

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, July 22, 2026

FILE: ZN 4-25-02 (AG Tech MPS Ltd.)

Purpose and Effect of the Proposed Zone Change

The application proposes to rezone the subject lands from 'General Industrial Zone (MG)' to 'Special General Industrial Zone (MG-sp)' to permit a dwelling unit in a non-residential building. The applicant is proposing a 395.5 m² (4,257 ft²) dwelling unit in a portion of a new non-residential building that would have a gross floor area of approximately 1,079.3 m² (11,617.5 ft²). Site-specific provisions have been requested to reduce the required front yard depth from 15 m (49.2 ft) to 5.08 m (16.6 ft), the required rear yard depth from 7.5 m (24.6 ft) to 1.5 m (4.9 ft), and the required interior side yard width from 15 m (49.2 ft) to 3.0 m (9.8 ft) to facilitate the construction of the new building.

The subject property is located on the west side of Culloden Line, between Brownsville Road and Hawkins Road. The subject property is described as Part Lot 22, Concession 11 (Dereham), Part 5 Plan 412R1982 and Part 12 Plan 41R10447, Township of South-West Oxford and known municipally as 292171 Culloden Line.

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, August 11, 2026
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. 3912. 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. 7027 or clerk@swox.org. Requests to participate in the meeting should be received by 4:30 p.m. on Thursday, August 6, 2026.

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 South-West Oxford Township 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.

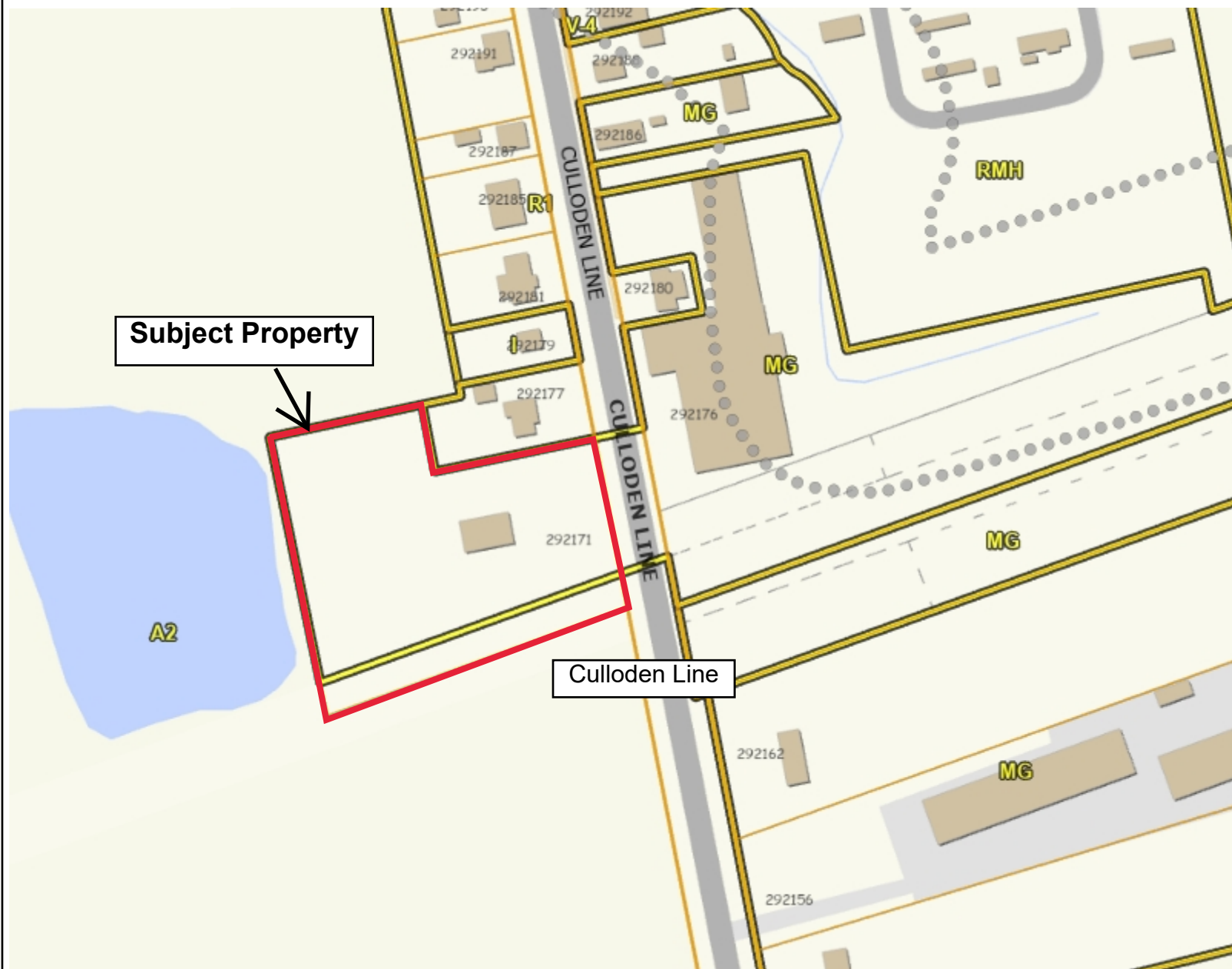
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. 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, reading "Heather St. Clair". The signature is written in a cursive, flowing style.

/lb

Heather St. Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712



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 61 121 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

April 9, 2025