

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: Thursday, May 1, 2025

FILE: ZN 4-25-01
(Township of South-West Oxford-Accessory Structures)

Purpose and Effect of the Proposed Zone Change

The intent of this Zoning By-law Amendment is to:

- allow for an increased maximum permitted size of structures accessory to a residential use to be consistent with other municipalities in the Township and reflect current requests; and,
- facilitate the development of smaller, more affordable homes within the Township to support broader housing affordability goals.

Specifically, the application proposes to:

- Remove the provisions for **minimum gross floor area for a dwelling** in the Zoning-By-law in all zones where a residential dwelling is permitted; and,
- Amend **Section 6.1.1.3 Table 6.1.1.3 – Regulations for Accessory Uses, Lot Coverage**, as follows:
 - Residential Zones Within a Settlement Area
 - 10% of lot area, or 100 m² (1,076 ft²) of gross floor area, whichever is the lesser, where 75 m² (807 ft²) is the current maximum;
 - Residential Zones Located Outside of a Settlement Area
 - 10% of lot area, or 280 m² (3,014 ft²) of gross floor area, whichever is the lesser, where 150 m² (1,614 ft²) is the current maximum;
 - Agricultural Zones
 - 10% of lot area, or 280 m² (3,014 ft²) of gross floor area, whichever is the lesser, where 185 m² (2,000 ft²) is the current maximum.

This amendment would apply to all lands within 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, June 3, 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 3217. 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, May 29, 2025**.

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 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, appearing to read "Eric Gilbert".

/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