

NOTICE OF RECEIPT OF COMPLETE APPLICATION(S)

pursuant to Section(s) 51(20) and 34(12)
of the Planning Act, R.S.O. 1990, as amended

APPLICATION(S) FOR DRAFT PLAN OF SUBDIVISION & ZONE CHANGE

TOWNSHIP OF SOUTH-WEST OXFORD

Please be advised that the Community Planning Office has received an application(s) applying to the following lands:

File No.:	SB22-02-4; ZN4-22-16
Owner:	2581859 Ontario Inc.
Applicant:	MHBC Planning c/o Juliane VonWesterholt
Location of Property:	The subject lands are described as Part Lot 10, Broken Front Concession (West Oxford), are located near the northeast corner of Beachville Road and Vine Street and are municipally referred to as 26 Vine Street, Beachville, in the Township of South-West Oxford.
Description of Application:	<p>The purpose of the application for Draft Plan of Subdivision is to facilitate the development of a 21 lot subdivision in the Village of Beachville. The development is comprised of approximately 9.9 ha (24.4 ac) and proposes 21 lots for single-detached dwellings, each on lots with a minimum of 2,250 m² (24,219 ft²) in area. The plan proposes two (2) new streets, two (2) blocks for stormwater management purposes and two (2) open space blocks. It is proposed that each of the lots will be serviced by privately owned and operated septic systems and municipal water.</p> <p>The associated application for zone change seeks to rezone the subject lands from their current 'Development (D-2) Zone' and place them into a site-specific Residential Type 1 (R1-sp) zone to identify site specific provisions relating to lot frontage, lot area, lot depth, exterior and interior side yards. It is also proposed that Blocks 23, 25 & 26 on the proposed draft plan be rezoned 'Open Space', to reflect that no new development will be proposed in these areas.</p>

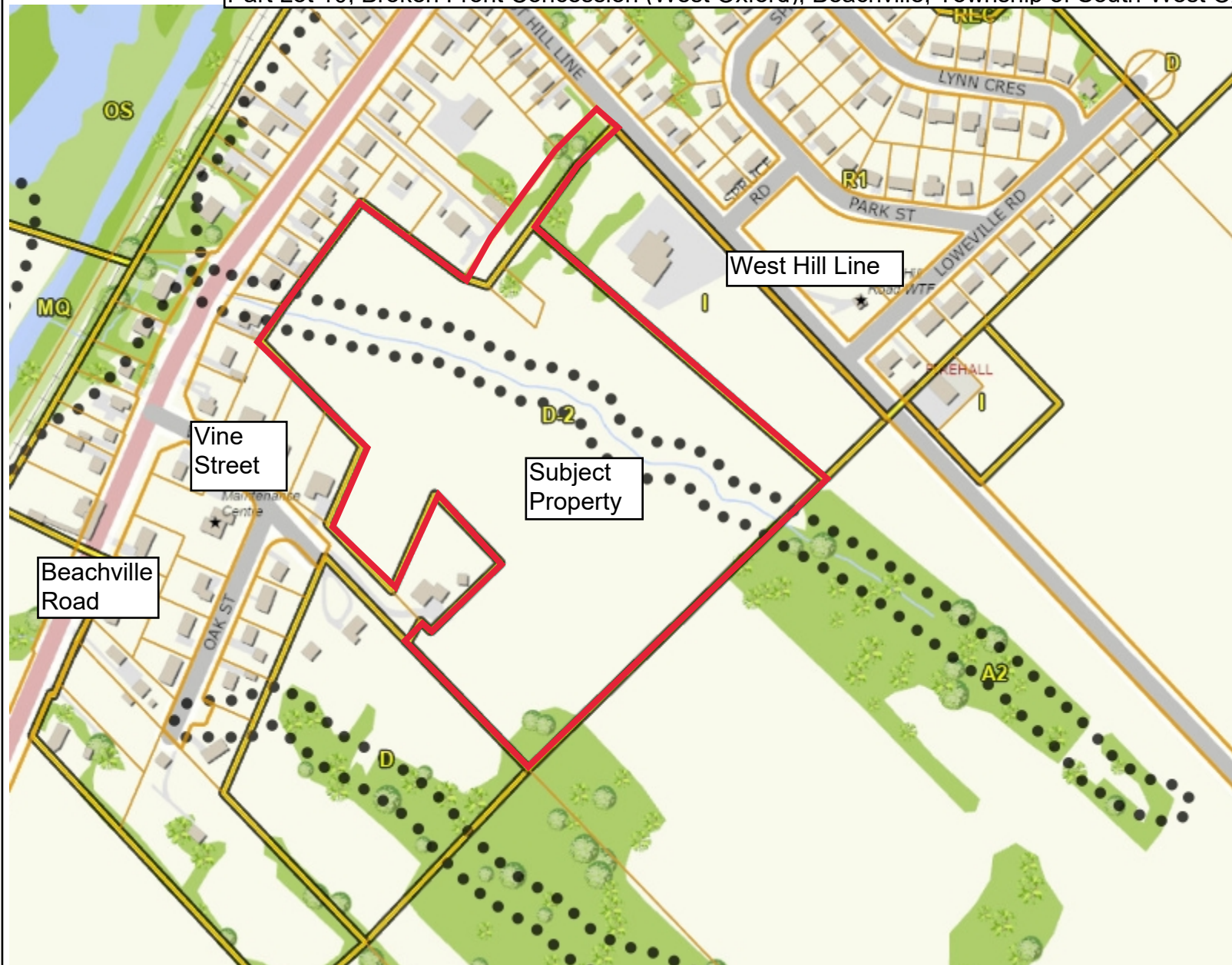
(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the application(s), please contact this office to arrange an appointment with **Spencer McDonald, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Spencer McDonald
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3205
email: planning@oxfordcounty.ca

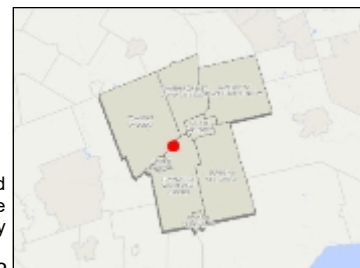
Dated: «Notice_Date»



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



0 121 242 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 10, 2023