

To: Chair and Members of Oxford County Land Division Committee

From: Laurel Davies Snyder, Development Planner, Community Planning

Applications for Consent and Easement B25-51-4, B25-52-4 and B25-53-4 – Teresa & Michael Ptak

REPORT HIGHLIGHTS

- The purpose of these applications for consent is to facilitate the creation of three new residential lots for residential development and retain one lot for continued residential use; all lots are within the Village of Beachville.
- An access easement has also been requested over Proposed Lot 3 (B25-53-4) in favour of the Lot to be Retained for driveway access purposes.
- Subject to the recommended conditions of approval, Planning staff are recommending approval of the applications, as they are generally consistent with the policy criteria of the Provincial Planning Statement and maintain the intent and purpose of the Official Plan with respect to residential development in Settlement Areas, and development adjacent to Significant Woodlands and Significant Valleylands.

DISCUSSION

Background

OWNER/APPLICANT: Teresa Ptak and Estate of Michael Ptak
19 Raglan Street, PO Box 275, Beachville, ON N0J 1A0

AGENT: Dave Ailles
1 Lupus Place, London, ON N6C 4X2

LOCATION:

The subject lands are legally described as Lots 120-123, 133, 143-149, Part Lots 124-127, 130-132, 134, 141-142, and Part of Henrietta Street, Plan 75 Between Raglan Street and Head Street, and Part 1 on Plan 41R-10873 (PIN 0142-0137), Township of South-West Oxford. The lands are located on the east side of Raglan Street between King Street and 41st Line and are known municipally as 19 Raglan Street in the Village of Beachville.

OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Village
Schedule "S-1"	Township of South-West Oxford Land Use Plan	Settlement (Village of Beachville)

TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW 25-98:

Lot to be Retained and Lots to be Severed via B25-51-4, B25-52-4, and B25-53-4	'Development Zone (D)'
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SERVICES:

Lot to be Retained and Lots to be Severed via B25-51-4, B25-52-4, and B25-53-4	private septic, private well
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ROAD ACCESS:

Lot to be Retained	paved Municipal Road (Raglan Street) via new easement on Proposed Lot 3
Lots to be Severed via B25-51-4, B25-52-4, and B25-53-4	paved Municipal Road (Raglan Street)

EXISTING USES OF SUBJECT PROPERTY:

Lot to be Retained	existing single detached dwelling, residential accessory building
Lots to be Severed via B25-51-4, B25-52-4, and B25-53-4	vacant

PROPOSAL:

The overall purpose of the applications for consent is to facilitate the creation of three (3) new residential lots for residential development and to retain one (1) lot for continued residential use, all within the Village of Beachville. An access easement, encompassing a portion of the existing driveway for the dwelling on the retained lands, has also been requested over Proposed Lot 3 (B25-53-4) in favour of the lot to be retained for continued driveway access purposes.

	<u>RETAINED LOT</u>	<u>SEVERED LOT</u> <u>B25-51-4</u>	<u>SEVERED LOT</u> <u>B25-52-4</u>	<u>SEVERED LOT</u> <u>B25-53-4</u>
		PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
Area	2.55 ha (6.3 ac)	3,859.8 m ² (41,546.7 ft ²)	4,494 m ² (48,373 ft ²)	4,494 m ² (48,373 ft ²)
Frontage	53.47m(174.4 ft)	10.05 m (34.4 ft)	10.05 m (34.4 ft)	10 m (32.8 ft)
Depth (average)	239 m (784 ft)	80.2 m (263 ft)	92.3 m (302.8 ft)	69.6 m (228.3 ft)

The applicant submitted conceptual site sketches illustrating the proposed lot layouts, including proposed locations for future residential dwellings, wells, and septic systems, as depicted on Plate 3.

The subject lands contain significant natural heritage features including Significant Valleylands and Significantly Ecologically Important Woodlands and are within the jurisdiction of the Upper Thames River Conservation Authority (UTRCA).

The applicant submitted a Scoped Environmental Impact Study (EIS), a Geotechnical Report, a Proposal Letter, and a Concept Plan (layout with topography and to illustrate the proposed lots) in support of the applications for consent.

If the proposed consent applications are approved, a condition of approval will be the rezoning of the lots to be severed via B25-51-4, B25-52-4 and B25-53-4 together with the retained lands to a 'Special Residential Type 1 Zone (R1-sp)' in the Township of South-West Oxford Zoning By-law. Zone Change Application ZN 4-25-10 was circulated with the applications for consent and will be considered by Township Council pending approval of these applications.

The subject lands currently contain a single detached dwelling with an attached garage, constructed circa 1974, and a residential accessory structure, constructed circa 1992 based on assessment records on file. The subject lands also contain significant natural resources including Significant Valleylands and Significantly Ecologically Important Woodlands and are within an area regulated by the Upper Thames River Conservation Authority (UTRCA).

To facilitate this proposal and provide frontage and access onto Raglan Street for Proposed Lots 1 and 2, the owner purchased part of the unopened Henrietta Street Road Allowance from the Township. The transaction was finalized on October 31, 2025.

Surrounding land use generally consists of single detached dwellings on a variety of lot sizes, fronting onto Raglan Street and Oxford Street West. Woodland uses are present to the east, with road allowances to the south and a road allowance to north representing the municipal boundary with the Township of Zorra. Land uses to the north are agricultural. The CN railway is located approximately 170 m to the south, with intervening residential properties.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands, the existing zoning in the immediate vicinity, and the locations of the lot to be retained and the lots to be severed resulting from applications B25-51-4, B25-52-4, and B25-53-4.

Plate 2a, Aerial Map (2020), provides an aerial view of the lot to be retained, lots to be severed, and proposed access easement for the benefit of the lot to be retained (shown in red on Proposed

Lot 3).

Plate 2b, Aerial Map A Proposed Lot 1 (B25-51-4) and Proposed Lot 2 (B25-52-4), provides a close-up view of the lots to be severed resulting from applications B25-51-4 (Proposed Lot 1) and B25-52-4 (Proposed Lot 2).

Plate 2c, Aerial Map B Proposed Lot 3 (B25-53-4), provides a close-up view of the lot to be severed resulting from application B25-53-4 (Proposed Lot 3).

Plate 3, Applicant's Sketches, provides the proposed configurations and dimensions of the lot to be retained and the lots to be severed resulting from applications B25-51-4, B25-52-4, and B25-53-4, as submitted by the applicant.

Application Review

2024 Provincial Planning Statement (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with the statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.2 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1, General Policies for Settlement Areas, establishes that settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and

e) are freight-supportive.

Section 4.1, Natural Heritage establishes that:

Natural features and areas shall be protected for the long term, and that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Development and site alteration shall not be permitted in significant woodlands or significant valleylands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Official Plan

The subject lands are located within a rural settlement, specifically a Village according to the Township of South-West Oxford Land Use Plan, as contained in the Official Plan. More specifically, the subject lands are located within the Village of Beachville and in an area of Beachville that is not served by municipal water and sanitary services.

Designated rural settlements comprise Rural Clusters, Villages and Serviced Villages. In order to accommodate anticipated rural growth, County Council promotes the location of non-agricultural uses within rural settlements as a means of protecting agricultural lands and natural areas, avoiding scattered and strip development and maximizing the efficiency of municipal services where they exist. The policies set out for Settlement Areas are designed to provide opportunities to develop a variety of housing required to meet the needs of County residents including ownership and rental housing, affordable housing and specialized housing in rural settlements where appropriate servicing levels are provided. Within the Village designation, a range of land use is permitted with the exception of multiple unit residential development involving more than two units.

The subject lands are in proximity to the CN Rail Line, which is located 170 m (557.7 ft) to the south of the subject lands as illustrated on Plates 1 and 2. Section 3.3.3.1 of the Official Plan addresses human made constraints with respect to noise, vibration and safety. This section provides that the Township and County recognize that there may be noise or vibrations that affect sensitive land uses located in proximity to industrial uses, major roads and railways. The objective of the Official Plan is to prevent or minimize the encroachment of noise sensitive land uses upon these areas and vice versa. Consequently, in accordance with Provincial criteria, County Council adopted noise level objectives as outlined in the Official Plan, and established that studies may be required to address the measurement, analysis and mitigation of noise or vibration effects prior to, or, as a condition of development and in recognition of the safety issues associated with locating sensitive land uses in proximity to railways, additional safety measures will be incorporated into new development as appropriate.

Notwithstanding minimum separation distances between sensitive land uses and industrial uses, major roads, and railways, the County or Town may reduce the requirement for the minimum

separation distances from rail yards and waive the requirement for feasibility and/or noise studies where infilling or redevelopment for residential or mixed use is proposed on existing lots of record and for the creation of a single lot through the consent process for infilling, provided that:

- the proposed development is no closer to the zoned and designated facilities than existing sensitive land uses in the immediate area;
- existing railway authorities within the prescribed minimum separation distance are notified of the proposed development and have been provided the opportunity to comment, and;
- the composition and nature of the industrial land uses within the minimum separation distances are relatively stable and/or there is evidence that these areas are undergoing transition to other more compatible uses.

With respect to the Natural Heritage Resources contained on the subject lands, as identified in the Oxford Natural Heritage Systems Study (ONHSS), the eastern portion of the subject lands contain an existing woodlot that has been identified as a Significant Ecologically Important Woodland, and the eastern and southern portion of the subject lands contain Significant Valleylands, and are part of the County's Natural Heritage System.

Section 3.2.3.3, Natural Heritage System Implementation Measures, provides a number of implementation measures for the preservation and protection of the natural heritage system. Such measures shall be used as a guide in the expansion of the natural heritage system as well as during the review process. To achieve a net environmental gain, the County and Township will first seek to avoid development or site alteration that permanently impairs significant natural features and areas. All development or site alteration occurring within the County of Oxford within or adjacent to the features forming the Natural Heritage System shall minimize and, where possible, prevent negative effects associated with development by incorporating best management practices for stormwater management, erosion and sedimentation controls, tree-saving plans and other such site design and servicing measures.

Section 3.2.4.2.4, Significant Valleylands, establishes that conceptually, valleylands consist of natural areas occurring in a valley or other landform depression that has water flowing through or standing for some period of time. Development and site alteration may be permitted on lands within and adjacent to significant valleylands where an Environmental Impact Study prepared in accordance with Section 3.2.6 demonstrates that the proposal will not cause a negative impact on the significant valleyland; and where the policies of Sections 3.2.8.1 (Flood Plain Policies) and 3.2.8.2 (Erosion Hazard and Unstable Soils) are satisfied, as appropriate.

Section 3.2.4.2.5, Significant Woodlands, establishes the policies to identify and guide development and site alteration within and on land adjacent to a significant woodland. Development and site alteration within and on lands adjacent to a significant woodland will require the preparation of an Environmental Impact Study in accordance with Section 3.2.6 which demonstrates that the proposal will not result in a negative impact on the woodland.

Township of South-West Oxford Zoning By-law No. 95-28

The lands are currently zoned 'Development Zone (D)' in the Township of South-West Oxford Zoning By-law. The 'D' zone permits a farm, a home occupation, a public use, a seasonal fruit, vegetable, flower or farm produce sales outlet, and an existing single detached dwelling, subject to additional development standards.

The applicant is proposing the creation of three new residential lots for residential use (single detached dwellings) and the retention of lot containing an existing single detached dwelling and a residential accessory structure. As previously noted in this report, a condition of approval is

recommended to rezone these lots to 'Special Type 1 Residential Zone (R1-sp)' to recognize the use of the lands as such. Where sanitary sewers are not available, the 'R1' zone requires a minimum lot area of 2,800 m² (30,139 ft²), a minimum lot frontage of 35 m (114.8 ft), and a minimum lot depth of 80 m (262.5 ft).

To facilitate the creation of the new residential lots as proposed, the following special provisions have been requested as part of the Zone Change Application ZN 4-25-10. Upon review, Staff noted that an additional special provision to permit a lot depth of 69.6 m (228.35 ft) where 80 m (262.5 ft) is required for Proposed Lot 3 (lot to be severed via B25-43-4).

CONSENT FILE NO.	SPECIAL PROVISIONS REQUESTED
B25-51-4 (Proposed Lot 1)	To permit a lot frontage of 10.05 m (34.4 ft) where 35 m (114.8 ft) is required.
B25-52-4 (Proposed Lot 2)	To permit a lot frontage of 10.05 m where 35 m (114.8 ft) is required.
B25-43-4 (Proposed Lot 3)	To permit a lot frontage of 10 m (32.8 ft) where 35 m (114.8 ft) is required and to permit a lot depth of 69.6 m where 80 m (262.5 ft) is required.

The Proposed Lot to be Retained will have an approximate area of 2.6 ha (6.31 ac), with 53.47 m (174.4 ft) of frontage on Raglan Street and an average lot depth of 239 m (784 ft). These lands contain an existing single detached dwelling and agricultural structure (barn). This lot appears to meet the provisions of the 'R1' zone.

The Proposed Residential Lot 1, Lot to be Severed via B25-51-4 has an approximate total area of 3,859.8 m² (41,546.7 ft²). When the area dedicated to driveway access is removed, the lot has an area of 2,822 m² (30,375.8 ft²), a frontage of 10.05 m (34.4 ft) on Raglan Street and an average lot depth of 80.2 m (263 ft). The applicant has requested a special provision in Zone Change Application ZN 4-25-10 to permit a reduced lot frontage of 10.05 m (34.4 ft) where 35 m (114.8 ft) is required.

The Proposed Residential Lot 2, Lot to be Severed via B25-52-4 has an approximate area of 4,494 m² (48,373 ft²). When the area dedicated to driveway access is removed, the lot has an area of 2,820 m² (30,354 ft²), a frontage of 10.05 m (34.4 ft) on Raglan Street and an average lot depth of 92.3 m (302.8 ft). The applicant has requested a special provision in Zone Change Application ZN 4-25-10 to permit a reduced lot frontage of 10.05 m (34.4 ft) where 35 m (114.8 ft) is required.

The Proposed Residential Lot 3, Lot to be Severed via B25-53-4 has an approximate area of 4,454 m² (47,942.5 ft²) with 10 m (32.8 ft) of frontage on Raglan Street, and an approximate lot depth of 69.6 m (228 ft). Road. The applicant has requested a special provision in Zone Change Application ZN 4-25-10 to permit a reduced lot depth of 69.6 m (228 ft) where 80 m (262.5 ft) and a reduced lot frontage of 10 m (32.8 ft) where 35 m (114.8 ft) is required.

Agency Comments

The application was circulated to a number of public agencies considered to have an interest in the proposal. All of the comments received through the circulation process are summarized below.

The Canadian National Rail Line commented that as the subject site is within 300 meters of CN's Main Line, there are concerns regarding development of sensitive uses in proximity to railway operations; it cultivates an environment in which land use incompatibility issues are exacerbated. CN requests the following criteria as conditions of final approval

1. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:
"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
2. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

Township of South-West Oxford Public Works commented that prior to development, the owner is required to obtain written authorization from the Township to connect to the Raglan Street Drain, to the satisfaction of the Township of South-West Oxford and that all expenses are the responsibility of the owner. All works shall be carried out by contractors approved by the Township and in accordance with all municipal standards and specifications. The owner shall obtain all necessary permits and approvals prior to commencing any work. Detailed engineering drawings, prepared and stamped by a Professional Engineer licensed in the Province of Ontario, illustrating the full extent of the proposed works, shall be submitted for review and approval by the Township prior to construction.

Township of South-West Clerk's Department commented that the owner will be required to pay a cash-in-lieu of parkland payment for the creation of additional residential lots in accordance with By-law No. 32-2021.

Township of South-West Oxford Building Services Staff commented that:

- In order to ensure that any new well and septic systems are located appropriately (e.g. horizontal clearances are maintained) and in conformance with applicable legislation and regulations, a condition of approval shall be that the owner shall provide a written confirmation of the location of all sewage systems and wells located on parcels immediately adjacent to the subject lands to the satisfaction of the Township of South-West Oxford.
- The owner shall provide confirmation of the location and dimensions of all legal rights-of-way, easements and/or vehicular accesses for providing access for firefighting and emergency purposes and that they are consistent with Ontario Building Code and Fire Code, and commitment to undertaking maintenance of same to the satisfaction of the Township of South-West Oxford.
- To ensure that adjacent existing lots and structures are not negatively impacted by development on the proposed residential parcels, the owner(s) will be required to submit an engineered Lot Grading Plan prepared by a Professional Engineer licensed in the Province of Ontario to the satisfaction of the Township of South-West Oxford as part of the Building Permit process.

Upper Thames River Conservation Authority (UTRCA) Staff reviewed the applications and Scoped Environmental Impact Study (EIS) and provided the following comments:

- UTRCA Staff held an informal pre-application consultation with an agent acting on behalf of the owner and communicated the following.
 - The property is regulated by the UTRCA, and UTRCA policy does not support the fragmentation of hazard lands through lot creation.
 - Any new lot created would need to be located outside of the erosion hazard associated with the eastern watercourse (UT-SO-257) to ensure all future development would be located outside of the hazard, as per Section 5.2 of the Provincial Planning Statement (PPS, 2024), which directs development to be located outside of lands impacted by flooding and erosion hazards and includes the creation of a lot within the definition of development.
 - In the absence of a slope stability assessment identifying the extent of the erosion hazard, UTRCA staff provided approximate regulated areas mapping and indicated that if all new lots were to be placed outside of the mapped regulated area, UTRCA staff would have no objections to the formal consent applications, and the future residential development would not be subject to Section 28 Permit requirements.
- B25-51-4 (Proposed Lot 1) and associated Zone Change Application ZN 4-25-10: no objections.
- B25-53-4 (Proposed Lot 3) and the associated Zone Change Application ZN 4-25-10: no objections.
- B25-52-4 (Proposed Lot 2): Confirm final lot configuration for Proposed Lot 2 (to be created via Consent B25-52-4).
- Section 28 Permit Application and/or Letter of Clearance from UTRCA Regulatory Staff required for any development on the subject lands (including Lot to be Retained).

Oxford County Source Water Protection Staff, Oxford County Public Works Department and Hydro One commented that they reviewed the applications and do not have any comments or concerns.

Public Consultation

Notice of Public Meeting regarding the applications was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on February 19, 2026. At the time of writing this report, Staff had not received any questions or comments from members of the public.

Planning Analysis

The purpose of the applications for consent is to create three new residential parcels for residential development (single detached dwellings), and to retain a parcel containing an existing single detailed dwelling and a residential accessory structure for continued residential use, all within the Village of Beachville. The applicant has indicated that the dimensions and irregular shapes of Proposed Lot 1 (to be created via B25-51-4) and Proposed Lot 2 (to be created via B25-52-4) as illustrated by Plate 3, are due to the existing topography of the lands, the irregular shape of the existing property, and an effort to avoid fragmenting natural heritage features.

Planning staff have reviewed the proposal under the policy direction of the Provincial Planning Statement (PPS). Overall, planning staff are satisfied that the proposal complies with the PPS direction to provide an appropriate range and mix of housing types and densities for current and future residents, and represents appropriate infill and intensification within a designated settlement area, consistent with the private servicing that is proposed for the new residential uses.

Environmental Impact Study

As previously noted in this report, the subject lands contain Significant Woodlands and Significant Valleylands. More specifically, with respect to these applications, the eastern portion of the lot to be retained and Proposed Lot 2 (to be severed via B25-52-4) contain Significant Woodlands and Significant Valleylands, and the southern parts of Proposed Lot 2 and Proposed Lot 1 (to be severed via B25-51-4) contain Significant Valleylands.

As development is proposed on lands containing these features, consistent with Section 3.2.3.3 of the Official Plan, the applicant was required to submit an EIS to assess the potential impacts of the proposal on existing natural heritage features contained on the subject lands, illustrate mitigation methods to minimize impacts on existing natural features, and illustrate how the proposal conforms to the applicable policy framework.

The applicant submitted an environmental impact study in support of the applications, which was peer reviewed. The peer review indicated they generally supported the findings of the EIS but recommended that further detail and clarifications are made to the EIS and that a planting plan and tree inventory of removals be provided to enhance the existing woodland and compensate for tree removals that have occurred to implement the recommendation and mitigation measures included in the study. Provided these items are implemented as conditions of approval, planning staff consider the proposal to be consistent with the PPS policies in Section 4.1 respecting development adjacent to significant woodlands and valleylands and the Official Plan policy objectives in Section 3.2.3.3 to minimize impact on natural heritage features, support the long-term ecological function of natural heritage features, and provide opportunities to achieve a net environmental gain on the subject lands.

Official Plan

The proposed consents to facilitate low density residential development in the form of single detached dwellings, served by private services are consistent with the Official Plan direction for limited growth within Villages. The proposed single detached dwellings will be consistent with existing development in the area, and the lots are large enough to accommodate the required private services.

As noted, the subject lands are located within 300 m (3,229.2 ft) of the CN Rail Line which is located south of Oxford Street and south of existing residential lots (and dwellings). While it is an objective of the Official Plan to prevent or minimize the encroachment of noise sensitive land uses on these areas, the Official Plan does provide that the typical setbacks and the need for a noise study may be waived for the purpose of infill development on existing lots of record where the proposed development is to be located no closer to the rail line than existing sensitive land uses in the immediate area. Based on the site sketch submitted by the applicant (Plate 3), the proposed new residential lots are further away from the existing rail line and separated by existing residential development on Oxford Street and Raglan Street, and as such Planning staff are satisfied that the proposal meets the policy criteria for development in proximity to adjacent rail line corridors. CN has provided comments on the proposal which included their standard conditions for development; these have been included in the recommended conditions of approval. Planning staff are of the opinion that the conditions requested by CN should remain, which include a warning clause registered on the property and the provision of any easements required by CN, but generally planning staff are satisfied that the proposed residential development will be sufficiently set back, located further from existing residential development, and therefore appropriately buffered from the adjacent rail line to the south to meet the policy intent of the PPS and Official Plan for development in proximity to rail facilities.

The applicant is proposing that each of the proposed new residential lots will be serviced via private well and septic systems and has submitted a proposed lot layout for these lots, including the proposed location for the septic systems and wells (Plate 3). The Township of South-West Oxford Building Department has requested a condition to ensure that the new lot lines meet all required clearances to existing sewage systems and wells on the retained lands and adjacent properties.

To accommodate the proposed development, the owner purchased part of the Henrietta Street unopened road allowance from the Township to provide frontage and access for Proposed Lots 1 and 2, and this transaction was completed in October 2025. The proposal is for 10.05 m (34.4 ft) of frontage for each of these two lots, which would result in side-by-side driveways. The applicant is proposing that the access to Proposed Lot 3 is 10.0 m (32.8 ft) in width and is to be shared via an easement with the retained lands. The applicant has indicated that this proposed easement has been requested due to the slope of the property along Raglan Street.

The Township Public Works Department and Fire and Emergency Services Department indicated that a 10.0 m (32.8 ft) frontage is sufficient and did not identify any concerns with the proposed accesses to Raglan Street for the lots to be severed via B25-51-4, B25-52-4, and B25-53-4. The Township of South-West Oxford Building Services Department recommended that a condition of approval be included to require the owner provide confirmation of the location and dimensions of all legal rights-of-way, easements and/or vehicular accesses for providing access for firefighting and emergency purposes, consistent with the Ontario Building Code and Fire Code.

In addition to the conditions recommended by the Township's Building Department, the Township of South-West Oxford has requested that a Severance Agreement and cash-in-lieu of parkland payment be included as conditions of approval.

The proposed new residential lots generally meet the requirements of the 'R1' Zone, save for the relief previously outlined in this report. The proposed special provisions for reduced frontage for all three lots, and reduced lot depth for Proposed Lot 3 were included in the circulation of this proposal as part of the Zone Change required as a condition of approval (ZN4-25-10). To ensure that the proposed lots are developed in a manner consistent with Township regulations and standards and that adjacent existing residential lots and structures are not negatively impacted by development on the proposed new residential lots, analysis and review of a number of items will occur at the Building Permit stage. These items include but are not limited to site grading, site drainage, the location of well and septic systems, accesses, and connections to the Raglan Street Drain. Staff note that required background information, studies, and plans will be identified as part of the Building Permit process (e.g. engineered Lot Grading Plan prepared by a Professional Engineer).

Overall, Planning staff are of the opinion that the proposed residential development is consistent with the Provincial Planning Statement and maintains the intent of Official Plan with respect to residential development adjacent to natural heritage features in designated Settlement Areas and are recommending that the applications be approved, subject to the recommended conditions.

RECOMMENDATIONS

Whereas the applications for consent are consistent with the 2024 Provincial Planning Statement and comply with the policies of the County of Oxford Official Plan, we are of the opinion that the applications are acceptable from a planning perspective, and should be granted, subject to the following conditions:

B25-51-4

1. The lot to be severed be appropriately zoned, to the satisfaction of the Township of South-West Oxford.
2. The owner shall submit an updated survey to confirm lot sizes, dimensions of existing and proposed legal rights-of-way, easements and/or vehicular accesses, to the satisfaction of the Township of South-West Oxford.
3. The owner(s) shall enter into any necessary agreements with the Township of South-West Oxford for the municipal storm services and maintenance of the access driveways to Raglan Street, to the satisfaction of the Township of South-West Oxford. A draft copy of the Reference Plan and agreement for the easement shall be provided to the Township of South-West Oxford and the Secretary-Treasurer of the Land Division Committee prior to the issuance of a certificate. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement, and the said agreement shall be registered on title.
4. The owner shall provide confirmation of the setback and location of all sewage systems and wells located on the retained parcel and parcels adjacent to the subject lands, relative to the new proposed lot lines, to the satisfaction to the Township of South-West Oxford.
5. The owner shall grant an environmental easement to CN for operational noise and vibration emissions, to be registered against the subject property in favour of CN, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
6. The owner shall provide a cash-in-lieu of parkland payment, to the satisfaction of the Township of South-West Oxford.
7. The owner shall update the EIS to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
8. The owner shall provide a woodland planting plan, with appropriate securities, to provide compensation for any woodland removal on the subject lands at a ratio greater than 1:1, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
9. The owner shall enter into a Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township of South-West Oxford.
10. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the own, financial and otherwise, have been complied with.

B25-52-4

1. The lot to be severed be appropriately zoned, to the satisfaction of the Township of South-West Oxford.
2. The owner shall submit a recent survey to confirm lot sizes, existing and proposed legal rights-of-way, easements and/or vehicular accesses, to the satisfaction of the Township of South-West Oxford.
3. The owner(s) shall enter into any necessary agreements with the Township of South-West Oxford for the municipal storm services, and maintenance of the access driveways to Raglan Street, to the satisfaction of the Township of South-West Oxford. A draft copy of the Reference Plan and agreement for the easement shall be provided to the Township of South-West Oxford and the Secretary-Treasurer of the Land Division Committee prior to the issuance of a certificate. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement, and the said agreement shall be registered on title.
4. The owner shall provide confirmation of the setback and location of all sewage systems and wells located on the retained parcel and parcels adjacent to the subject lands, relative to the new proposed lot lines, to the satisfaction to the Township of South-West Oxford.
5. The owner shall grant an environmental easement to CN for operational noise and vibration emissions, to be registered against the subject property in favour of CN, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
6. The owner shall provide a cash-in-lieu of parkland payment, to the satisfaction of the Township of South-West Oxford.
7. The owner shall update the EIS to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
8. The owner shall provide a woodland planting plan, with appropriate securities, to provide compensation for any woodland removal on the subject lands at a ratio greater than 1:1, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
9. The owner shall enter into a Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township of South-West Oxford.
10. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the own, financial and otherwise, have been complied with.

B25-53-4

1. The lot to be severed and the lot to be retained be appropriately zoned, to the satisfaction of the Township of South-West Oxford.
2. The owner shall submit a recent survey to confirm lot sizes, existing and proposed legal rights-of-way, easements and/or vehicular accesses, to the satisfaction of the Township of South-West Oxford.

3. The owner shall provide confirmation of the setback and location of all sewage systems and wells located on the retained parcel and parcels adjacent to the subject lands, relative to the new proposed lot lines, to the satisfaction to the Township of South-West Oxford.
4. The owners shall enter into any necessary easement agreement regarding a driveway easement on the lot to be severed via B25-53-4 for the benefit of the lot to be retained to provide access to Raglan Street, to the satisfaction of the Township of South-West Oxford and Secretary-Treasurer of the Land Division Committee. A draft copy of the Reference Plan and agreement for the easement shall be provided to the Township of South-West Oxford and the Secretary-Treasurer of the Land Division Committee prior to the issuance of a certificate. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement, and the said agreement shall be registered on title.
5. The owner shall grant an environmental easement to CN for operational noise and vibration emissions, to be registered against the lot to be severed and the lot to be retained in favour of CN, to the satisfaction of the Secretary-Treasurer of the Land Division Committee.
6. The owner shall provide a cash-in-lieu of parkland payment, to the satisfaction of the Township of South-West Oxford.
7. The owner shall enter into a Severance Agreement with the Township of South-West Oxford, to the satisfaction of the Township of South-West Oxford.
8. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the own, financial and otherwise, have been complied with.

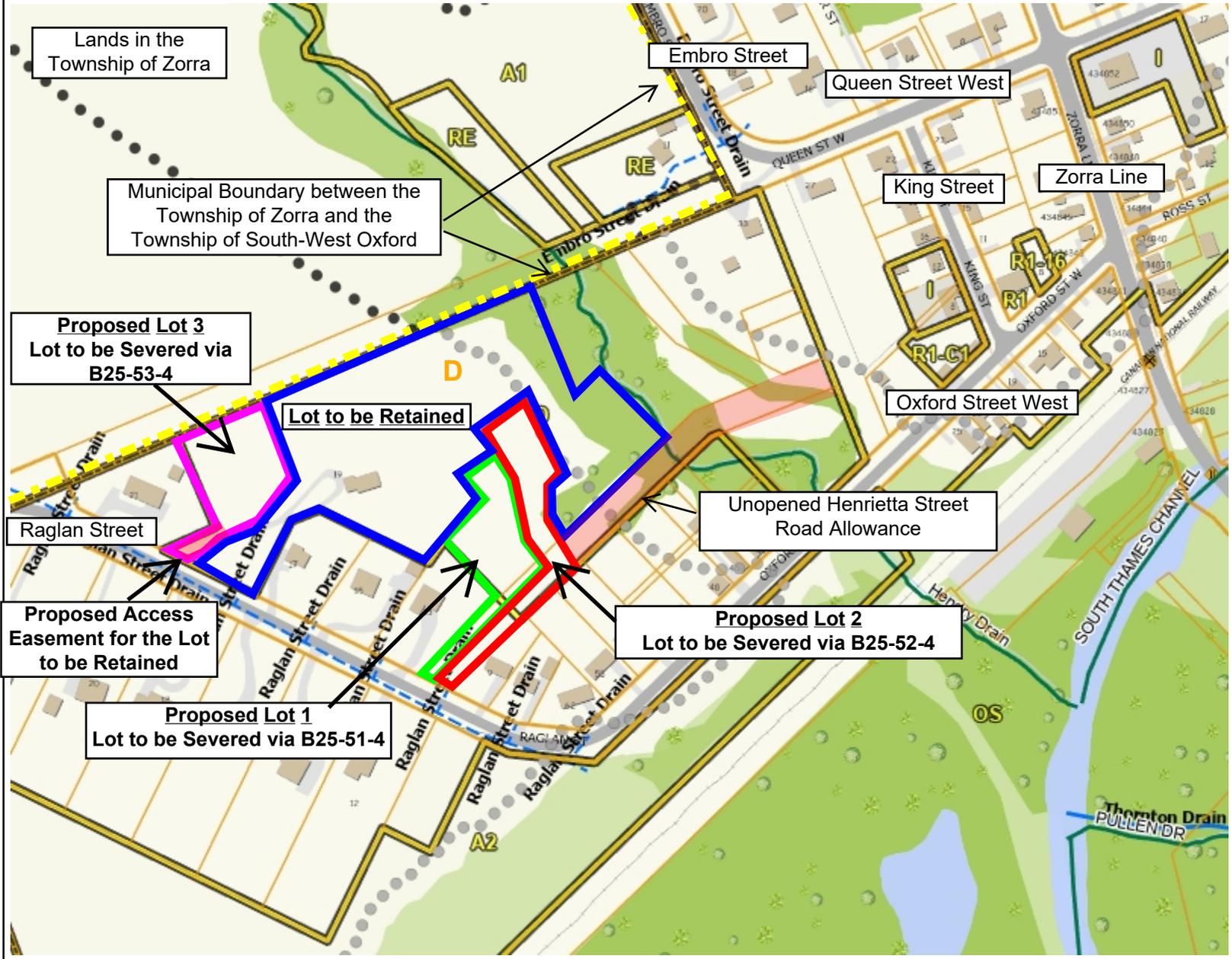
SIGNATURES

Authored by:	<i>Original Signed By</i>	Laurel Davies Snyder, MCIP, RPP Development Planner
Approved for submission:	<i>Original Signed By</i>	Eric Gilbert, MCIP, RPP Manager of Development Planning

Plate 1: Location Map with Existing Zoning

File Nos.: B25-51-4; B25-52-4; B25-53-4 (Ptak)

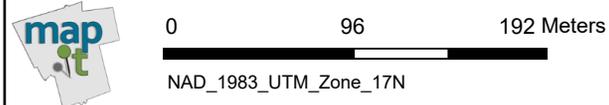
Plan 75, Lots 120-123, 133, 143-149, Part Lots 124-127, 130-132, 134, 141-142 as in 426399 and Part of Henrietta Street, Plan 75 between Raglan St & Head St: Part 1 on Plan 41R-10873. 19 Raglan Street Township of South-West Oxford



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)
- Constructed Drains
 - Open or Unknown
 - - - Closed/Tiled
- SWOX Constructed Drains
 - Open
 - - - Closed/Tiled

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

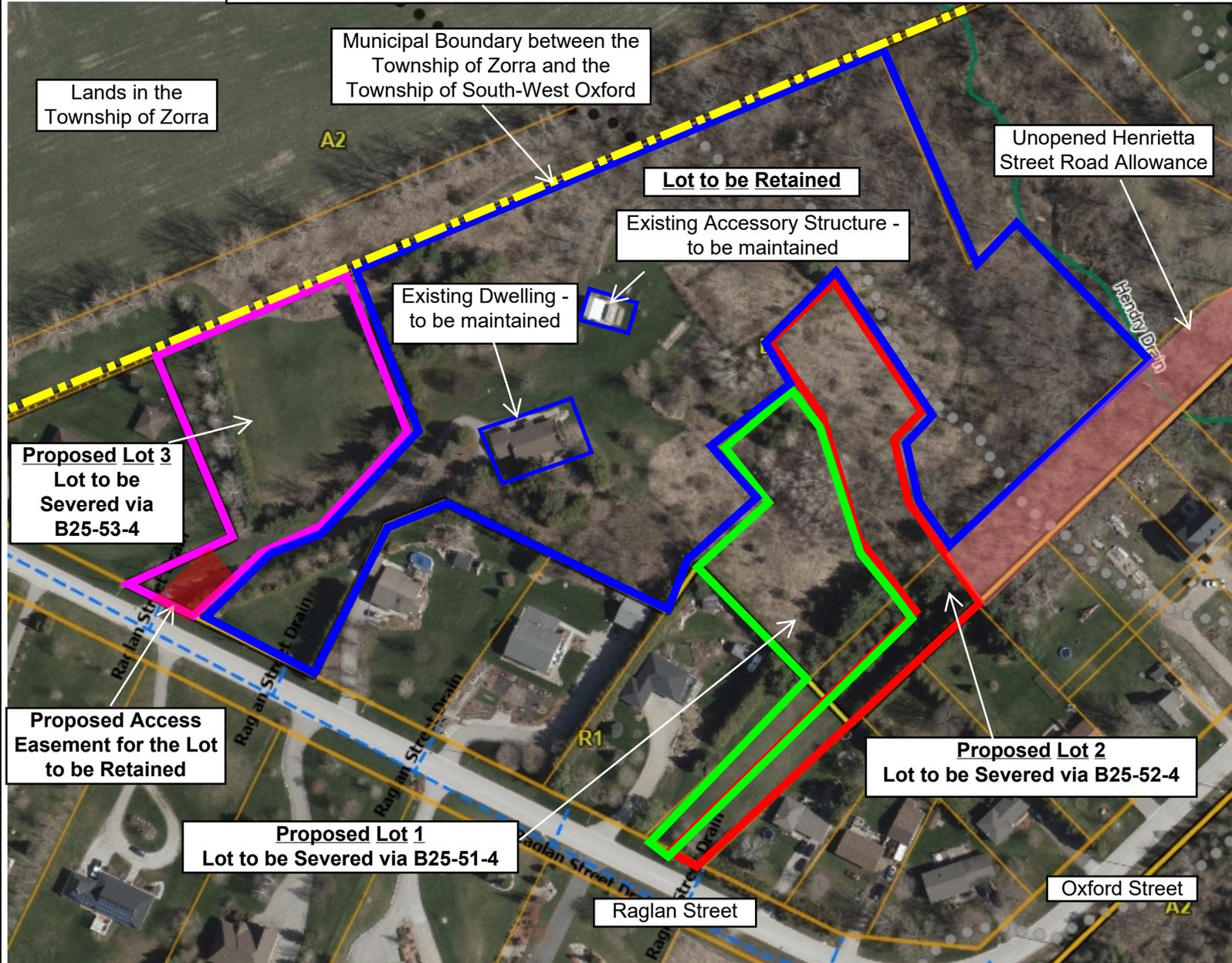
November 3, 2025

Plate 2a: Aerial Map (2020)

File Nos.: B25-51-4; B25-52-4; B24-53-4 (Ptak)

Plan 75, Lots 120-123, 133, 143-149, Part Lots 124-127, 130-132, 134, 141-142 as in 426399 and

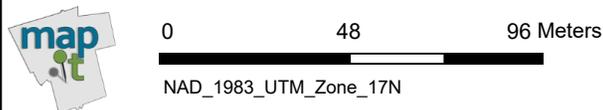
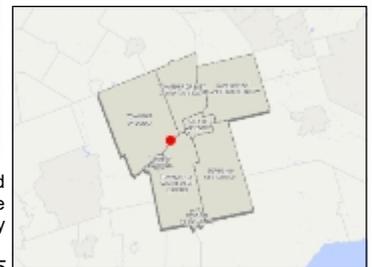
Part of Henrietta Street, Plan 75 between Raglan St & Head St; Part 1 on Plan 41R-10873, Township of South-West Oxford



Legend

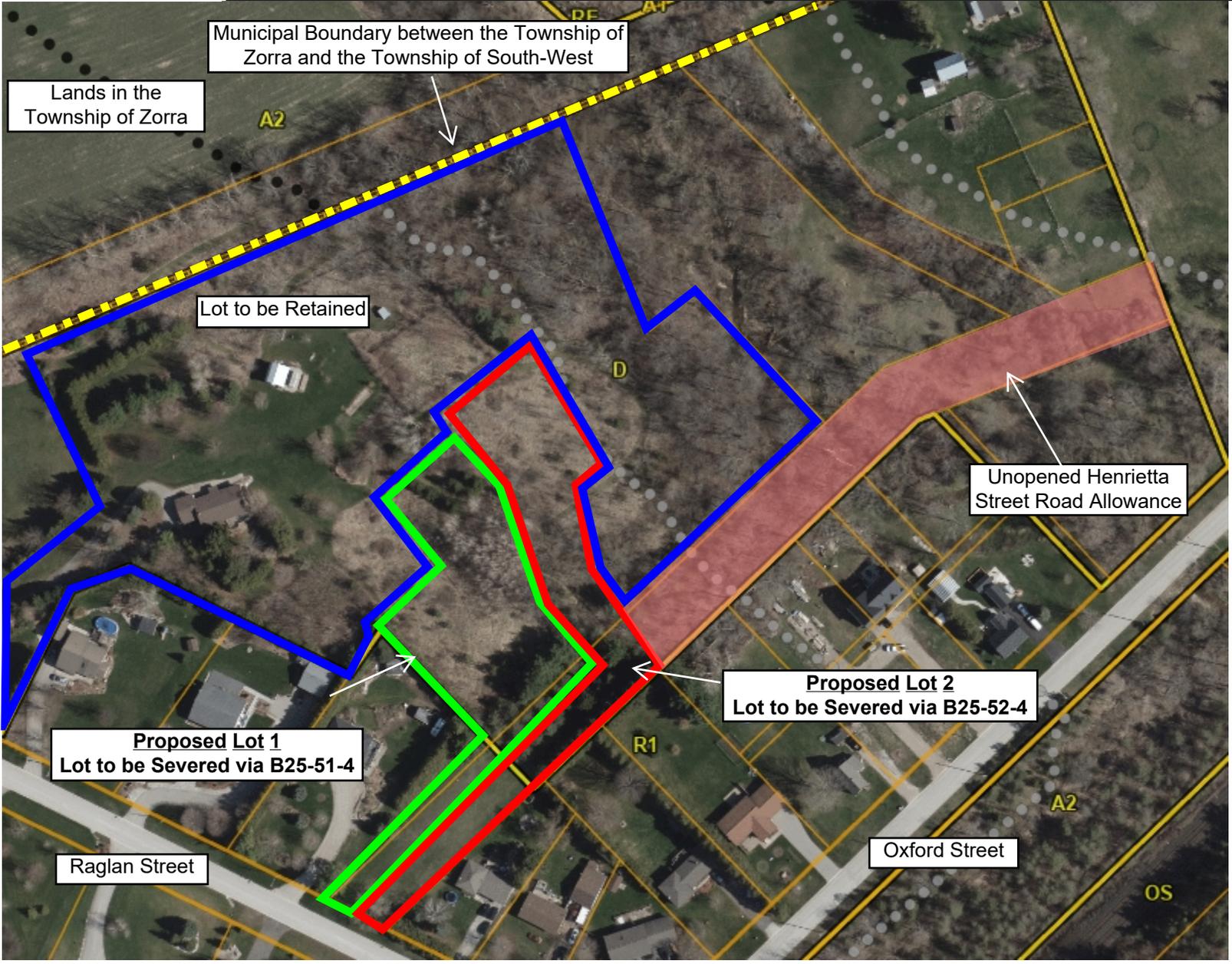
- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines Regulation Limit
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)
 - Open or Unknown
 - Closed/Tiled
- SWOX Constructed Drains
 - Open
 - Closed/Tiled

Notes



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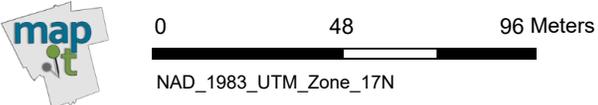
November 3, 2025



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



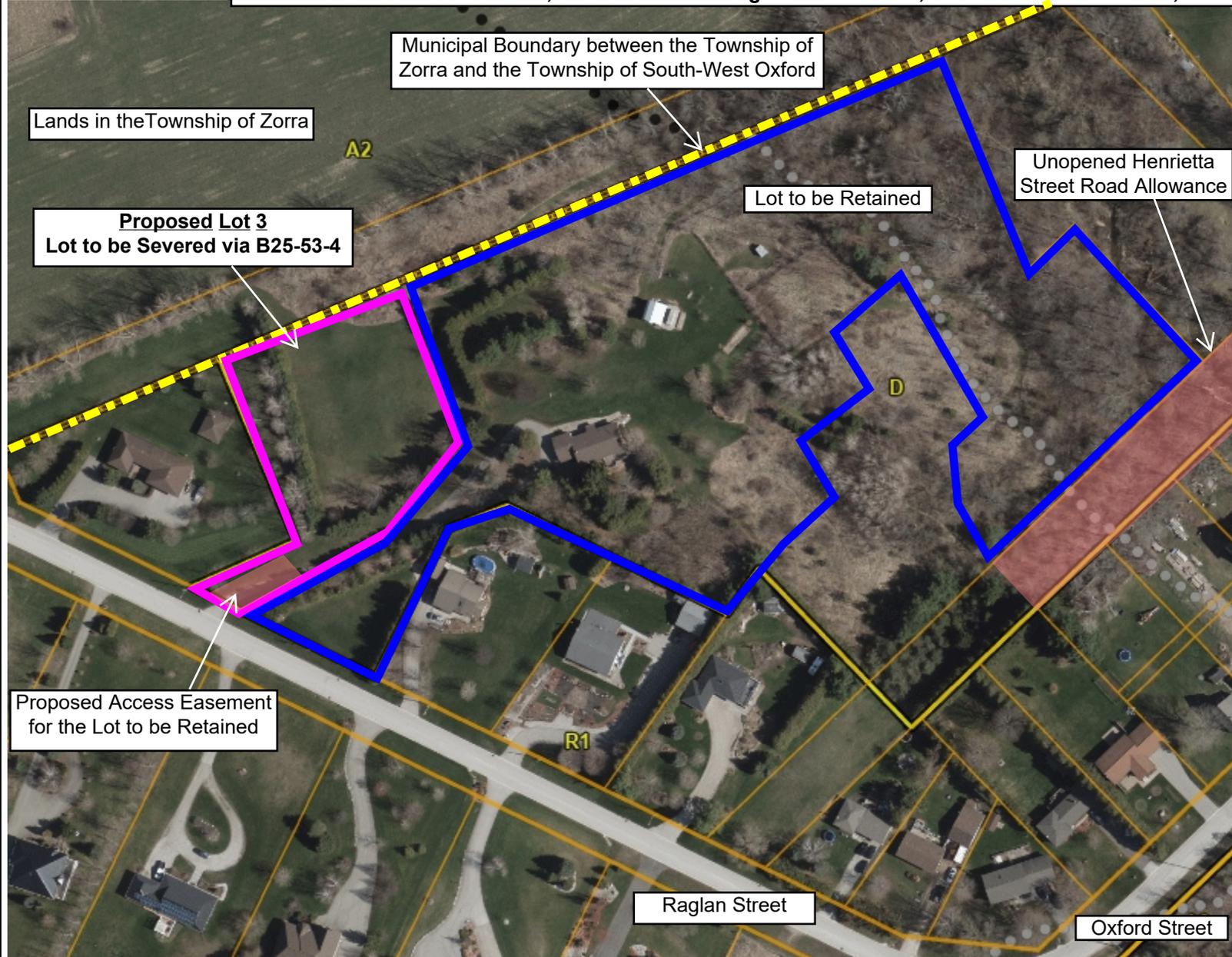
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

February 13, 2026

Plate 2c: Aerial Map B Proposed Lot 3 (B25-53-4)

File Nos.: B25-51-4; B25-52-4; B24-53-4 (Ptak)

Plan 75, Lots 120-123, 133, 143-149, Part Lots 124-127, 130-132, 134, 141-142 as in 426399 and Part of Henrietta Street, Plan 75 between Raglan St & Head St; Part 1 on Plan 41R-10873, Township of South-West Oxford



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



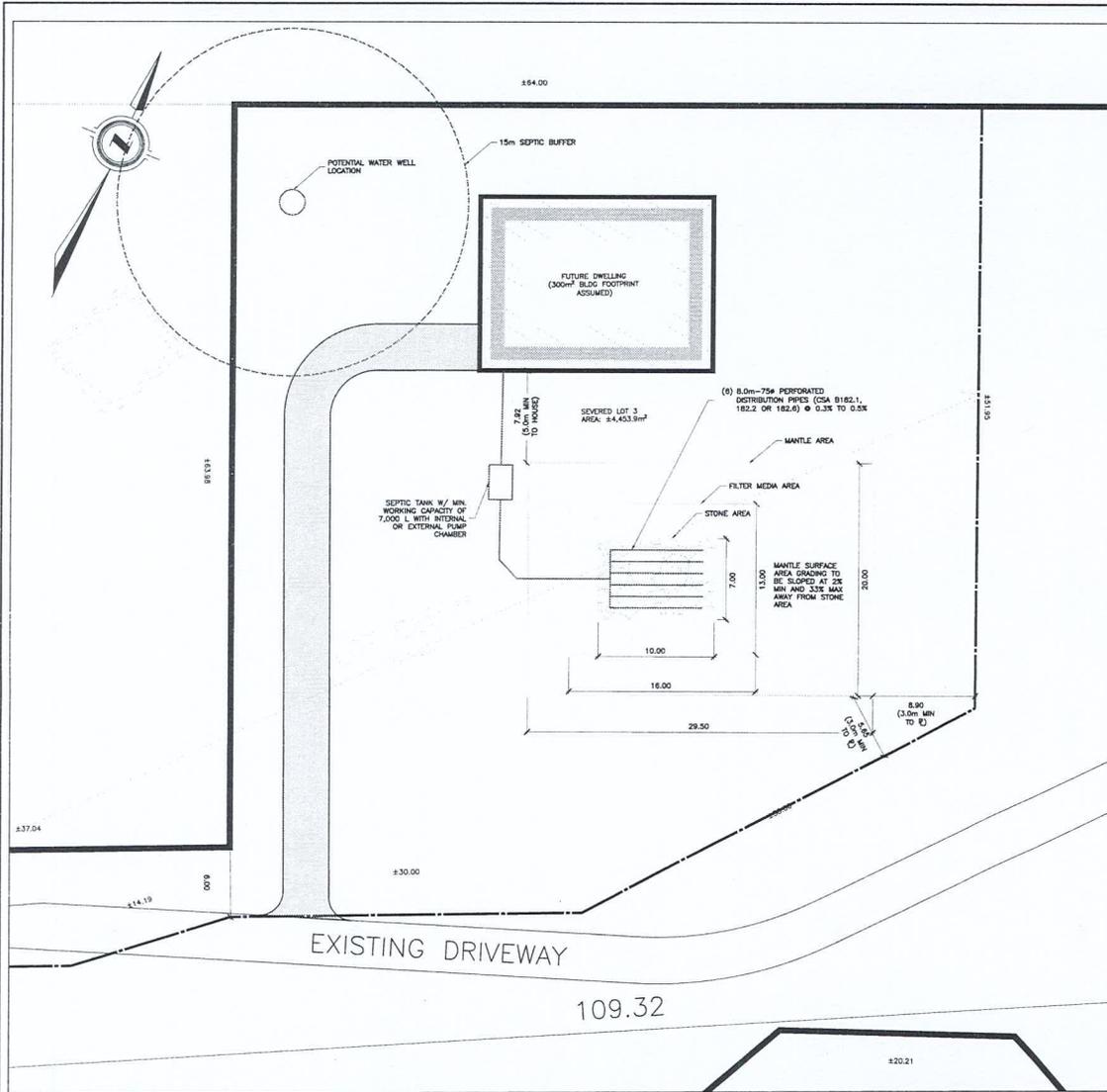
0 48 96 Meters

NAD_1983_UTM_Zone_17N



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February 13, 2026



SEPTIC SYSTEM DESIGN INFO.

SUPPLEMENTARY INFORMATION SHEET
 OHTAWA BUILDING CODE, PART 9 (SEWAGE SYSTEMS)
 ESTIMATION OF FIXTURE UNITS (OBC TABLE 7.4.9.3)

INDIVIDUAL ITEMS	HOW MANY	FIXTURE UNITS	TOTAL
BATHROOM GROUP (TOILET, SINK, BATH/TUB)	3	6.0	18.0
TOILET	1	4.0	4.0
WASHBASIN	3	1.5	4.5
BATH/TUB OR SHOWER	1	1.5	1.5
KITCHEN SINK	1	1.5	1.5
DISHWASHER	1	1.5	1.5
WASHING MACHINE	1	1.5	1.5
LAUNDRY TUB	1	1.5	1.5
FLOOR DRAIN	1	2.0	2.0
MAXIMUM ASSUMED FIXTURES			50.0

TOTAL No. OF BEDROOMS 4
 TOTAL FINISHED FLOOR AREA 350 (m²)
 (EXCLUDING FINISHED BASEMENT)

DESIGN CAPACITY
 BASE LOAD (4 BEDROOMS) = 2,000.0 L/DAY
 ADDITIONAL FLOOR FIVE (5) = 0.0 L/DAY OR
 (5) FLS CALC: (50.0 - 20) x 50 = 1,500.0 L/DAY OR
 (8) AREA CALC: (350 - 200)/10 x 100 = 1,000.0 L/DAY
 + (400 - 800)/10 x 75 = 0.0 L/DAY
 + (800 - 800)/10 x 50 = 3,500.0 L/DAY

TOTAL DAILY FLOW RATE = 3,000 L/DAY

REQUIRED

SEPTIC TANK SIZE: 2 x DAILY FLOW:
 = 2 x 3,000 L/DAY
 = 7,000 L (MIN.) SEPTIC TANK

FILTER BED DESIGN (LOT 3)

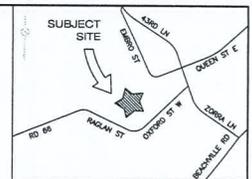
STONE AREA:
 = 0/50
 = 3,000 / 50
 = 75.0 m², USE 70.0m² (10m x 7m)

FILTER SAND BASE:
 = 0/700
 = 13,500 / 800
 = 205.88 m², USE 206 m² (16m x 13m)

SAND MANTLE AREA:
 = 0/8
 = 3,500 / 8
 = 563.33 m², USE 590m² (29.5m x 20m)

PERMEATION TRAC OF NATIVE SOIL T = 50 min/cm
 AS PER SOIL DRAIN SIZE ANALYSIS & PERMEATION RATE
 SUMMARY FOR LOT 3, PROJECT No. L04-24005048-40

NOTE: THIS DESIGN IS CONCEPTUAL IN NATURE AND IS NOT TO BE USED AS PART OF A BUILDING PERMIT APPLICATION.



KEY PLAN

N.T.S.

ENLARGED SEPTIC PLAN

SCALE 1:200

**PRELIMINARY
 NOT FOR CONSTRUCTION**

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	LA	1	FOR CLIENT REVIEW	28/10/24	LA	
DESIGN	LA	2	REVISED PER CLIENT COMMENTS	29/11/24	LA	
DESIGN	LA	3	UPDATED PER REVISED SEVERANCE SKETCH	15/04/25	AK	
DESIGN	LA	4	UPDATED PER CLIENT COMMENTS	08/05/25	LA	
DESIGN	LA	5	REVISED FOR SUBMISSION	10/05/25	LA	
DESIGN	LA	6	REVISED FOR SUBMISSION	26/08/25	LA	
DOB	24-1903					

**STRIK
 BALDINELLI
 MONIZ**
 1599 Adelaide St. N. Unit 301, London, Ontario, N6C 4E3
 Tel: (519) 471-6687 Fax: (519) 471-0034
 Email: sbm@sbmll.ca



CLIENT
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 PO BOX 275
 BEACHVILLE, ON
 N0J 1A0
 E: tpak@execulink.com

SCALE
 2:5 SCALE - 1:200
 PROJECT TITLE
 LOT 3 ENLARGED PLAN & CALCULATIONS
 SHEET No.
C3
 PLAN FILE No.
 —

31 RAGLAN STREET
 BEACHVILLE, ON.

PROJECT No.
SBM-24-1903
 SHEET No.
C3
 PLAN FILE No.
 —