

**NOTICE OF RECEIPT OF COMPLETE APPLICATION**

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

**APPLICATION FOR ZONE CHANGE**

**TOWNSHIP OF SOUTH-WEST OXFORD**

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

|                                    |   |
|------------------------------------|---|
| <b>File No.:</b>                   | ZN 4-25-10  |
| <b>Owner:</b>                      | Teresa Ptak   |
| <b>Location of Property:</b>       | The subject lands are 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; Part 1 on Plan 41R-10873 (PIN 0142-0137), Township of South-West Oxford. The subject lands are located between Raglan Street and King Street and are known municipally as 19 Raglan Street in the Village of Beachville.  |
| <b>Description of Application:</b> | <p>The purpose of the zone change application is to rezone three (3) new residential lots proposed through Consent Applications B25-51-4, B25-52-4 and B25-53-4 from 'Development Zone (D)' to 'Special Residential Type 1 Zone (R1-sp)' to facilitate future residential development.</p> <p>The effect of the proposed zone change would be to facilitate the above-noted consent applications and to permit future residential development on each of the proposed lots to be created. Site specific provisions would be required as follows:</p> <p>Proposed Lot 1: permit a reduced frontage from 35 m (114.8 ft) to 10.5 m (34.4 ft), and a reduced lot depth from 80 m (262.5 ft) to 69 m (226 ft).</p> <p>Proposed Lot 2: permit a reduced frontage from 35 m (114.8 ft) to 10.05 m (34.4 ft).</p> <p>Proposed Lot 3: permit a reduced frontage from 35 m (114.8 ft) to 10 m (32.8 ft).</p> |

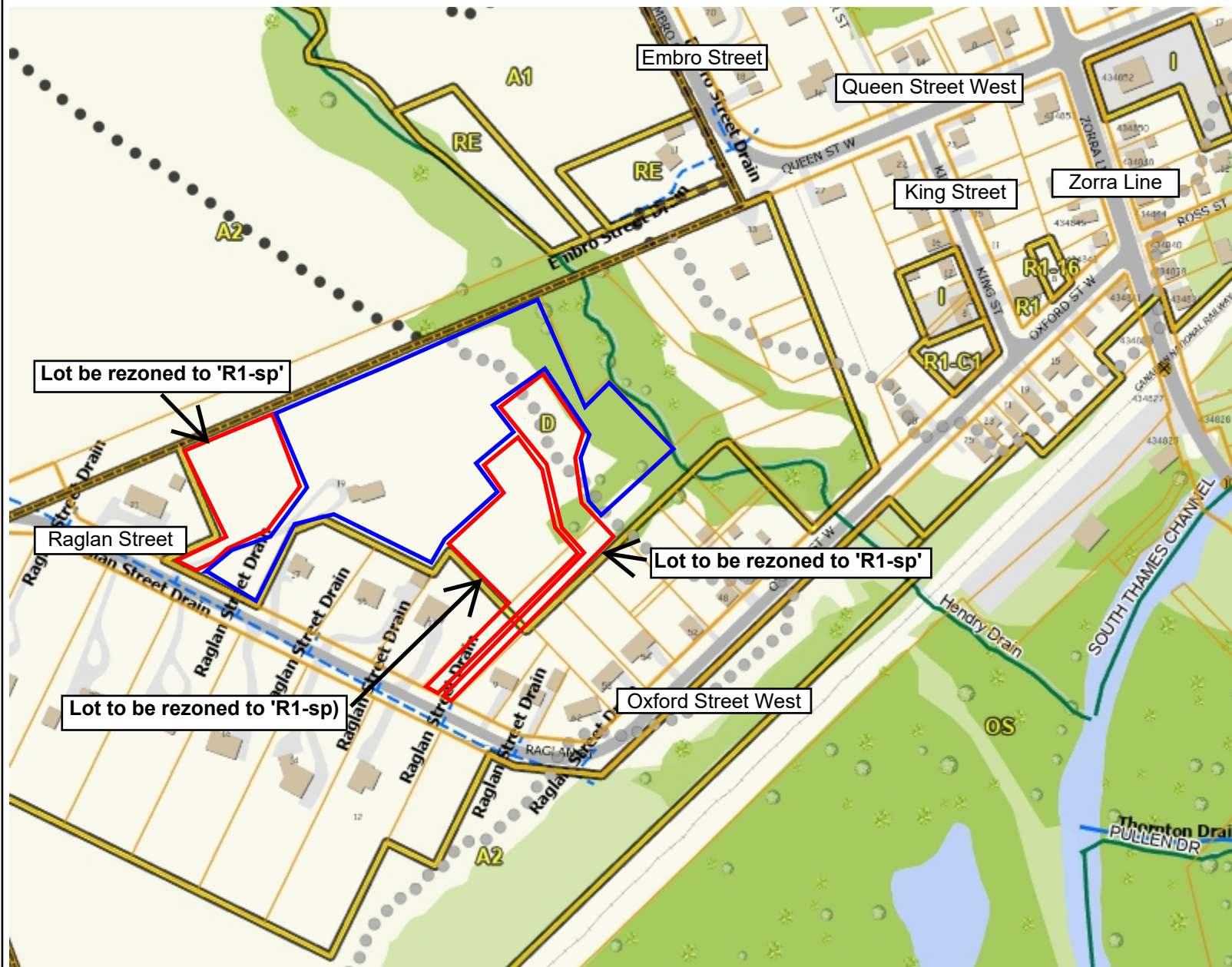
(see attached map)

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 **Laurel Davies Snyder, 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 in all correspondence.

Laurel Davies Snyder  
Development Planner  
Community Planning  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
phone: 519-539-9800 x 3217  
email: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)

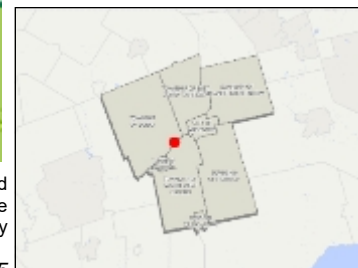
Dated: Monday, December 8, 2025



### 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



0 96 192 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 3, 2025