

To: Chair and Members of Oxford County Land Division Committee

From: Laurel Davies Snyder, Development Planner, Community Planning

Request to Amend Dimensions of Lot to be Retained B25-26-4 – Paul Boesterd

REPORT HIGHLIGHTS

- The purpose of this report is to consider an amendment to the dimensions and shape of the lot to be retained, which was granted conditional consent by the Land Division Committee on September 4, 2025. The total area and frontage of the lot to be retained remains consistent with the original proposal.
- The intent of the amendment is to support efficient farming and maximize potential crop yield on the lot to be severed.
- Planning staff are recommending approval of the amendment as it remains consistent with the intent of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to farm consolidations and non-farm rural residential development in prime agricultural areas, and the amended proposal will continue to comply with the provisions of the Township Zoning By-law.

DISCUSSION

Background

OWNER/APPLICANT: Paul Boesterd
243930 Airport Road, Tillsonburg, ON N4G 4H1

LOCATION:

The subject lands are described as Part Lots 13-14, Concession 8 (Dereham) in the Township of South-West Oxford. The lands are located on the south side of Airport Road, lying between Dereham Line and Plank Line and municipally known as 243930 Airport Road.

PROPOSAL:

At their meeting of September 4, 2025, the Land Division Committee conditionally approved Application for Consent B25-26-4, submitted by White Coat LLP (c/o Gord Klein), which proposed a farm consolidation and the retention of a 0.8 ha (2 ac) lot for non-farm rural residential use. It was proposed that the lot to be severed would be added to the abutting agricultural lot to the

immediate south. Once merged, the lot to be severed and the lot to be enlarged would result in an agricultural parcel size of approximately 45.7 ha (112.9 ac) with frontage on Ostrander Road.

The applicant has now requested that the dimensions of the lot to be retained be amended to increase the depth and square the retained lands to better support efficient farming practices and maximize potential crop yield on the lot to be severed. The amendment would not change the frontage or area of the lot to be retained; the change would be to the lot depth and width of the rear lot line.

The table below summarizes the original proposal and amended proposal for lot to be retained. The proposed amended lot to be retained is illustrated by Plate 3.

	RETAINED LOT – ORIGINAL PROPOSAL	RETAINED LOT – AMENDED PROPOSAL
Frontage	41.8 m (137.1 ft)	41.8 m (137.1 ft)
Rear Lot Line	51.8 m (170 ft)	41.8 m (137.1 ft)
Depth	171.8 m (563.6 ft)	193.5 m (634.8 ft)
Area	0.8 ha (2 ac)	0.8 ha (2 ac)

The lot to be retained will continue to front onto Airport Road and contains an existing single detached dwelling, a detached garage, two (2) sheds, a sugar shack, and a private well and septic system. The existing single detached dwelling was constructed in approximately 1988, as per assessment records on file.

Plate 1, Location Map with Existing Zoning, identifies the location of the subject lands and the revised configuration of the retained lands, as well as the proposed configuration of the severed and enlarged lands, and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject lands and identifies the severed, retained and enlarged lands and the existing zoning in the immediate vicinity.

Plate 3, Applicant's Sketch, illustrates the proposed amendment for the lot to be retained, as submitted by the applicant.

Planning Analysis

The applicant has submitted a request to amend the dimensions of the lot to be retained as it relates to the Land Division Committee's decision regarding Consent Application B25-26-4.

The intent of the amendment is to regularize the lot to be retained to allow for efficient farming of the field to the east (part of the lot to be severed). After Consent Application B25-26-4 was granted, the applicant realized that the original proposal would have resulted in the lot to be retained having an irregular shape which would result in inefficient farming for the lot to be severed. More specifically, the rear lot line would have been 10 m (30 ft) wider than the front lot line, which equates to twelve (12) rows of crops. As most farmers use GPS auto-steer which only works in a straight line from one end of the field to the other, the original dimensions and shape of the lot to be retained as originally submitted would have resulted in inefficient farming and a loss of potential crop yield.

Staff are of the opinion that this is a reasonable amendment. The area and frontage of the lot to be retained remains consistent with the original proposal, remain consistent with the intent of the Provincial Planning Statement and the County Official Plan with respect to farm consolidations and surplus farm dwellings, and the amended proposal will continue to comply with the provisions of the Township Zoning By-law. Increasing the depth and decreasing the width of the rear lot line of the lot to be retained is not anticipated to result in any negative impacts to the lot to be severed.

Staff note that the applicant has submitted an application to rezone the lot to be retained (Condition 5 of the Notice of Decision for B25-26-4).

Planning staff are of the opinion that the request to amend the dimensions of the lot to be retained as described in Report CP 2025-322 is appropriate, continues to represent good land use planning and can be supported from a planning perspective.

RECOMMENDATION

That the request to amend the dimensions of the lot to be retained as it relates to the Land Division Committee's decision regarding Consent Application B25-26-4 (Paul Boesterd), be approved, with the conditions implemented as per Report CP 2025-261 and the decision issued by the Land Division Committee on September 4, 2025.

SIGNATURES

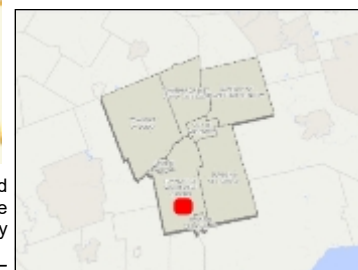
Authored by:

Original Signed By

Laurel Davies Snyder, RPP, MCIP
Development Planner

Approved for submission: Original Signed By

Heather St. Clair, RPP, MCIP
Senior Development Planner

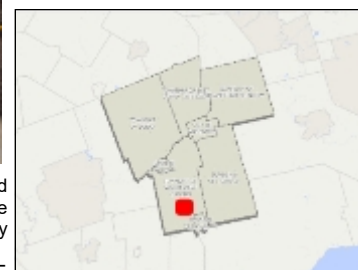




Legend

- 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)

Notes



0 383 766 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 13, 2025

Plate 3: Applicant's Sketch
File No.: B25-26-4 (Boesterd)
Part Lots 13-14, Concession 8 (Dereham), 243930 Airport Road,
Township of South-West Oxford

Oct 14, 2025

Airport Rd.

