

## PUBLIC NOTICE

pursuant to Sections 53(5) & 45(5) of the Planning Act, R.S.O. 1990, as amended

### APPLICATIONS FOR CONSENT & MINOR VARIANCE

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

**DATE:** Thursday, January 22, 2026

**FILE NO(S):** B25-61-4; A25-15-4; B25-62-4; A25-16-4;  
B25-63-4 (Estate of Judson Denby)

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

#### **Purpose and Effect of Applications for Consent & Minor Variance:**

The intent of the consent and minor applications is to retain one (1) lot for continued residential use, facilitate the creation of two (2) new residential lots for continued residential use, and convey the remaining agricultural land to an abutting property for continued agricultural use.

Proposed Residential Lot 1: Lot to be Retained has an approximate area of 0.49 ha (1.21 ac), with 35 m (114.8 ft) of frontage on Beachville Road and an average lot depth of 139.7 m (458.5 ft). These lands contain an existing single detached dwelling (approximately 116.1 m<sup>2</sup>/1,250 ft<sup>2</sup>) and detached garage (approximately 55.7 m<sup>2</sup>/600 ft<sup>2</sup>).

Proposed Residential Lot 2: Lot to be Severed via B25-61-4 has an approximate area of 0.49 ha (1.21 ac), with 35 m (114.8 ft) of frontage on Beachville Road and an average lot depth of 139.7 m (458.5 ft). These lands contain an existing single detached dwelling (approximately 230.4 m<sup>2</sup>/2,480 ft<sup>2</sup>) and a detached garage (approximately 45.2 m<sup>2</sup>/486 ft<sup>2</sup>).

Proposed Residential Lot 3: Lot to be Severed via B25-62-4 & A25-15-4 has an approximate area of 0.4 ha (0.97 ac) with 28.1 m (92.3 ft) of frontage on Beachville Road and an average lot depth of 139.7 m (458.5 ft). These lands contain a single detached dwelling (approximately 130.5 m<sup>2</sup>/1,405 ft<sup>2</sup>), and four (4) accessory structures - a detached garage, two (2) sheds and a shop. Relief is requested to permit a lot frontage of 28.1 m (93.2 ft).

Proposed Lot to be Severed via B25-63-4 & A25-16-4 has an approximate area of 21.3 ha (52.7 ac) with 39.6 m (129.9 ft) of frontage on Beachville Road and will be conveyed to the abutting rural residential parcel (585006 Beachville Road) for a total lot area of 21.78 ha (53.8 ac). Relief is requested to permit a reduced lot frontage of 39.6 ft (229.9 ft) where 100m (328.1 ft) is required and a reduced lot area of approximately 21.3 ha (52.7 ac) where 30 ha (74.1 ac) is required. The lands to be conveyed are currently vacant; the lot to be enlarged contains a single detached dwelling, a shop (approximately 92.9 m<sup>2</sup>/1,000 ft<sup>2</sup>), and a barn (approximately 139.4 m<sup>2</sup>/1,500 ft<sup>2</sup>). The barn is not used for livestock purposes or manure storage purposes.

A Zone Change Application will be required as a condition of approval of the consent to rezone the proposed Residential Lots 1, 2, and 3 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)', with a special provision for the increased maximum accessory structure area for Proposed Residential Lot 3 (Lot to be Severed via B25-62-4 & A25-15-4).

The subject lands are legally described as Part Lot 1, Concession Broken Front, 585016 Beachville Road, Township of South-West Oxford. The lands are located on the south side of Beachville Road, between East Hill Line and Anderson Street and known municipally as 585016 Beachville Road.

#### **Public Meeting:**

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

**Date:** **Thursday, February 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, February 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:**      **None**

Please be advised that the Land Division Committee may approve, modify or refuse the requested Consent & Minor Variance 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 & Minor Variance 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,

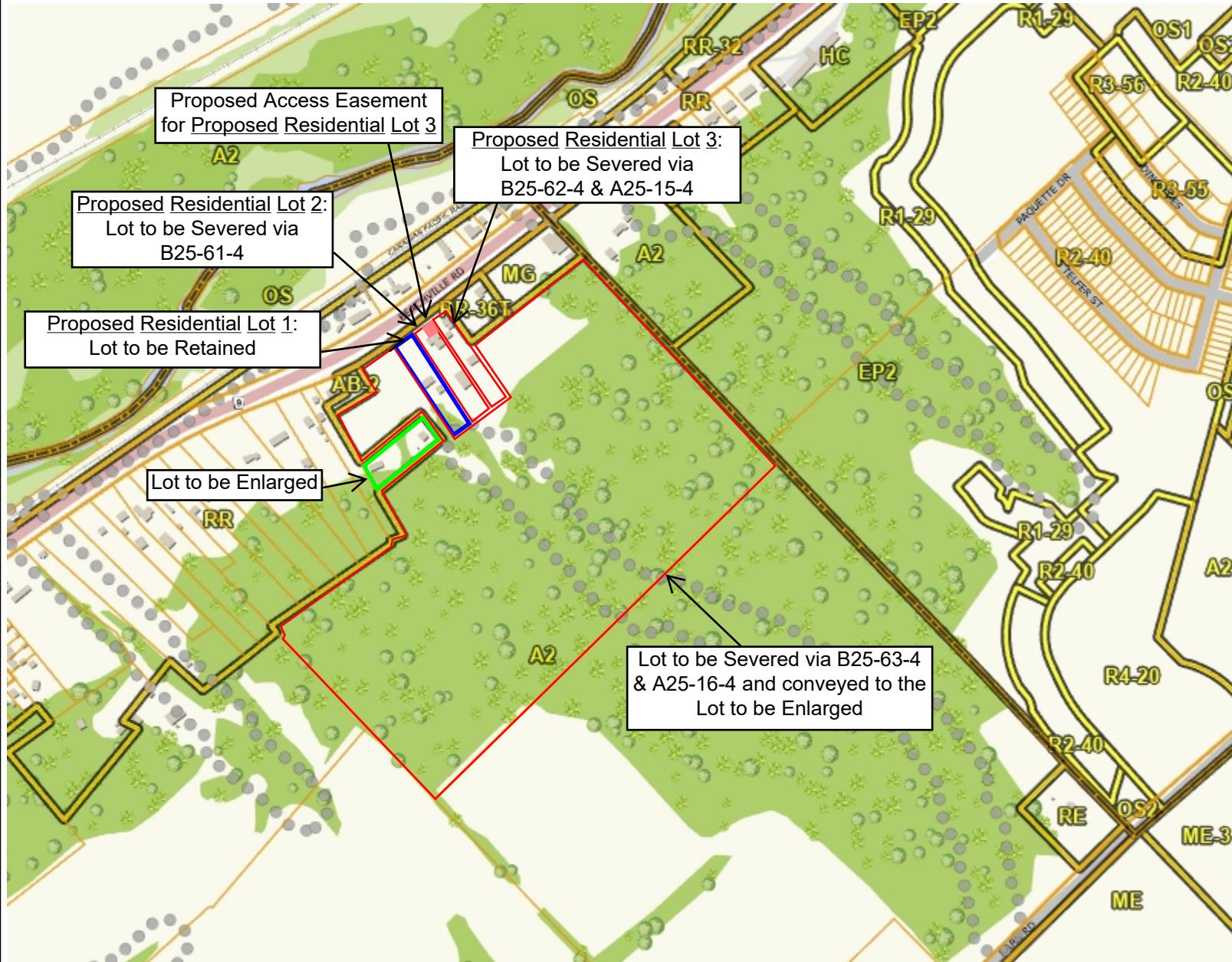


Angela Karn Sims  
Secretary-Treasurer  
County of Oxford Land Division Committee  
Community Planning Office  
P.O. Box 1614, 21 Reeve Street  
Woodstock, ON N4S 3G1  
Telephone: (519) 539-9800 ext. 3202

**Plate 1: Location Map with Existing Zoning**

File Nos.: B25-61-4; B25-62-4 & A25-15-4; B25-63-4 & A26-16-4

Part Lot 1, Concession Broken Front, 585016 Beachville Road, Township of South-West Oxford



**Legend**

Parcel Lines

- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Zoning Floodlines

- 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

December 8, 2025