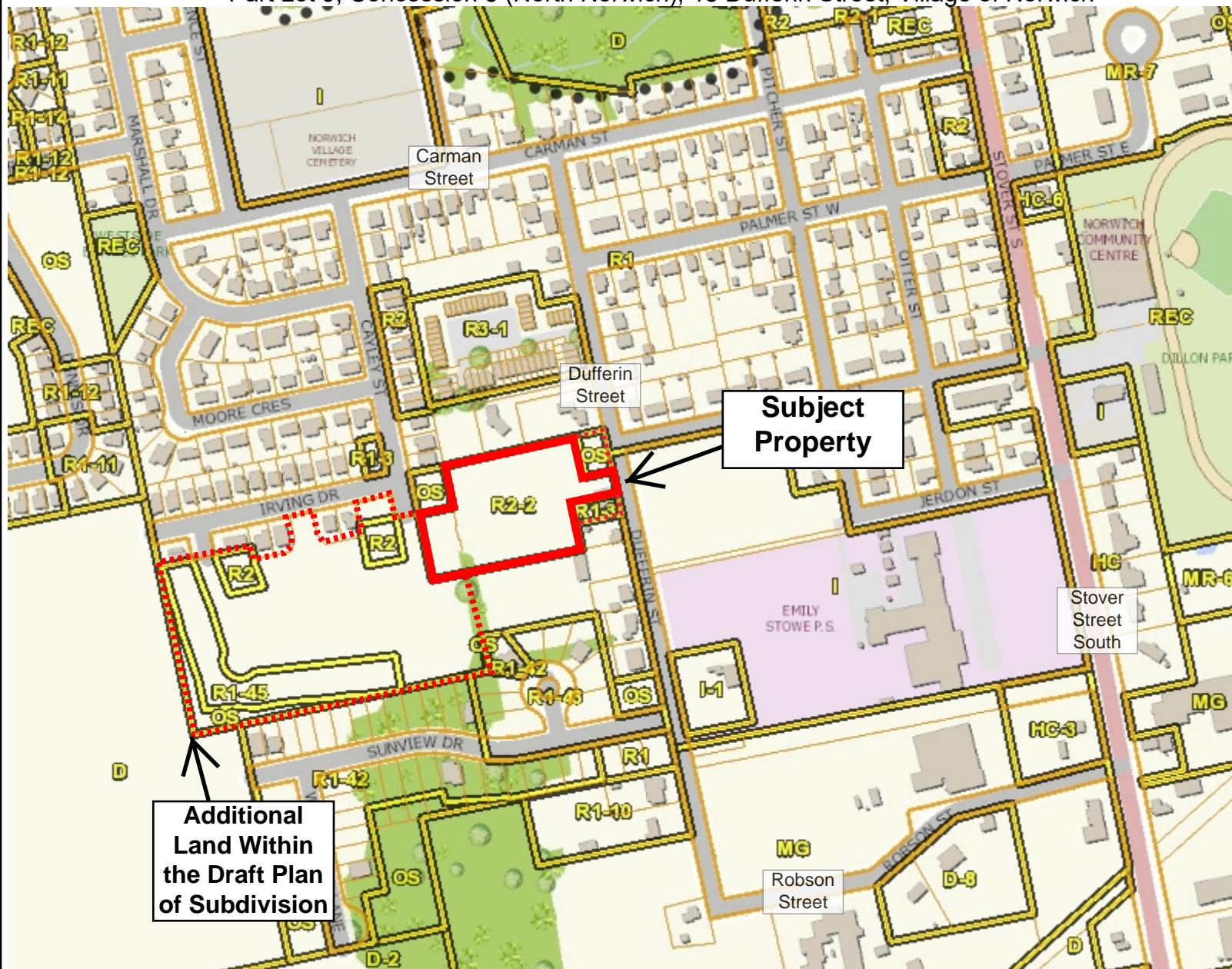


Plate 1: Location Map with Existing Zoning

File Nos: OP22-09-3 & ZN3-22-07: Winzen Norwich Homes Ltd.

Part Lot 9, Concession 5 (North Norwich), 18 Dufferin Street, Village of Norwich



**Legend**

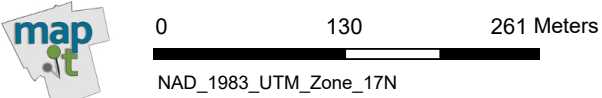
- Parcel Lines
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines
  - Regulation Limit
  - 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



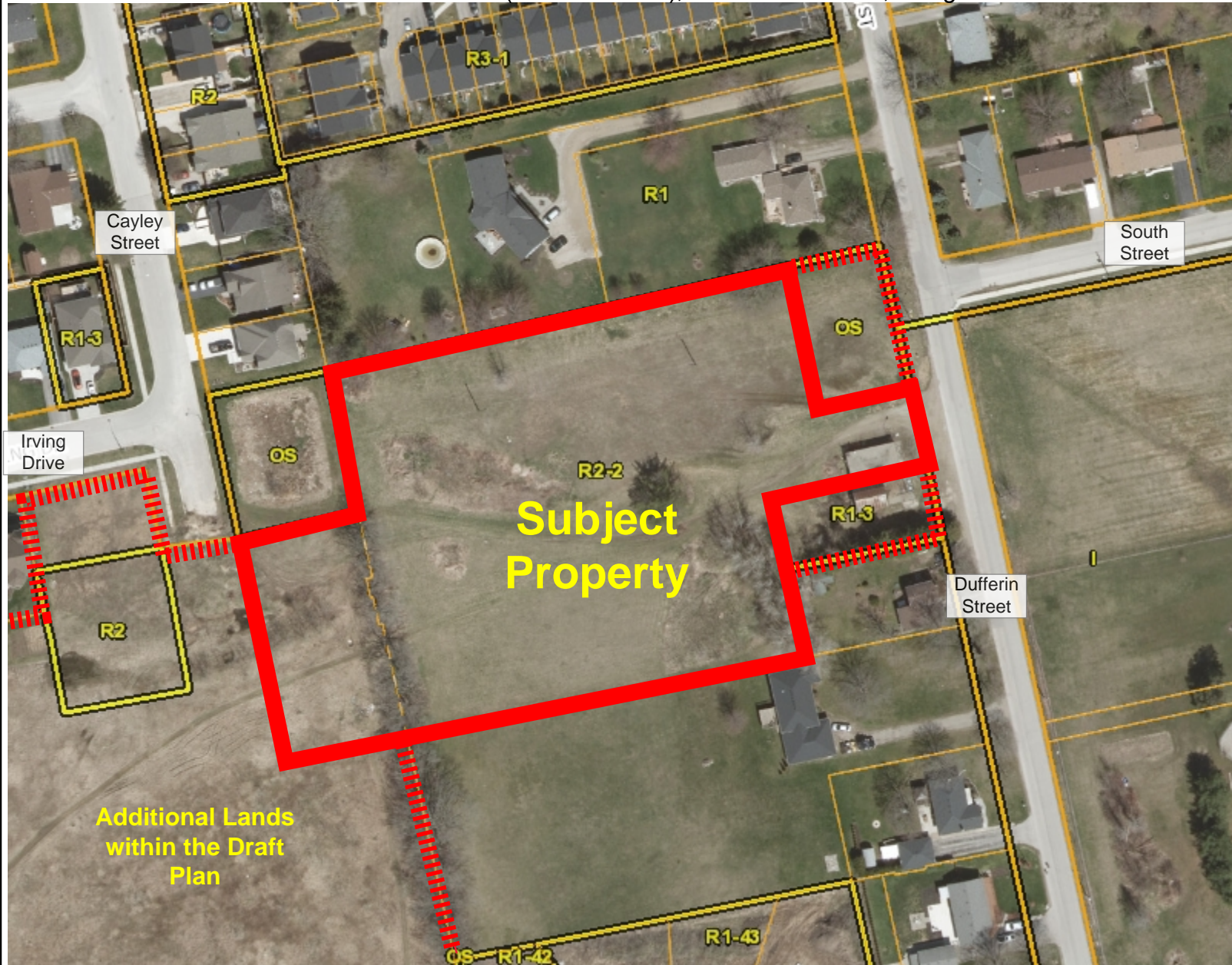
**Additional Land Within the Draft Plan of Subdivision**

**Subject Property**



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

June 17, 2022



**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 38 75 Meters

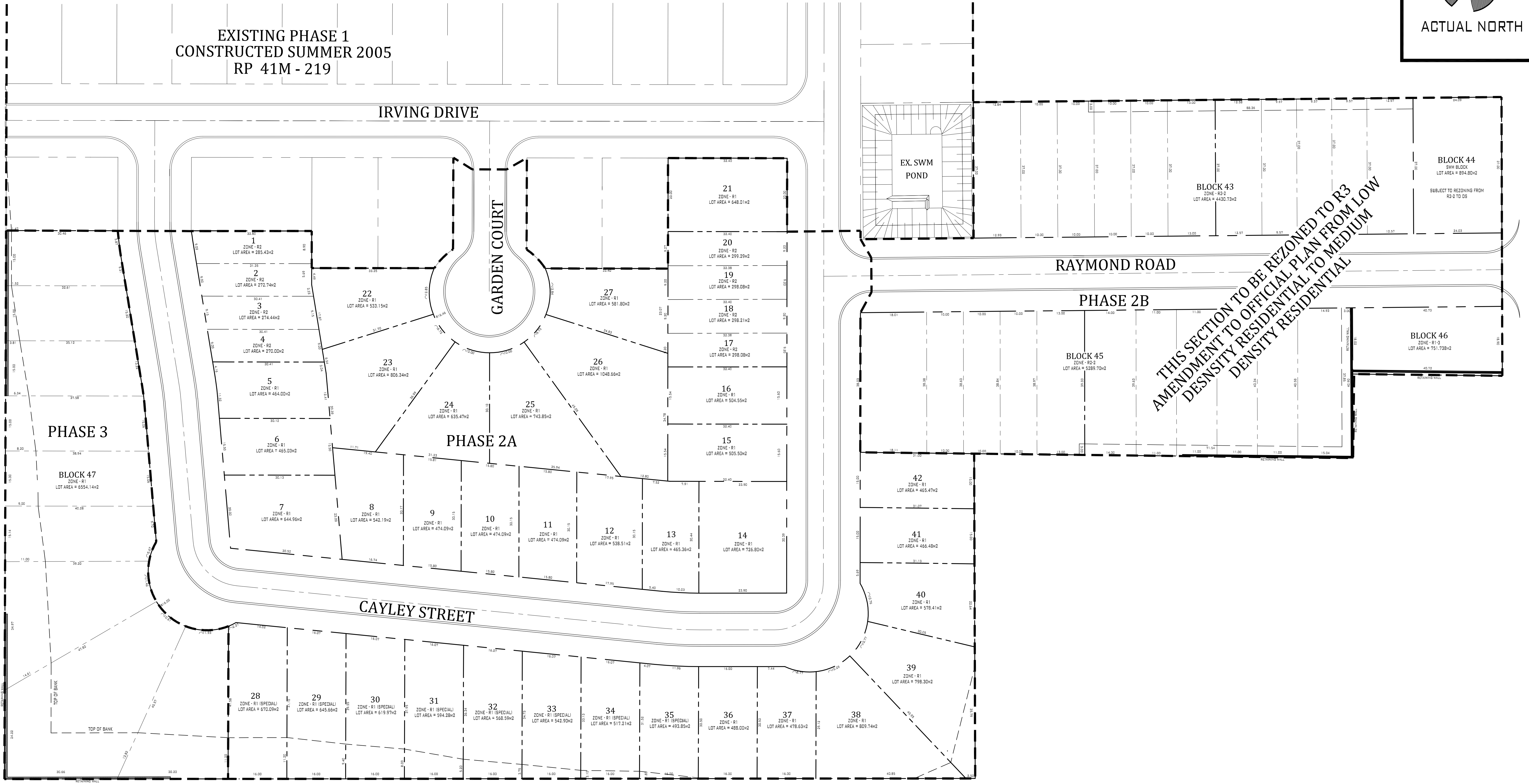
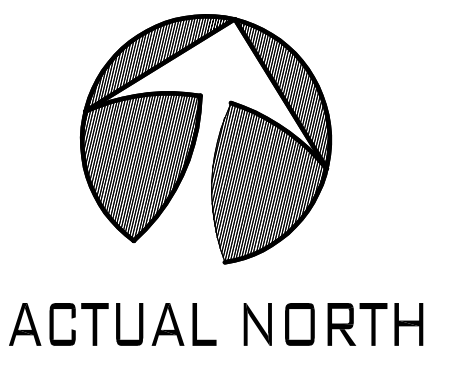
NAD\_1983\_UTM\_Zone\_17N



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

July 27, 2022

Plate 3: Applicant's Sketch  
 File Nos: OP22-09-3 & ZN3-22-07: Winzen Norwich Homes Ltd.  
 Part Lot 9, Concession 5 (North Norwich), 18 Dufferin Street, Village of Norwich



**THIS SECTION TO BE REZONED TO R3  
 AMENDMENT TO OFFICIAL PLAN FROM LOW  
 DENSITY RESIDENTIAL TO MEDIUM  
 DENSITY RESIDENTIAL**

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

2. THE PROPOSED LOT LINES AND PHASE LIMITS ARE SHOWN AS DASHED LINES.

3. THE EXISTING PHASE LIMITS ARE SHOWN AS DOTTED LINES.

4. THE EXISTING SWM POND IS SHOWN AS A RECTANGLE WITH A DIAGONAL LINE.

5. THE PROPOSED PHASE 2A AND PHASE 2B ARE SHOWN AS DASHED LINES.

6. THE PROPOSED PHASE 3 IS SHOWN AS A DOTTED LINE.

7. THE PROPOSED LOT 9 IS SHOWN AS A DOTTED LINE.

8. THE PROPOSED LOT 10 IS SHOWN AS A DOTTED LINE.

9. THE PROPOSED LOT 11 IS SHOWN AS A DOTTED LINE.

10. THE PROPOSED LOT 12 IS SHOWN AS A DOTTED LINE.

11. THE PROPOSED LOT 13 IS SHOWN AS A DOTTED LINE.

12. THE PROPOSED LOT 14 IS SHOWN AS A DOTTED LINE.

13. THE PROPOSED LOT 15 IS SHOWN AS A DOTTED LINE.

14. THE PROPOSED LOT 16 IS SHOWN AS A DOTTED LINE.

15. THE PROPOSED LOT 17 IS SHOWN AS A DOTTED LINE.

16. THE PROPOSED LOT 18 IS SHOWN AS A DOTTED LINE.

17. THE PROPOSED LOT 19 IS SHOWN AS A DOTTED LINE.

18. THE PROPOSED LOT 20 IS SHOWN AS A DOTTED LINE.

19. THE PROPOSED LOT 21 IS SHOWN AS A DOTTED LINE.

20. THE PROPOSED LOT 22 IS SHOWN AS A DOTTED LINE.

21. THE PROPOSED LOT 23 IS SHOWN AS A DOTTED LINE.

22. THE PROPOSED LOT 24 IS SHOWN AS A DOTTED LINE.

23. THE PROPOSED LOT 25 IS SHOWN AS A DOTTED LINE.

24. THE PROPOSED LOT 26 IS SHOWN AS A DOTTED LINE.

25. THE PROPOSED LOT 27 IS SHOWN AS A DOTTED LINE.

26. THE PROPOSED LOT 28 IS SHOWN AS A DOTTED LINE.

27. THE PROPOSED LOT 29 IS SHOWN AS A DOTTED LINE.

28. THE PROPOSED LOT 30 IS SHOWN AS A DOTTED LINE.

29. THE PROPOSED LOT 31 IS SHOWN AS A DOTTED LINE.

30. THE PROPOSED LOT 32 IS SHOWN AS A DOTTED LINE.

31. THE PROPOSED LOT 33 IS SHOWN AS A DOTTED LINE.

32. THE PROPOSED LOT 34 IS SHOWN AS A DOTTED LINE.

33. THE PROPOSED LOT 35 IS SHOWN AS A DOTTED LINE.

34. THE PROPOSED LOT 36 IS SHOWN AS A DOTTED LINE.

35. THE PROPOSED LOT 37 IS SHOWN AS A DOTTED LINE.

36. THE PROPOSED LOT 38 IS SHOWN AS A DOTTED LINE.

37. THE PROPOSED LOT 39 IS SHOWN AS A DOTTED LINE.

38. THE PROPOSED LOT 40 IS SHOWN AS A DOTTED LINE.

39. THE PROPOSED LOT 41 IS SHOWN AS A DOTTED LINE.

40. THE PROPOSED LOT 42 IS SHOWN AS A DOTTED LINE.

**LEGEND**

- PROPOSED LOT LINE
- - - PROPOSED LIMIT OF OPEN SPACE
- ... EXISTING/PROPOSED PHASE LIMITS

**REGISTERED PROFESSIONAL ENGINEER**  
 C. H. WEATHERALL  
 10065329  
 May 4, 2022  
 PROVINCE OF ONTARIO

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED WITH RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

| COUNTY OF OXFORD |   |    |               |
|------------------|---|----|---------------|
| NO.              | REVISIONS                                     | BY | DATE          |
| 1                | ISSUED PRELIMINARY REVIEWS                    | EL | JULY 23, 2019 |
| 2                | REVISED LOT NUMBERING, BROKE DOWN INTO PHASES | TS | OCT. 22, 2019 |
| 3                | ISSUED FOR FINAL APPROVALS                    | TS | DEC. 18, 2019 |
| 4                | ADDED NOTE TO BLOCK 44                        | TS | JAN. 20, 2020 |
| 5                | AS CONSTRUCTED                                | TS | FEB. 16, 2022 |
| 6                | CONCEPT PLAN FOR OFFICIAL PLAN & ZONING APPS  | TS | MAY 4, 2022   |

**WINZEN GROUP OF COMPANIES**  
 30 ALGIE AVENUE  
 TORONTO, ONTARIO, M8Z 5J8

**girard** ENGINEERING  
 212 MAIN STREET WEST P.O. BOX 98  
 OTTERVILLE, ONTARIO N0J 1R0  
 TEL: 1-519-879-6875  
 FAX: 1-519-879-6536  
 EMAIL: INFO@GIRARDENGINEERING.CA

**NORWICH HEIGHTS  
 NORWICH, ONTARIO**

**CONCEPT PLAN**

SCALE: 1:500  
 DATE: JULY 2019  
 DRAWING BY: T.S.  
 CHECKED BY: C. WEATHERALL  
 PROJECT NO: 17-22  
 DRAWING NAME: 17-22-000

DRAWING NO. **000**

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** File nos: OP22-09-3 & ZN 3-22-07  
**Date:** June 24, 2022 11:55:45 AM

---

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Just recieved a notification about townhouses being built right next door to the south of my property. Could you please advise if there is a fence on the plans between my property and the proposed townhouse development?

I see there is no green space indicated and with that many potential families, with small backyards, it is very probable they will think my backyard is an option. I already see people from the subdivision down the street thinking and using private property as their playground and do not think it is fair for long time existing residents to rectify planning mistakes.

Thank you in advance for any information you can give.

Gayle Sprague  
14 Dufferin Street  
Norwich, Ontario  
[REDACTED]

**From:** [Kevin Stubbe](#)  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** OP 22-09-3 & ZN 3-22-07  
**Date:** June 29, 2022 8:13:17 AM

---

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Good Morning Heather,

We are concerned with the approval for Official Plan amendment and Zone Change that have been received to change the designation from “low density residential” to “medium density residential”

We live at 34 Irving Drive and purposely bought in this subdivision due to the fact that the complete plan at the time was for low density residential, as did the majority of our neighbours. There are townhomes on Dufferin Street already, and adding more will change the dynamic of our subdivision and neighbourhood, add additional traffic, and other associated issues that come with more density.

We request that the zoning remain “as is”. Thanks for all the work you do for Oxford County and Norwich Township.

Regards,

Kevin and Lynne Stubbe  
34 Irving Drive  
Norwich, ON  
N0J 1P0  
[REDACTED]

Report No. CP 2022-340 - Attachment No. 5

AMENDMENT NUMBER 283  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule, attached hereto, constitutes Amendment Number 283 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands in the Village of Norwich from Low Density Residential to Medium Density Residential to facilitate the development of up to 22 townhouse units on lands, consisting of two blocks on a draft approved plan of subdivision.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Lot 9, Concession 5, Lot 109 and Part of Lots 108 and 110, Plan 226, in the Township of Norwich. The subject lands are located on the west side of Dufferin Street, between Carman Street and Sunview Drive and are municipally known as 18 Dufferin Street in the Village of Norwich.

3.0 BASIS FOR THE AMENDMENT

The subject lands are currently designated Low Density Residential and have been draft approved for a residential plan of subdivision. The lands subject to this amendment are described as Blocks 43 and 45 on the draft approved plan of subdivision and are intended for the development of 22 street fronting townhouse units. This amendment re-designates the subject lands from Low Density Residential to Medium Density Residential to facilitate the proposed development.

The use of the lands for medium density residential development is consistent with the Provincial Policy Statement and the intent of the Official Plan, as the proposal will result in the intensification of an existing underutilized parcel that will improve the variety of housing types in the Village of Norwich, and will efficiently utilize existing municipal services, while providing for housing options in close proximity to a number of community service facilities in the area.

Further, as the proposed development will be for low profile, medium density development, the proposal can be considered compatible with surrounding low density residential development, and as such is not anticipated to have a negative effect on surrounding properties with respect to compatibility or traffic impacts.

4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule “N-2” – Village of Norwich Land Use Plan, is hereby amended by changing to “Medium Density Residential” the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

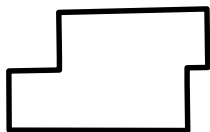
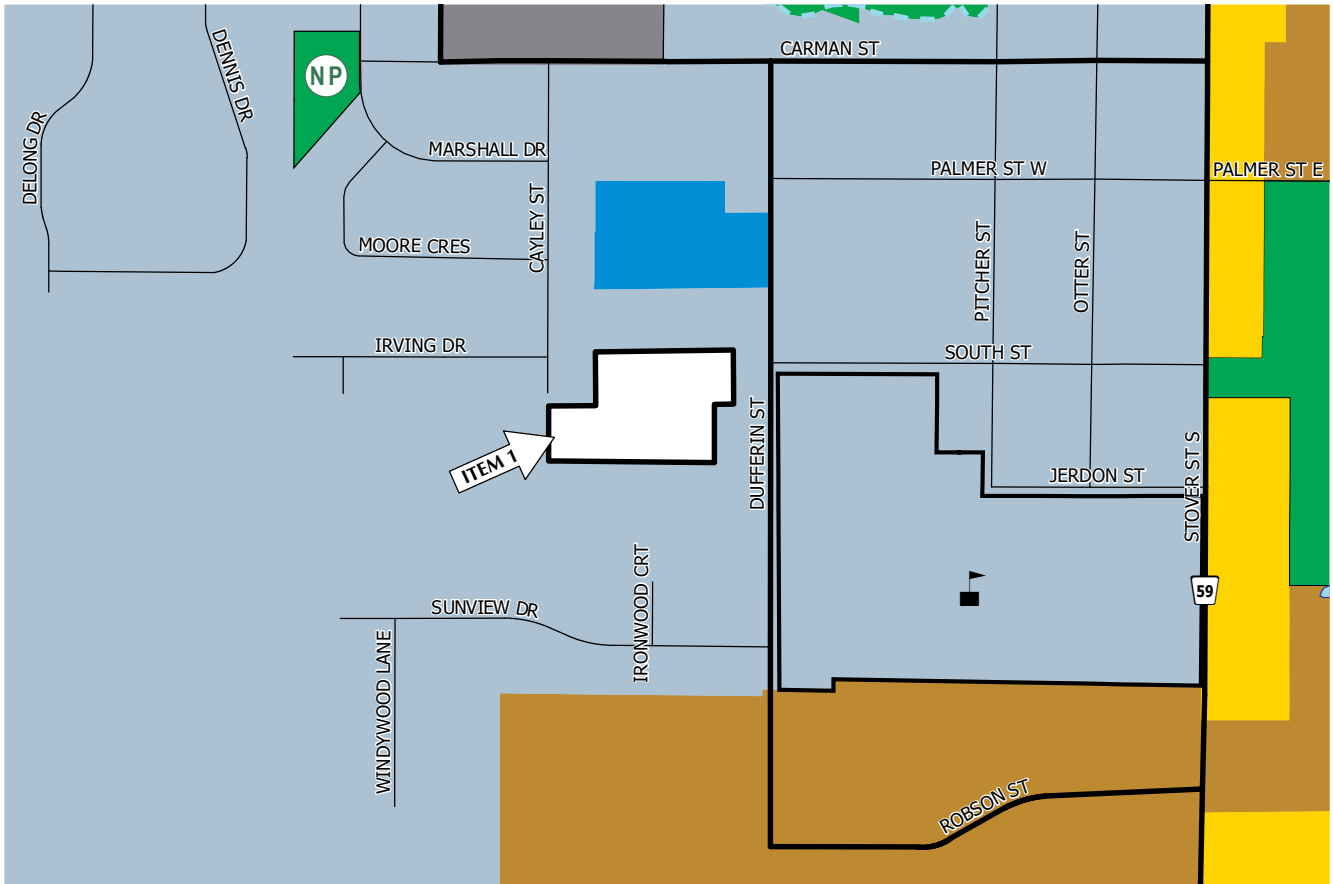
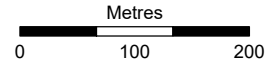
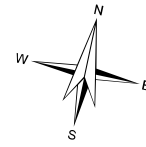
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"  
 AMENDMENT No. 283

TO THE

**COUNTY OF OXFORD  
 OFFICIAL PLAN**

SCHEDULE "N-2"  
**VILLAGE OF NORWICH  
 LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL  
 TO MEDIUM DENSITY RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- MAJOR INSTITUTIONAL
- OPEN SPACE
- SCHOOL
- NEIGHBOURHOOD PARK
- FLOODLINE