

To: Chair and Members of Oxford County Land Division Committee
From: Laurel Davies Snyder, Development Planner Community Planning

Application for Consent B26-23-4 – Colombo Club of Oxford

REPORT HIGHLIGHTS

- The purpose of this application for consent is to create one (1) new residential lot and retain one lot for continued institutional uses in the Village of Beachville.
- Subject to the recommended conditions of approval, Planning staff are recommending approval of the application as it is generally consistent with the policy criteria of the Provincial Planning Statement and maintains 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: Colombo Club of Oxford
434719 West Hill Line, Beachville, ON N0J 1A0

LOCATION:

The subject lands are legally described as Part Lot 10, Concession Broken Front and are located on the west side of West Hill Line, between Beachville Road and Karn Road. The lands are in the Village of Beachville and known municipally as 434719 West Hill Line.

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)

application for consent and will be considered by Township Council pending approval of this application.

The Oxford Natural Heritage System Study (ONHSS) identifies that the property is within an area of Significant Valleylands and the northern part of subject lands contains a Significant Ecologically Important Woodlands.

The southeast portion of the subject property is within the Well Head Protection Area (WHPA) A and a small portion in the southeast portion of the property is within WHPA B., illustrated by Plate 3.

Surrounding land uses include agricultural lands to the south, an institutional use to the southeast (Beachville Fire Hall (Station 3)), residential land uses to the north and east, and lands zoned 'Special Development Zone (D-2) to the east.

Plate 1, Location Map with Existing Zoning, shows the location and current zoning of the lot to be retained and the lot to be severed, and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2025), provides an aerial view of the lot to be retained and lot to be severed

Plate 3, Well Head Protection Area, illustrates the Well Head Protection Area with respect to the lot to be retained and the lot to be severed.

Plate 4, Applicant's Sketch, provides the proposed configurations and dimensions of the lot to be retained and the lot to be severed, as submitted by the applicant.

Application Review

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) is a policy statement issued under Section 3 of the *Planning Act* that came into effect on October 20, 2024. Section 3 of the *Planning Act* requires that decisions affecting a planning matter shall be consistent with the policy 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 and that within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas. Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive, as appropriate, and are freight-supportive. Furthermore, Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

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 lot to be retained and lot to be severed 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 not currently served by municipal sanitary services; municipal water service is available. Designated rural settlements comprise Rural Clusters, Villages and Serviced Villages. 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 except for multiple unit residential development involving more than two units.

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.

With respect to the Natural Heritage Resources contained on the subject lands, the northern portion of the subject lands contain an area that has been identified as Significant Ecologically Important Woodlands, and the entirety of the subject lands are identified as Significant Valleylands. Planning Staff note that as the woodlands are entirely contained on the lot to be retained and as such, will not be impacted by this application for consent, it was determined that an Environmental Impact Study (EIS) is not a requirement of this application.

Zoning By-law

The subject property is currently zoned 'Institutional Zone (I)' in the Township of South-West Oxford Zoning By-law No. 25-98. The 'I' zone permits a range of uses including but not limited to a cemetery, a community centre, a daycare centre, a funeral home, a fraternal lodge or institutional hall, a medical centre, a museum, a place of worship, and a public library.

The proposed lot to be retained will maintain the 'I' zoning. The relevant provisions for a non-residential use in the 'I' zone include:

- Minimum lot area: 0.37 ha (0.91 ac)
- Minimum lot frontage: 40 m (131.2 ft)
- Minimum lot depth: 92.5 m (303 ft)

Based on the information submitted by the applicant, it appears that the lot to be retained – which will continue to be used for institutional purposes – meets the provisions of the 'I' zone.

As previously noted, the applicant is proposing that the lot to be severed will be developed for residential purposes. A condition of approval will be that the lot to be severed be rezoned to the appropriate residential zone. The applicant has applied for a Zoning By-law Amendment to rezone the lot to be severed via B26-23-4 from 'Institutional Zone (I)' to 'Residential Type 1 Zone (R1)' in the Township of South-West Oxford Zoning By-law to facilitate future residential development. The relevant provisions for the 'R1' zone where sanitary sewers are not available include:

- Minimum lot area: 2,800 m² (30,140 ft²)
- Minimum lot frontage: 35 m (114.8 ft)
- Minimum lot depth: 80 m (262.5 ft)

Based on the information submitted by the applicant, it appears that the lot to be severed meets the provisions for lot area, lot frontage, and lot depth for 'R1' where sanitary sewers are not available. Staff notes that as the lot to be severed is not regular in shape, the lot depth is an average of 80 m (262.5 ft).

Agency Comments

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

The Township of South-West Oxford Chief Building Official (CBO)/Drainage Superintendent and the Township of South-West Oxford Septic Inspector reviewed the application and commented that as soil testing has not been completed on the lot to be severed, the potential location of a future septic system is yet to be assessed and determined. The proposed lot to be severed has limited availability for a septic system; this will be assessed once an application is received.

The Township of South-West Oxford Works Superintendent reviewed the application and does not have any concerns with the proposed severance. They commented that a new entrance to the proposed residential use on the lot to be severed would be subject to approval to ensure sufficient site lines are achieved. Based on a site review, there appears to be areas that would meet the site line requirements. If the application for consent is approved, the applicant should consult with the Township prior to planning the entrance, as a new entrance permit will need to be obtained.

The Township of Southy-West Oxford Chief Administrative Officer (CAO) confirmed that the Parkland Dedication Fee will apply to the lot to be severed.

Oxford County Public Works staff provided the following comments:

- If approved, a condition of severance shall be that the owner will satisfy all requirements, financial and otherwise, of the County, regarding the installation of a water service, to the satisfaction of the County. Both properties must be serviced (water) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water servicing is available on West Hill Line, and the applicant will be required to connect the new lot.
- Pending approval, the applicant is required to submit a completed Application for Connection of Water and Sewer.
- A portion of the lot to be severed is in a Well Head Protection Area (WHPA); no septic system will be permitted to be constructed within the WHPA.

Upper Thames River Conservation Authority (UTRCA) staff indicated that they do not have any objections to the application. They noted that there appears to be a steep slope running along the southern property line of the lands to be severed. They are of the opinion that this would not be considered a regulated slope as it is very likely a human-made slope established during the initial grading of that site. While it is not a requirement from the UTRCA, the UTRCA recommends that proper setbacks from the top of slope are maintained for all future residential development on the lot to be severed, and it appears that there is sufficient room to accommodate this.

Hydro One Networks, Southwestern Public Health, and Canada Post reviewed the application and indicated that they do not have concerns or comments.

Public Consultation

Notice of Public Meeting regarding the application was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on July 23, 2026. At the time of writing this report, Staff had not received any questions or comments.

Planning Analysis

The purpose of the application for consent is to create one (1) new parcel for residential development and to retain one (1) parcel for continued institutional use (Colombo Club of Oxford).

Planning staff have reviewed the application 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.

As noted earlier in this report, part of the proposed lot to be severed is a WHPA. In consultation with County Public Works staff, the Oxford County Source Water Protection Coordinator, the Township Chief Building Official, the Township Septic Inspector, and the Oxford County Manager of Policy Planning, it was determined that due to the constraints presented by the WHPA, any septic system (including future replacement/upgrades) must be outside of the WHPA. This has been included as a condition for the committee's consideration, along with a condition that this is registered on title to ensure long-term compliance (e.g. if the septic system is replaced or upgraded, it must still be outside of the WHPA). Based on comments received from the Township of South-West Oxford's Septic Inspector, the proposed lot to be severed has limited availability for a septic system; this will be assessed once an application is received and required testing is completed (e.g. soil testing). Planning staff note that the results of this will assist with determining the location of the septic system. Planning staff further note that until such time that municipal septic services are available, consistent with County Public Works staff and the Township CBO and Works Superintendent, further severance of the lot to be severed via B26-23-4 would be restricted at this time.

Staff note that based on comments received from Oxford County Public Works Staff, municipal water servicing is available on West Hill Line, and the applicant will be required to connect the new lot to said services. Pending approval, the applicant is required to submit a completed Application for Connection of Water and Sewer. This has been included as a condition for the committee's consideration.

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

The proposed consent to facilitate one (1) new residential parcel for residential development, served by private sanitary services is consistent with the Official Plan direction for the promotion of growth within Villages. The proposed 'R1' zoning and resulting single detached dwelling will be consistent with existing development in the area.

The proposed new residential lot generally meets the requirements of the 'R1' Zone as set out in Section 12.0 of the Township of South-West Oxford Zoning By-law No. 95-28. With respect to the comment received from the Township's Works Superintendent regarding the location of a new entrance to the lot to be severed and maintaining sightlines, pending approval of this application for consent, Planning staff will incorporate this and other items including but not limited to compatibility into the forthcoming zone change application pending approval of this application for consent.

Overall, Planning staff are of the opinion that the proposal to sever the subject lands to create one (1) new residential lot and maintain one (1) institutional lot for continued institutional uses is consistent with the Provincial Planning Statement and maintains the intent of the Official Plan with

respect to residential development adjacent to natural heritage features in designated Settlement Areas and are recommending that the application be approved, subject to the recommended conditions.

RECOMMENDATION

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

1. The lot to be severed be appropriately zoned to the satisfaction to the Township of South-West Oxford.
2. The owner shall provide a cash-in-lieu of parkland payment, to the satisfaction of the Township of South-West Oxford.
3. The owner will satisfy all requirements, financial and otherwise, of the County, regarding the installation of a water service, to the satisfaction of the County. Both the lot to be retained and the lot to be severed must be serviced (water) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department. Water servicing is available on West Hill Line, and the applicant will be required to connect the lot to be severed to water services.
4. The owners will enter into an Agreement with the Township of South-West Oxford confirming that any septic system, including a replacement septic system, required for use(s) on the lot to be severed via Consent File No. B26-23-4, meets all requirements as determined by the Township of South-West Oxford and is located outside of the Well Head Protection Area (WHPA) to the satisfaction of the Township of South-West Oxford, and the said Agreement shall be registered on title to the satisfaction of the Township of South-West Oxford.
5. The owners shall submit a recent survey to confirm lot sizes and setbacks to the satisfaction of the Township of South-West Oxford.
6. The Clerk of the Township of South-West Oxford advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.

SIGNATURES

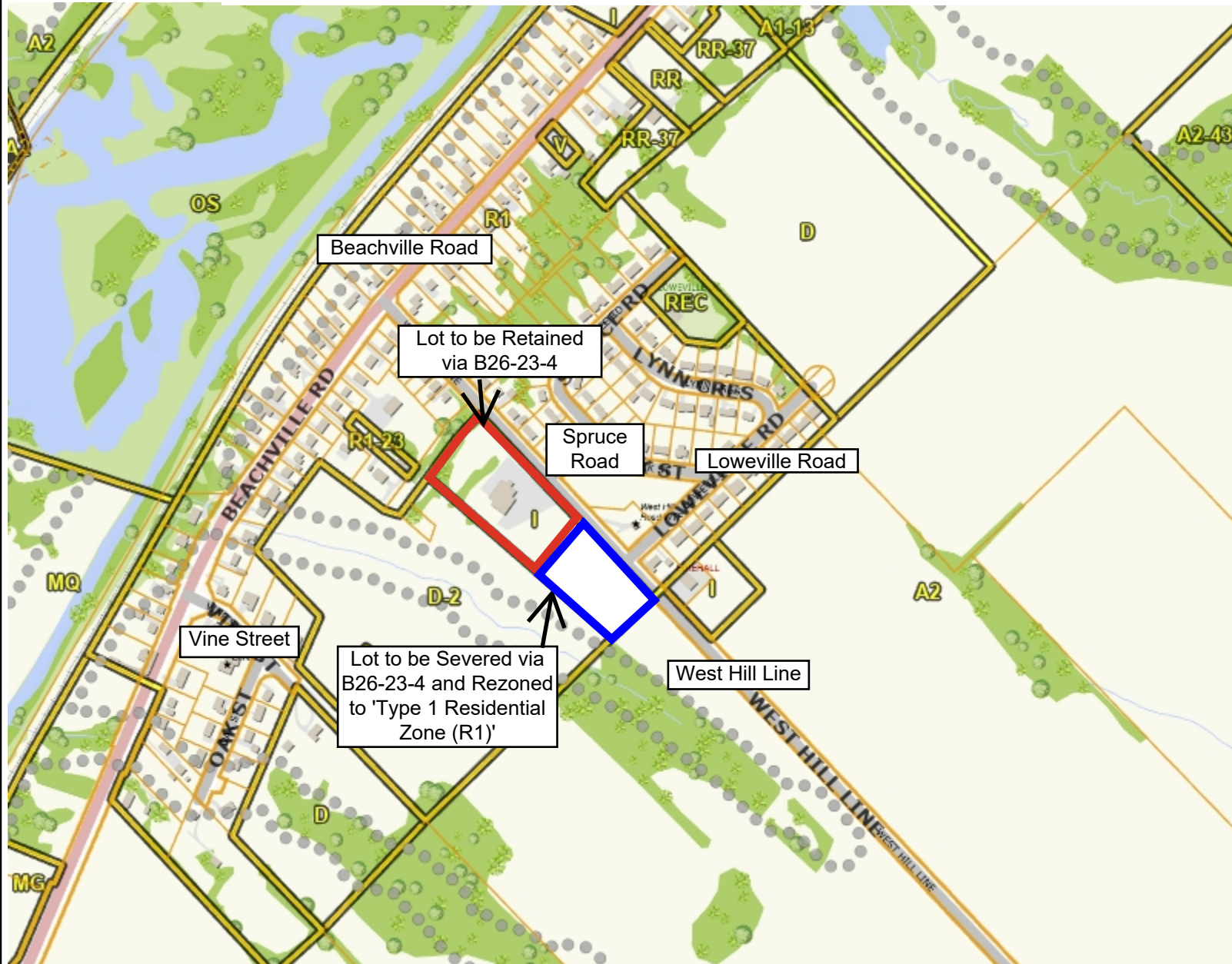
Authored by:	<i>“Original Signed By”</i>	Laurel Davies Snyder, MCIP, RPP Development Planner
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Approved for submission:	<i>“Original Signed By”</i>	Heather St. Clair, MCIP, RPP Senior Development Planner
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Plate 1: Location Map with Existing Zoning

File Nos.: B26-23-4 and ZN4-26-06 (Colombo Club of Oxford)

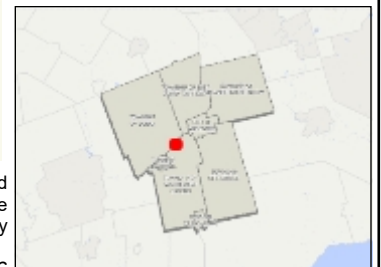
Part Lot 10, Concession Broken Front, 434719 West Hill Line, Township of South-West Oxford



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



0 192 383 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

May 29, 2026



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



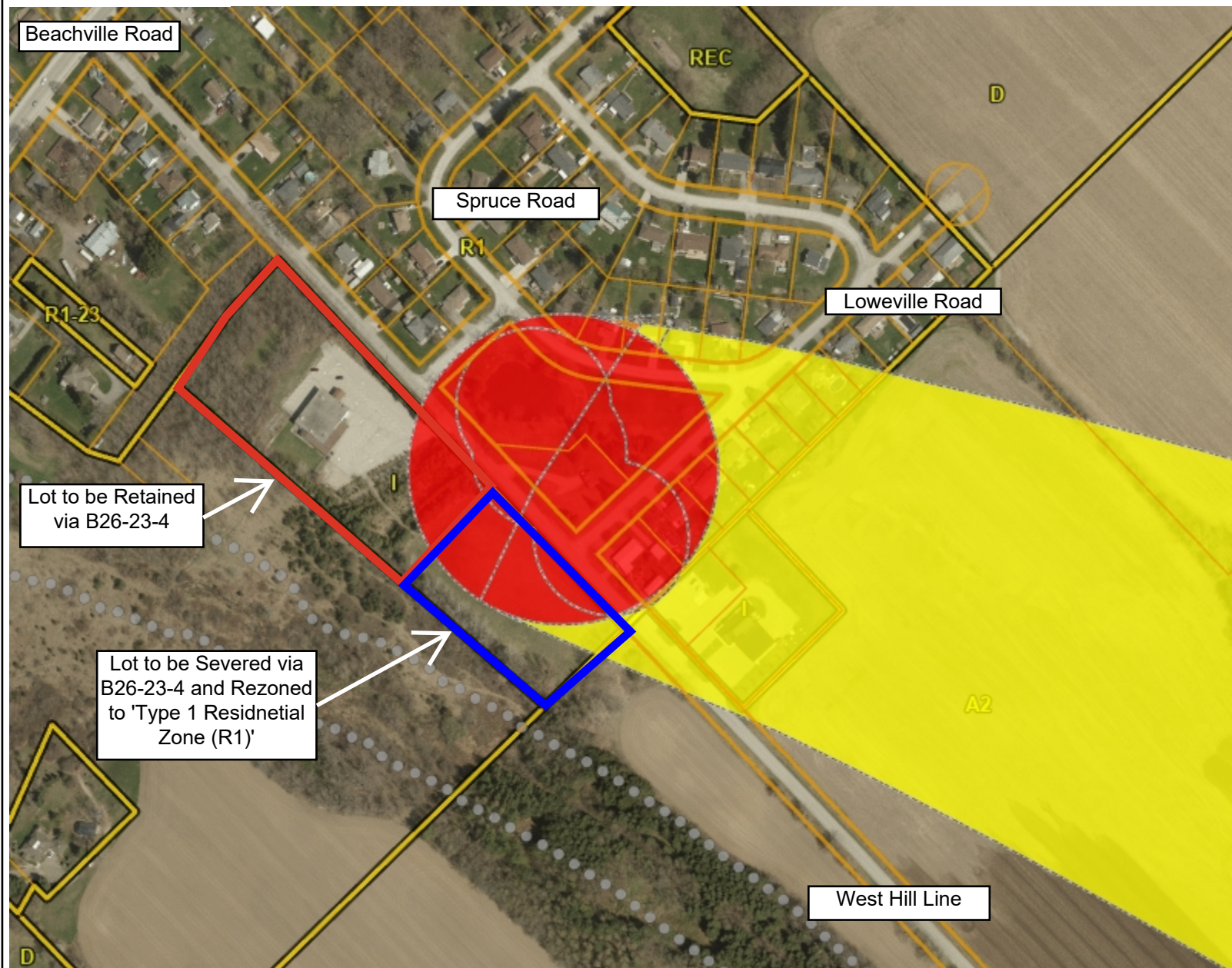
0 96 192 Meters

NAD_1983_UTM_Zone_17N



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May 29, 2026



Legend

- Parcel Lines**
- Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Water Quality**
- Tabor Nitrate ICA
 - Tillsonburg Nitrate ICA
 - Otterville Nitrate ICA
 - WHPA A-D
- AVI:Score (WHPA A)**
- 2
 - 4
 - 6
 - 8
 - 10
- AVI:Score (WHPA B)**
- 2
 - 4
 - 6
 - 8
 - 10
- AVI:Score (WHPA C)**
- 2
 - 4
 - 6
 - 8
 - 10
- AVI:Score (WHPA D)**
- 2
 - 4
 - 6
 - 8
 - 10
- SWAT:Score (WHPA A)**
- 2

Notes



0 96 192 Meters

NAD_1983_UTM_Zone_17N



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July 20, 2026

