

PUBLIC NOTICE

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

APPLICATION FOR ZONE CHANGE in the TOWNSHIP OF SOUTH-WEST OXFORD

Township of South-West Oxford
312915 Dereham Line
Mt. Elgin, ON N0J 1N0
Telephone: 519-877-2702

DATE: Tuesday, September 29, 2026

FILE: ZN 4-26-11 (The Estate of Judson Denby)

Purpose and Effect of the Proposed Zone Change

The purpose of the application is to rezone three (3) new residential lots created through Consent File Nos. B25-61-4, B25-62-4 from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' and 'Special Rural Residential Zone (RR-sp)' and rezone the lot to be enlarged from 'Rural Residential Zone (RR)' to 'Special General Agricultural Zone (A2- sp)'

The effect of the proposed zone change would be to facilitate the above-noted consent applications. Site specific provisions would be required as follows:

Residential Lot 2: permit a maximum accessory structure area of 201.1 m² (2,165 ft²) where 100 m² (1,076 ft²) is the maximum to reflect the size of existing accessory structures on the lands and permit a frontage of 28.1 m (92.3 ft) where 35 m (114.8 ft) is required.

Lot to be Enlarged: permit a reduced frontage of 39.6 m (129.9 ft) where 100 m (328.1 ft) is required and permit a lot area of 21.78 ha (53.9 ac) where 30 ha (74.1 ac) is required.

No new development is proposed as a result of the requested zone changes.

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

Public Meeting

The Council of the Township of South-West Oxford will hold a public meeting to consider the proposed Zone Change on:

Date: Tuesday, October 20, 2026
Time: 6:30 p.m.
Place: Township Office, 312915 Dereham Line, Mount Elgin, ON N0J 1N0

Council and staff are encouraging residents to provide written comments in advance of the meeting to planning@oxfordcounty.ca. Comments may also be submitted in writing, by mail or drop box at the Township office, or over the phone by calling 519-539-9800, ext 3912. All written and verbal comments received will be read out loud for Council's consideration. Comments received may become part of the public agenda.

If you wish to speak as part of the public meeting, we ask that you please register ahead of time by contacting the Clerk's office at 519-485-0477, ext. 7027 or clerk@swox.org. Requests to participate in the meeting should be received by 4:30 p.m. on **Thursday, October 15, 2026**.

Other Planning Act Applications: B25-61-4; A25-15-4; B25-62-4; A25-16-4 and B25-63-4

Please be advised that Council may approve, modify or refuse the requested application at the meeting. If you do not attend or are not represented at the meeting, the Council may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Township of South-West Oxford on the proposed amendment, you must make a written request to the either the Clerk of the Township of South-West Oxford or to planning@oxfordcounty.ca.

In order to appeal a decision of the Township of South-West Oxford to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of Township of South-West Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Township of South-West Oxford or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South-West Oxford or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

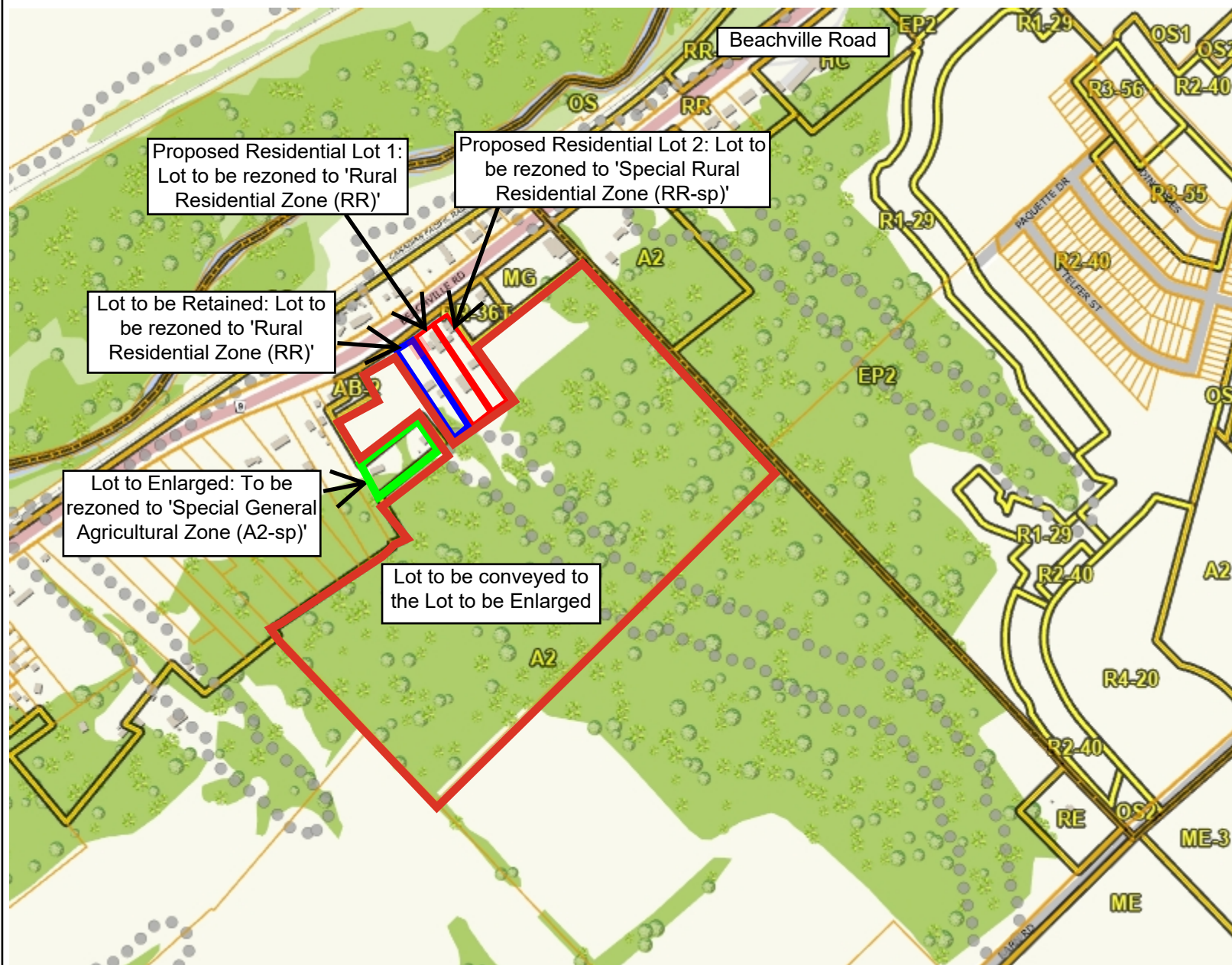
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted application and how to preserve your appeal rights, 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. Please include the applicant's name and our File Number on all correspondence.

Yours truly,

A handwritten signature in black ink that reads "Heather St. Clair". The signature is written in a cursive, flowing style.

/ak

Heather St.Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712



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



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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

December 8, 2025