose and Effect of the Proposed Zone Change

The purpose of this zone change is to allow for future development of a number of blocks for municipal uses by the Township of South-West Oxford.

The intent of the Zoning By-law Amendment is to rezone Block 161 (0.2 ha/0.5 ac) and Block 162 (0.12 ha/0.3 ac) of Draft Approved Plan of Subdivision SB21-11-4 (approved by County Council on September 28, 2022) from 'Special Type 1 Residential Holding Zone (R1-16(H))' to 'Institutional Zone (I)' to facilitate a future municipal office and associated institutional uses. The application also proposes to rezone an area from 'Residential Type 1 Zone (R1) to Open Space Zone (OS)' to increase the size of the proposed parkland (shown as Block 163) in the north-west corner of the draft plan of subdivision.

The subject lands are described as Part Lots 11 and 12, Concession 5 (Dereham), Township of South-West Oxford. The subject lands are located south of Mount Elgin Road and known municipally as 324032 and 324056 Mount Elgin Road.

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, February 4, 2025
Time: 9:00 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. 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. Requests to participate in the meeting should be received by 4:30 p.m. on **Thursday, January 30, 2025**.

Other Planning Act Applications: SB 21-11-4

Please be advised that Council may approve, modify or refuse the requested application 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 South-West Oxford on the proposed amendment, you must make a written request to the either the Clerk of the Township of South-West Oxford or to planning@oxfordcounty.ca.

In order to appeal a decision of the Township of South-West Oxford, 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 South-West Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Township of South-West Oxford 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 South-West Oxford 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. If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Laurel Davies Snyder, Development Planner**, Community Planning Office (519-539-9800 ext. 3217). 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.

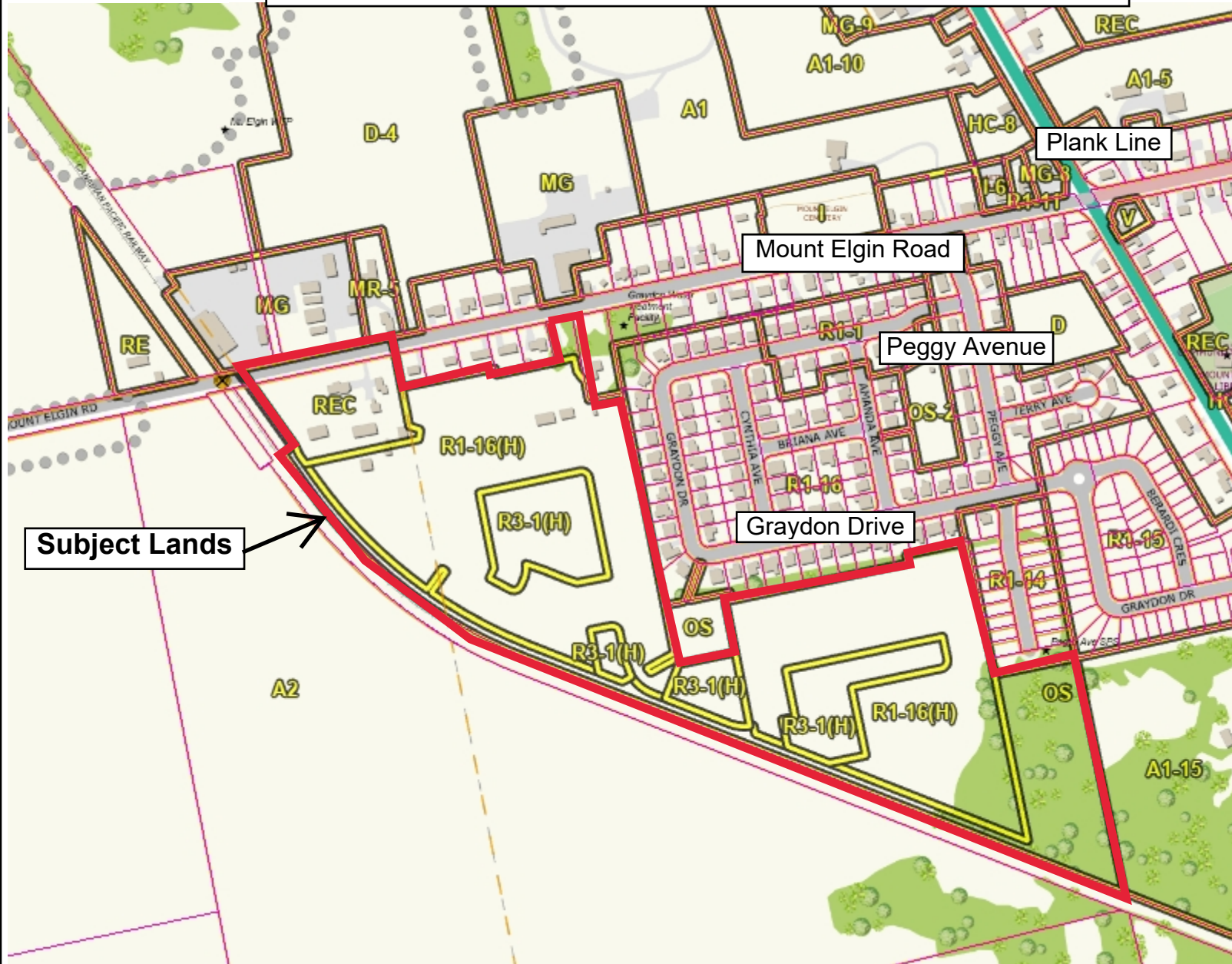
Yours truly,

A handwritten signature in black ink that reads "Eric Gilbert". The signature is written in a cursive, flowing style.

/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

Plate 1: Location Map with Existing Zoning
File No. ZN 4-24-17 - Mount Elgin Developments Inc.
Part Lots 11 and 12, Concession 5 (Dereham), Township of South-West Oxford



Legend

- PAR_POLY
- 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)

Subject Lands →

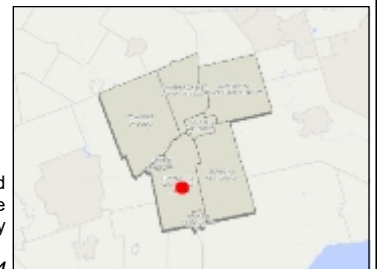
Plank Line

Mount Elgin Road

Peggy Avenue

Graydon Drive

Notes



0 173 346 Meters

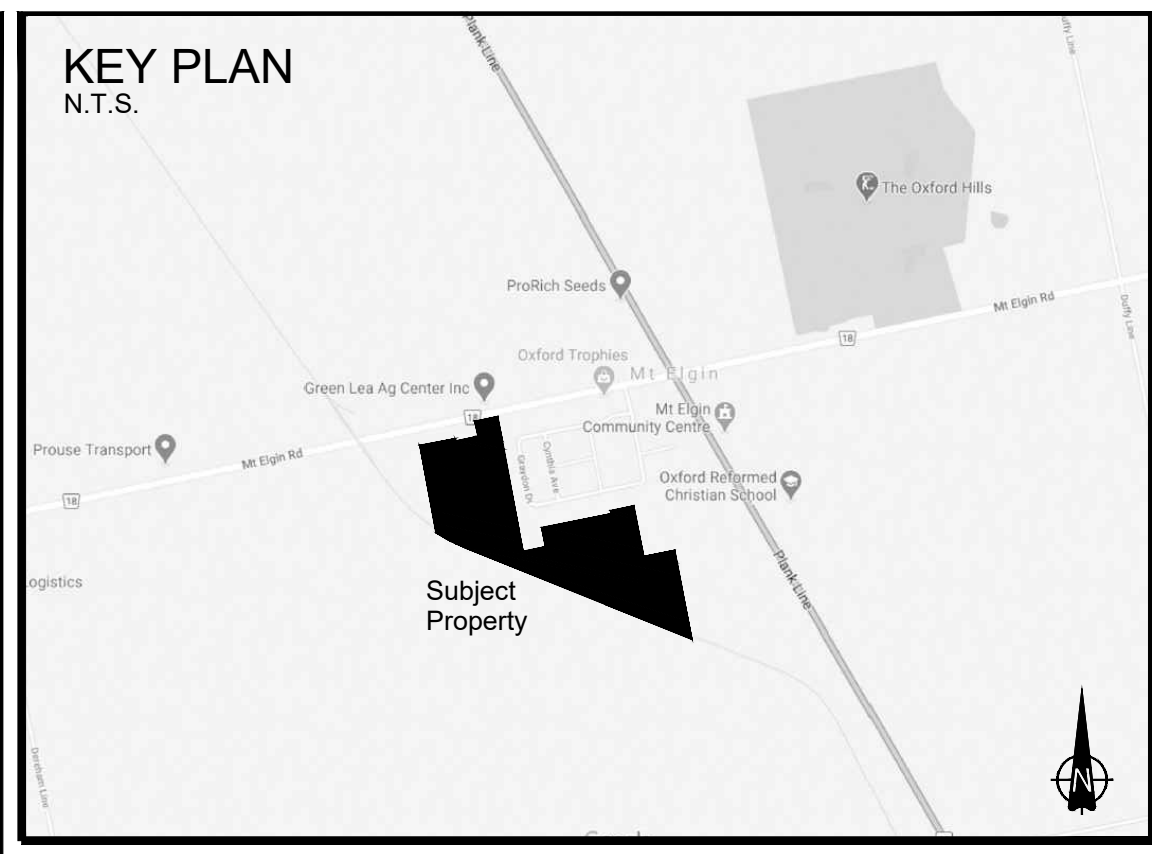
NAD_1983_UTM_Zone_17N



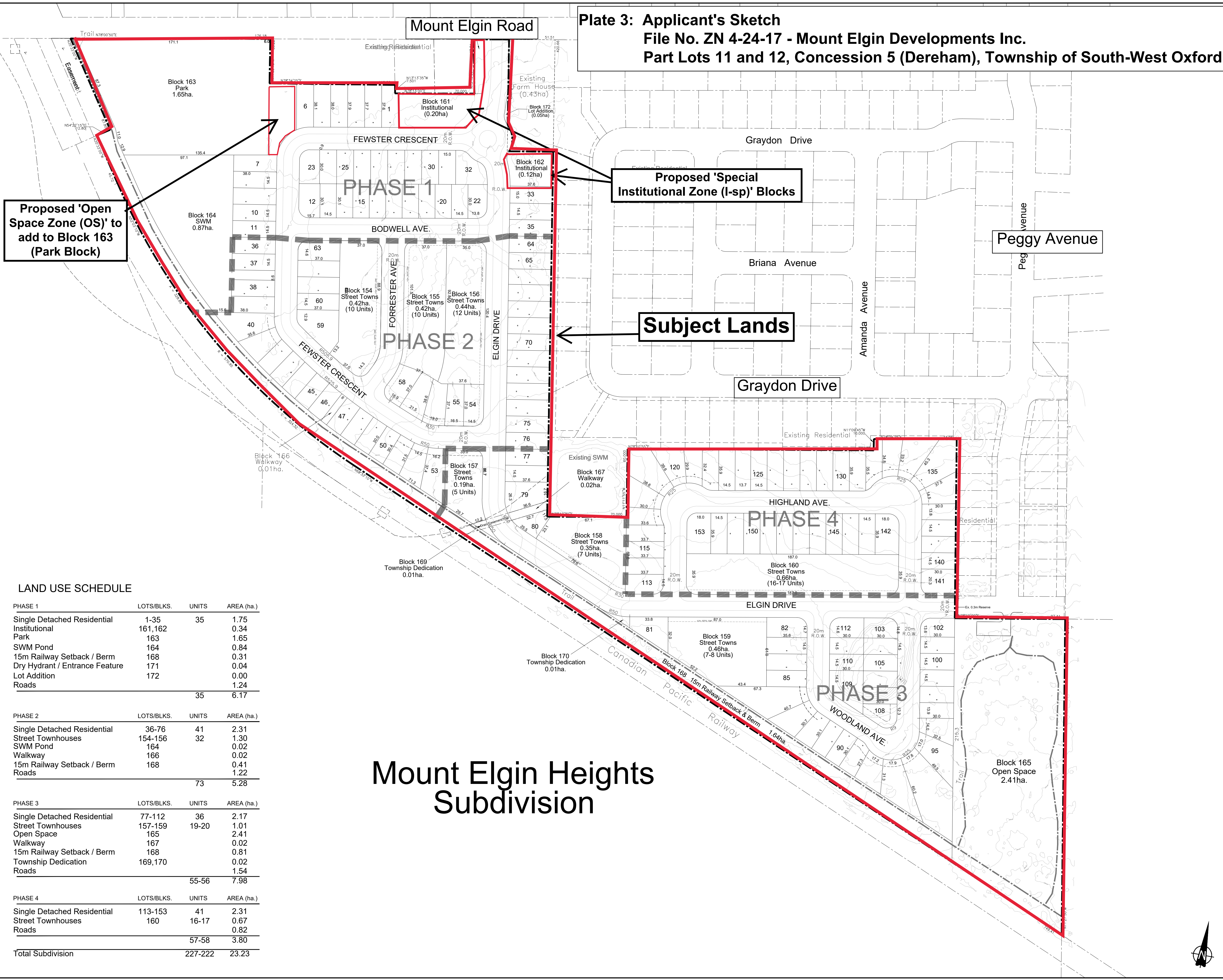
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

November 15, 2024

Plate 3: Applicant's Sketch
File No. ZN 4-24-17 - Mount Elgin Developments Inc.
Part Lots 11 and 12, Concession 5 (Dereham), Township of South-West Oxford



DRAFT PLAN OF SUBDIVISION
 Part of Lots 11 and 12, Concession 5
 Geographic Township of Dereham
 Township of South-West Oxford
 County of Oxford
 Village of Mount Elgin
MOUNT ELGIN SUBDIVISION



Proposed 'Open Space Zone (OS)' to add to Block 163 (Park Block)

Proposed 'Special Institutional Zone (I-sp)' Blocks

Subject Lands

LAND USE SCHEDULE

PHASE	LOTS/BLKS.	UNITS	AREA (ha.)
PHASE 1			
Single Detached Residential	1-35	35	1.75
Institutional	161,162		0.34
Park	163		1.65
SWM Pond	164		0.84
15m Railway Setback / Berm	168		0.31
Dry Hydrant / Entrance Feature	171		0.04
Lot Addition	172		0.00
Roads			1.24
		35	6.17
PHASE 2			
Single Detached Residential	36-76	41	2.31
Street Townhouses	154-156	32	1.30
SWM Pond	164		0.02
Walkway	166		0.02
15m Railway Setback / Berm	168		0.41
Roads			1.22
		73	5.28
PHASE 3			
Single Detached Residential	77-112	36	2.17
Street Townhouses	157-159	19-20	1.01
Open Space	165		2.41
Walkway	167		0.02
15m Railway Setback / Berm	168		0.81
Township Dedication	169,170		0.02
Roads			1.54
		55-56	7.98
PHASE 4			
Single Detached Residential	113-153	41	2.31
Street Townhouses	160	16-17	0.67
Roads			0.82
		57-58	3.80
Total Subdivision		227-222	23.23

Mount Elgin Heights Subdivision

LEGEND

----- Proposed Trails

ADDITIONAL INFORMATION
 (UNDER SECTION 51(17) OF THE PLANNING ACT)
 INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and I ARE AS SHOWN ON THE DRAFT PLAN.
 h) Municipal water supply
 i) Sandy silt trace gravel
 k) All sanitary and storm sewers as required

OWNER'S CERTIFICATE
 I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD.

Brian Graydon
 BRIAN GRAYDON, President
 Mount Elgin Developments Inc. **JULY 14, 2021**
 DATE

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Kim Husted
 KIM HUSTED, O.L.S. **JULY 14, 2021**
 DATE

GSP group
 PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
 gspgroup.ca

REVISIONS	
December 21, 2021	August 16, 2022
January 13, 2022	May 9, 2023
April 5, 2022	May 15, 2023
April 14, 2022	September 25, 2024
April 21, 2022	
June 1, 2022	
August 5, 2022	

Date: July 12, 2021 Drawn By: S.L.E.F Dwg. File Name: dp20320zh.dwg
 Scale: 1:1,500 metric Project No.: 20320