

NOTICE OF RECEIPT OF COMPLETE APPLICATION

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

APPLICATION FOR ZONE CHANGE

TOWNSHIP OF SOUTH-WEST OXFORD

Please be advised that the Community Planning Office has received an application applying to the following lands:

File No.:	ZN 4-26-11
Owner:	Estate of Judson Denby
Applicant:	Cathy Smith
Agent:	Robert Yates
Location of Property:	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.
Description of Application:	The purpose of this 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.

(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a Public Notice informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the application, please contact this office to arrange an appointment with **Laurel Davies Snyder, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number in all correspondence.

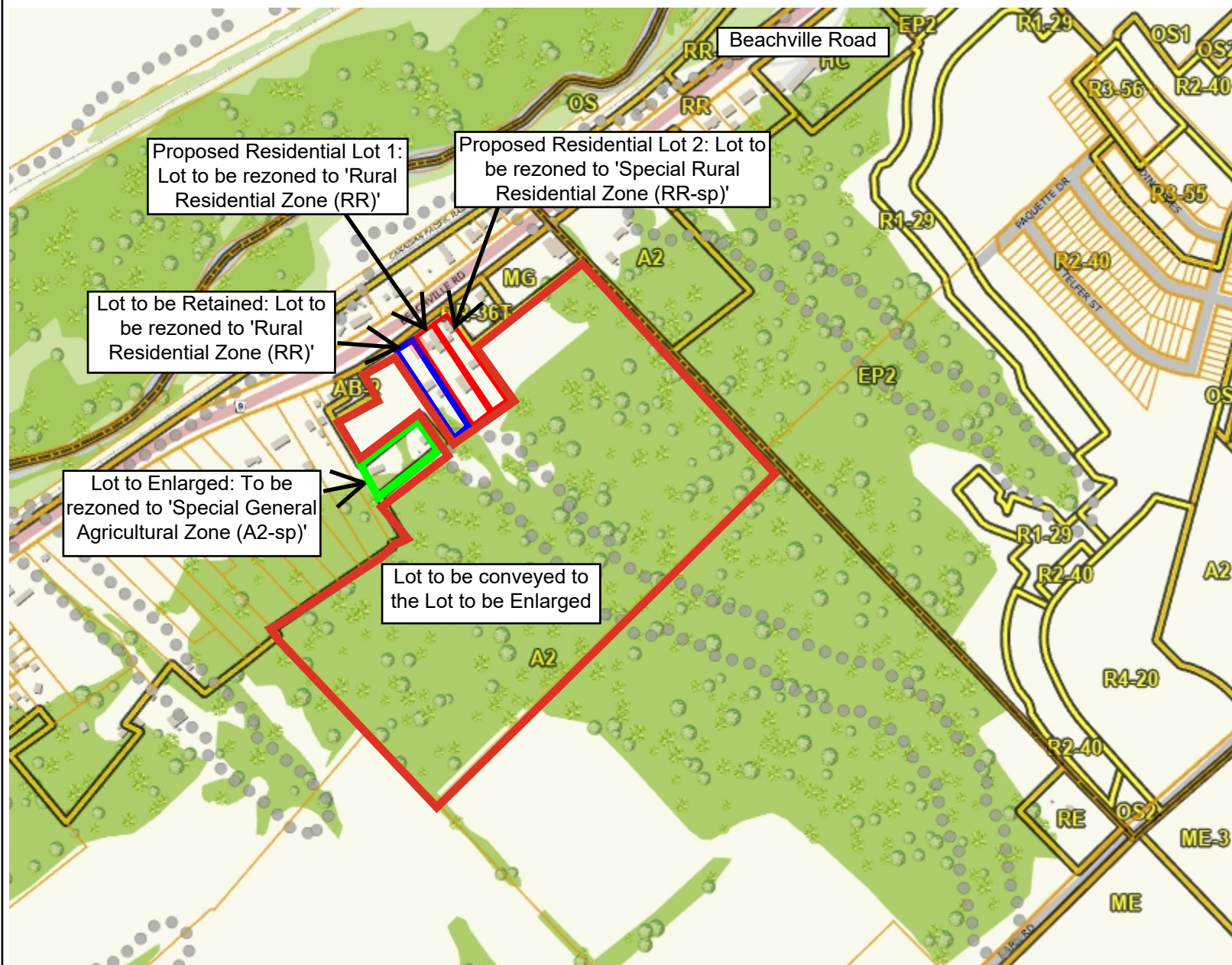
Laurel Davies Snyder
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 3217
email: planning@oxfordcounty.ca

Dated: Thursday, September 10, 2026

Plate 1: Location Map with Existing Zoning

File No.: 4-26-11 (The Estate of Judson Denby)

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**
- 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

December 8, 2025