

PUBLIC NOTICE

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

APPLICATIONS FOR CONSENT

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

**DATE:** Thursday, February 19, 2026

**FILE NOS:** B25-51-4; B25-52-4; B25-53-4  
(Teresa & Michael Ptak)

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

**Purpose and Effect of Applications for Consent:**

The intent of the consent applications is to facilitate the creation of three (3) new residential lots for residential development and the retention of one (1) lot for continued residential use.

The dimensions of the proposed new residential lots and lot to be retained are as follows:

B25-51-4 & ZN 4-25-10: Proposed Lot 1 will have an approximate area of 3,859.8 m<sup>2</sup> (41,546.5 ft<sup>2</sup>) with 10.05 m (33 ft) of frontage on Raglan Street and an average lot depth of 69 m (226 ft). Excluding the area required for the access driveway, the proposed lot area is 2,822 m<sup>2</sup> (30,375.8 ft<sup>2</sup>). This area does not contain any structures.

B25-52-4 & ZN 4-25-10 - Proposed Lot 2 will have an approximate area of 4,494 m<sup>2</sup> (48,373 ft<sup>2</sup>) with 10.05 m (33 ft) of frontage on Raglan Street and an average lot depth of 85.25 m (279.7 ft). Excluding area required for the access driveway, the proposed lot area is 2,820 m<sup>2</sup> (30,354 ft<sup>2</sup>). This area does not contain any structures.

B25-53-4 & ZN 4-25-10- Proposed Lot 3 will have an approximate area of 4,453.9 m<sup>2</sup> (47,941.4 ft<sup>2</sup>) with 10 m (32.8 ft) frontage on Raglan Street This area does not contain any structures. Proposed Lot 3 will contain an Access Easement (to be Registered) for the benefit of the Lot to be Retained (to provide access to Raglan Street).

Proposed Lot to be Retained will be 25,559.3 m<sup>2</sup> (275,118 ft<sup>2</sup>) in area with frontage on Raglan Street and an average lot depth of 239 m (784.1 ft). Access to Raglan Street will be provided via an Access Easement over Proposed Lot 3 to facilitate the use of the existing driveway. This lot contains an existing dwelling, an existing shed, and an existing barn (not used for livestock, manure storage).

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 between Raglan Street and King Street and are known municipally as 19 Raglan Street.

**Public Meeting:**

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

**Date:** Thursday, March 5, 2026  
**Time:** 9:30 a.m.  
**Place:** Oxford County Administration Building, Council Chambers, 21 Reeve St, 1<sup>st</sup> Floor, Woodstock, ON N4S 3G1

**OR** Virtual public meeting via live stream –  
[www.oxfordcounty.ca/livestream](http://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](mailto: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](mailto:planning@oxfordcounty.ca) or call 519-539-9800, ext. 3202 by **Monday, March 2, 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](mailto:clerksoffice@oxfordcounty.ca).

**Other Planning Act Applications:      ZN 4-25-10**

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.

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 **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](mailto: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](mailto:planning@oxfordcounty.ca).

Yours truly,

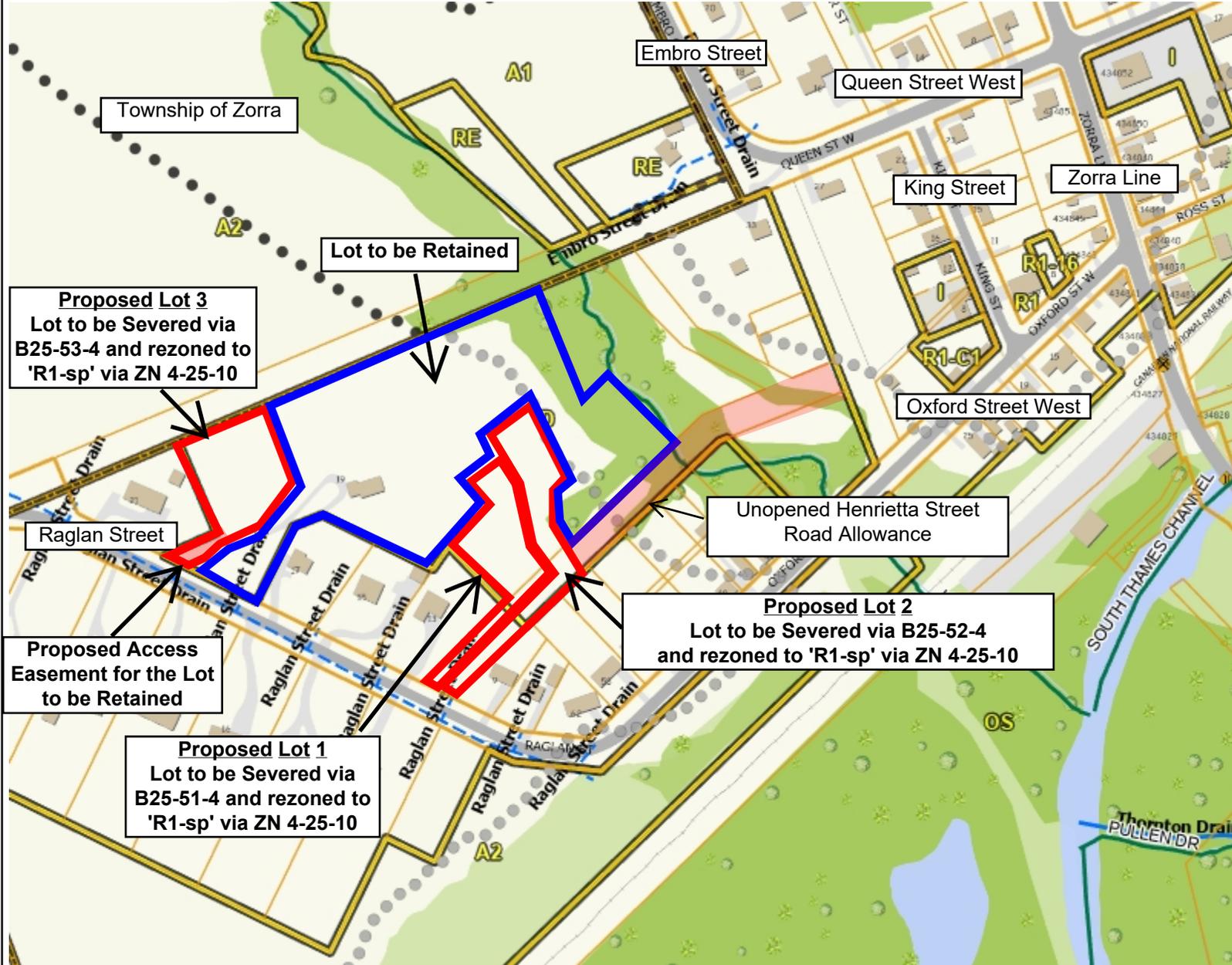


Angela Karn Sims  
Secretary-Treasurer  
County of Oxford Land Division Committee  
Community Planning Office  
P.O. Box 1614, 21 Reeve Street  
Woodstock, ON N4S 3G1  
Telephone: (519) 539-9800 ext. 3202

**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

**Proposed Lot 3**  
Lot to be Severed via B25-53-4 and rezoned to 'R1-sp' via ZN 4-25-10

Lot to be Retained

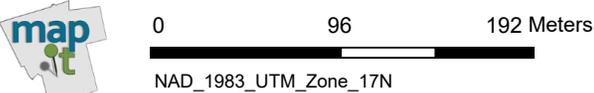
Unopened Henrietta Street Road Allowance

**Proposed Lot 2**  
Lot to be Severed via B25-52-4 and rezoned to 'R1-sp' via ZN 4-25-10

Proposed Access Easement for the Lot to be Retained

**Proposed Lot 1**  
Lot to be Severed via B25-51-4 and rezoned to 'R1-sp' via ZN 4-25-10

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