

PUBLIC NOTICE

pursuant to Sections 53(5) & 45(5) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT & MINOR VARIANCE

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

DATE: Thursday, April 23, 2026

FILE NOS: B25-61-4; B25-62-4;
B25-63-4; A25-15-4; A25-16-4
(The Estate of Judson Denby)

The County of Oxford Land Division Committee has received Applications for Consent & Minor Variance.

Purpose and Effect of Applications for Consent & Minor Variance:

The intent of the consent and minor applications is to retain one (1) lot for continued residential use, facilitate the creation of two (2) new residential lots for continued residential use, and convey the remaining agricultural land to an abutting property for continued agricultural use.

Lot to be Retained has an approximate area of 0.49 ha (1.21 ac), with 35 m (114.8 ft) of frontage on Beachville Road and an average lot depth of 139.7 m (458.5 ft). These lands contain an existing single detached dwelling (approximately 116.1 m²/1,250 ft²) and detached garage (approximately 55.7 m²/600 ft²).

Proposed Residential Lot 1: Lot to be Severed via B25-61-4 has an approximate area of 0.49 ha (1.21 ac), with 35 m (114.8 ft) of frontage on Beachville Road and an average lot depth of 139.7 m (458.5 ft). These lands contain an existing single detached dwelling (approximately 230.4 m²/2,480 ft²) and a detached garage (approximately 45.2 m²/486 ft²). The applicant is proposing a driveway easement for the benefit of the Lot to be Retained.

Proposed Residential Lot 2: Lot to be Severed via B25-62-4 & A25-15-4 has an approximate area of 0.4 ha (0.97 ac) with 28.1 m (92.3 ft) of frontage on Beachville Road and an average lot depth of 139.7 m (458.5 ft). These lands contain a single detached dwelling (approximately 130.5 m²/1,405 ft²), and four (4) accessory structures - a detached garage, two (2) sheds and a shop. Relief is requested to permit a lot frontage of 28.1 m (93.2 ft).

Proposed Lot 3: Lot to be Severed via B25-63-4 & A25-16-4 has an approximate area of 21.3 ha (52.7 ac) with 39.6 m (129.9 ft) of frontage on Beachville Road and will be conveyed to the abutting rural residential parcel (585006 Beachville Road) for a total lot area of 21.78 ha (53.8 ac). Relief is requested to permit a reduced lot frontage of 39.6 ft (229.9 ft) where 100m (328.1 ft) is required and a reduced lot area of approximately 21.3 ha (52.7 ac) where 30 ha (74.1 ac) is required. The lands to be conveyed are currently vacant; the lot to be enlarged contains a single detached dwelling, a shop (approximately 92.9 m²/1,000 ft²), and a barn (approximately 139.4 m²/1,500 ft²). The barn is not used for livestock purposes or manure storage purposes.

The subject lands are legally described as Part Lot 1, Concession Broken Front, 585016 Beachville Road, Township of South-West Oxford. The lands are located on the south side of Beachville Road, between East Hill Line and Anderson Street and known municipally as 585016 Beachville Road.

Public Meeting:

The Land Division Committee will consider the Applications for Consent & Minor Variance on:

Date: Thursday May 7, 2026
Time: 9:30 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 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. 3202 by **Monday, May 4, 2026**. 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: None

Please be advised that the Land Division Committee may approve, modify or refuse the requested Consent & Minor Variance 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.

If the entities eligible to make an appeal of a decision of the Land Division Committee in respect of the proposed Consent & Minor Variance 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 **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.

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,

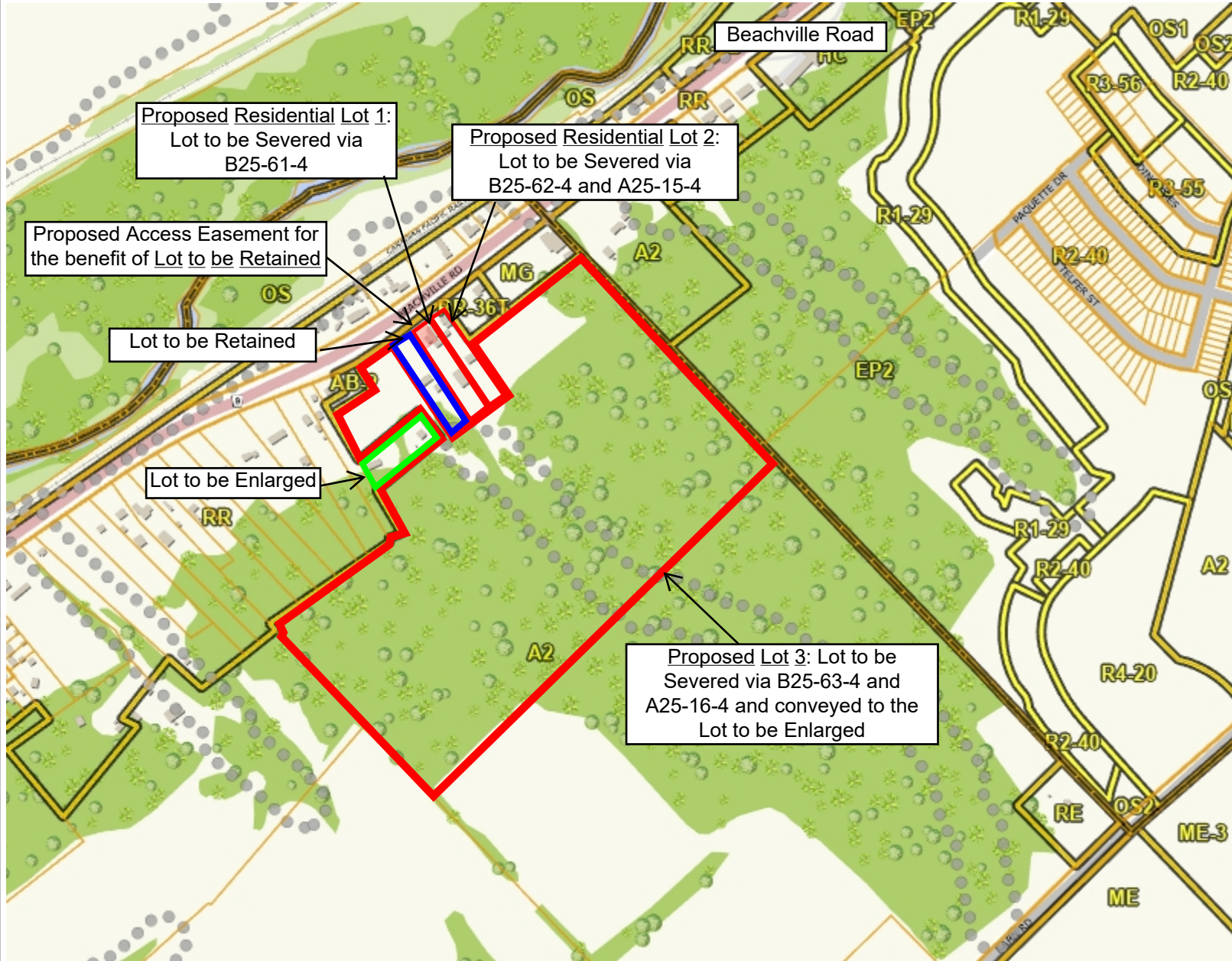


Angela Karn Sims
Secretary-Treasurer
County of Oxford Land Division Committee
Community Planning Office
P.O. Box 1614, 21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: (519) 539-9800 ext. 320

Plate 1: Location Map with Existing Zoning

File Nos.: B25-61-4; B25-62-4 and A25-15-4; B25-63-4 and A26-16-4

Part Lot 1, Concession Broken Front, 585016 Beachville Road, Township of South-West Oxford



Proposed Residential Lot 1:
Lot to be Severed via
B25-61-4

Proposed Residential Lot 2:
Lot to be Severed via
B25-62-4 and A25-15-4

Proposed Access Easement for
the benefit of Lot to be Retained

Lot to be Retained

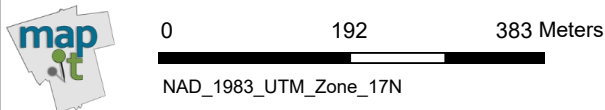
Lot to be Enlarged

Proposed Lot 3: Lot to be
Severed via B25-63-4 and
A25-16-4 and conveyed to the
Lot to be Enlarged

Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- 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



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

December 8, 2025