P U B L I C N O T I C E

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

APPLICATIONS FOR CONSENT AND MINOR VARIANCE

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

DATE: Thursday, November 19, 2026 **FILE NOS:** B26-49-5; A26-05-5 (Hogg Excavating and Construction Ltd.)

The County of Oxford Land Division Committee has received an Application for Consent and Minor Variance.

Purpose and Effect of the Applications for Consent and Minor Variance:

The purpose of this application is to create one (1) new residential infill lot, by severing an area of approximately 522.7 m^2 (5,626 ft^2) and retaining a lot of the same proportions. The subject lands are currently vacant, and it is proposed that a new single detached dwelling would be established on both the lot to be severed and the lot to be retained. The associated minor variances are requested to permit reduced lot frontage (13.2 m / 43.3 ft) rather than the required 15 m (49.2 ft).

The subject land is described as Part Lot 1, Conc. 9 (East Nissouri), Part 8, 41R3200, are located on the west side of Stanley Street North and are municipally known as 173 ½ Stanley St North, Thamesford, Township of Zorra.

Public Meeting:

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

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

OR

Virtual public meeting via live stream –
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. 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 or call 519-539-9800, ext. x3202 by **Monday, November 30, 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.

Other Planning Act Applications: None

Please be advised that the Land Division Committee may approve, modify or refuse the requested Consent and 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 and 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.

Cont'd…

If you have any questions regarding the above-noted application, please contact **Spencer McDonald, Development Planner** Community Planning Office **(519-539-9800 ext. 3205)**. 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.

Decision:

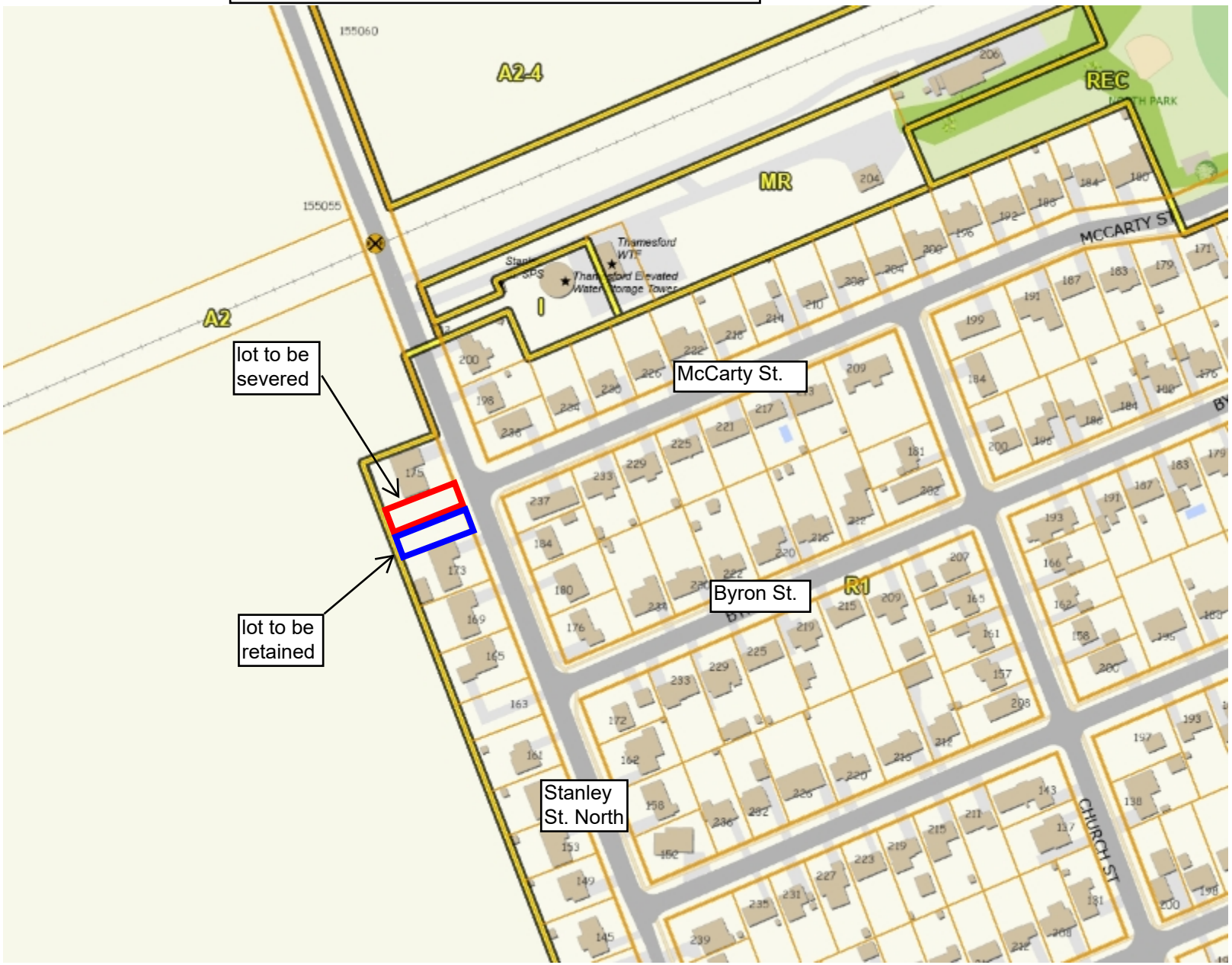
If you wish to be notified of the decision of the Land Division Committee in respect to the proposed application, you must make a written request to the Land Division Committee at the address noted below, or to planning@oxfordcounty.ca.

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 and Existing Zoning
File No. B26-49-5; A26-05-5 - Hogg Construction Ltd.
173 1/2 Stanley St. North, Thamesford, Township of Zorra



Legend

Parcel Lines
- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Environmental Protection Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

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 75 151 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

October 5, 2026