

PUBLIC NOTICE

pursuant to Section 53(5) of the Planning Act, R.S.O. 1990, as amended

APPLICATION(S) FOR CONSENT

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

DATE: Thursday, November 20, 2025

FILE NO: B25-54-2 (Townsend Farms Inc.)

The County of Oxford Land Division Committee has received an Application for Consent.

Purpose and Effect of Application for Consent:

The severance application (B25-54-2) has been submitted to facilitate the separation of a surplus farm dwelling from the rest of the agricultural lands. The lot to be severed comprises approximately 40 ha (98.8 ac), is in agricultural production, and currently contains a single detached dwelling accessory to the farm and accessory buildings.

It is proposed that the lot to be retained will be 0.4 ha (1 ac) in size and will contain an existing single detached dwelling. Should severance application B25-54-2 be approved by the Land Division Committee, the applicant has also submitted a Zone Change Application to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the new use of the lands for non-farm rural residential purposes. The lot to be severed would be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp).' The special provision would prohibit new residential units on the lands.

The subject lands are described as Part Lot 18-19, Concession 9 (East Zorra) As In 420897. The lands are located on the west side of the 10th Line, lying between Braemar Side Road and Oxford Road 8. The subject lands are currently municipally addressed as 496131 and 496139 10th Line.

Public Meeting:

The Land Division Committee will consider the Application for Consent on:

Date: Thursday, December 4, 2025
Time: 10:30 a.m.
Place: Oxford County Administration Building, Council Chambers, 21 Reeve St, 1st Floor, Woodstock, ON N4S 3G1

OR

Virtual public meeting via live stream – www.oxfordcounty.ca/livestream

The format of Land Division Committee meetings is a hybrid meeting model. The public may attend the meeting in-person or may participate virtually, or by telephone. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We welcome your comments and request they be submitted in writing to planning@oxfordcounty.ca. All written comments received will be provided for the Land Division Committee's consideration. It is recommended that written comments be submitted at least 24 hours prior to the meeting date in order to give the Land Division Committee members and Planning Staff adequate opportunity to review your comments. All comments received may become part of the public agenda. If you do not wish to participate in the meeting, the Committee may proceed and make a decision with respect to this application in your absence.

If you would like to participate in the public hearing virtually, please email the Land Division Committee Secretary-Treasurer at planning@oxfordcounty.ca or call 519-539-9800, ext. 3912 by **Monday, December 1st, 2025**. Please leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details.

Please contact the Clerk's Department if you require an alternate format or communication support with at least 7 days' notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: ZN 2-25-05

Please be advised that the Land Division Committee may approve, modify or refuse the requested Consent at the meeting. If you do not attend or are not represented at the meeting, the Committee may proceed and may not advise you of any proposed modifications.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal.

Cont'd...

If the entities eligible to make an appeal of a decision of the Land Division Committee in respect of the proposed Consent do not provide written submissions or make oral submissions at a public meeting before the Land Division Committee gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you have any questions regarding the above-noted application, please contact **Dustin Robson, Development Planner** Community Planning Office (**519-539-9800 ext. 3210**). 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.

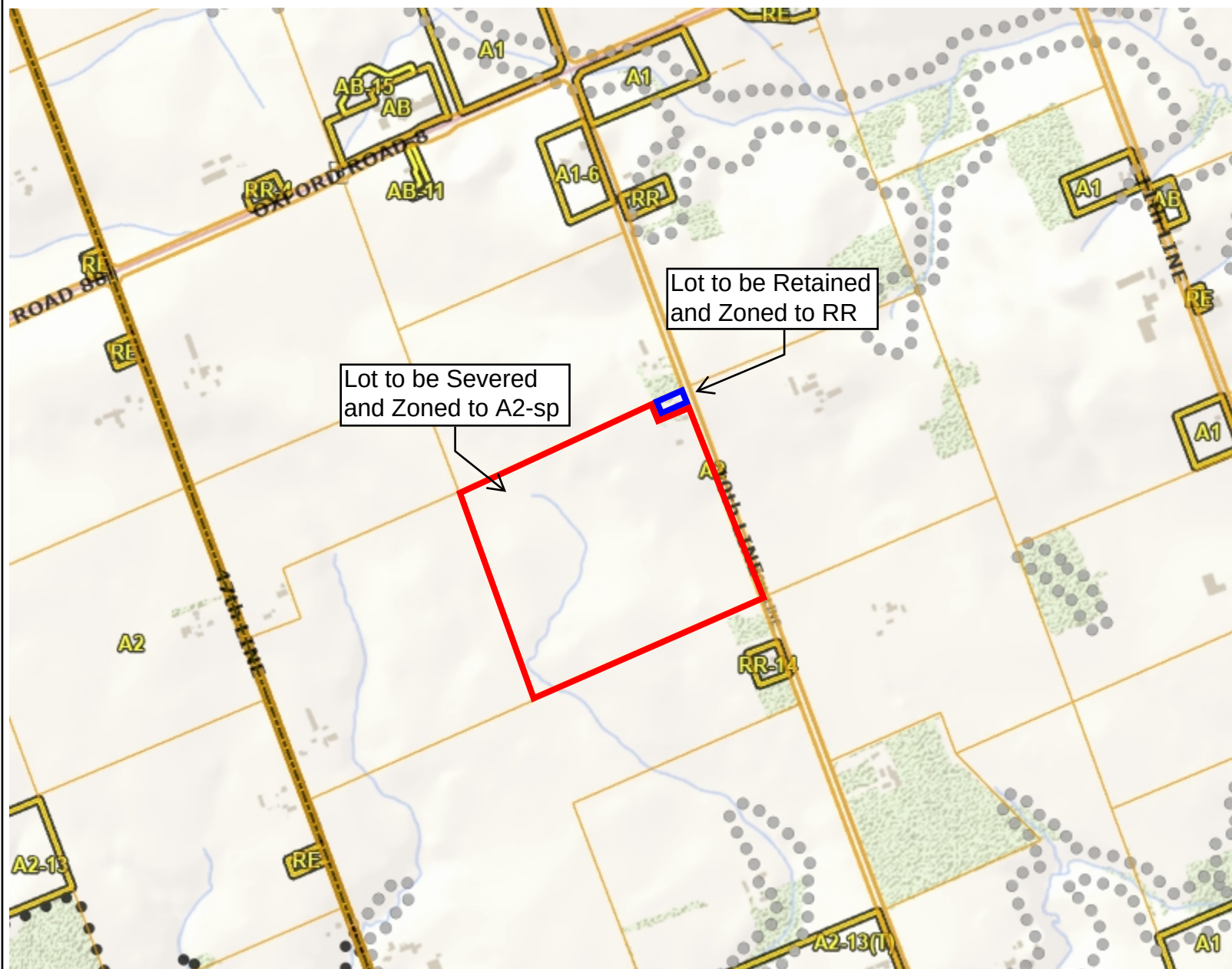
Decision:

If you wish to be notified of the decision of the Land Division Committee in respect to the proposed application, you must make a written request to the Land Division Committee at the address noted below, or to planning@oxfordcounty.ca.

Yours truly,

A handwritten signature in dark ink, appearing to be 'SB', followed by a long horizontal line extending to the right.

Shelley Buchanan
Coordinator of Planning Administration/
Acting Secretary-Treasurer
County of Oxford Land Division Committee
Community Planning Office
P.O. Box 1614, 21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: (519) 539-9800 ext. 3202



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

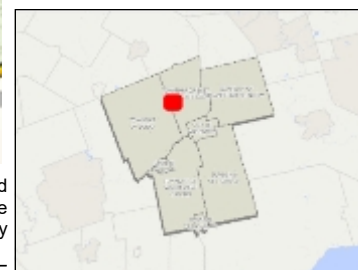
Zoning Floodlines

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



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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

October 2, 2025