



Special Town Council Meeting
Council Chambers
Wednesday, September 9, 2026
6 PM

AGENDA

1. **Call to Order – Welcome**
2. Approval of Agenda
3. Business
 - 3.1 RFD – 20260909-1 – Land Sale, surveying costs
4. In-Camera
 - 4.1 pursuant to MGA 22 (2) (a)
5. Adjournment



REQUEST FOR DECISION
Land Surveyed for Easement
#20260909-1

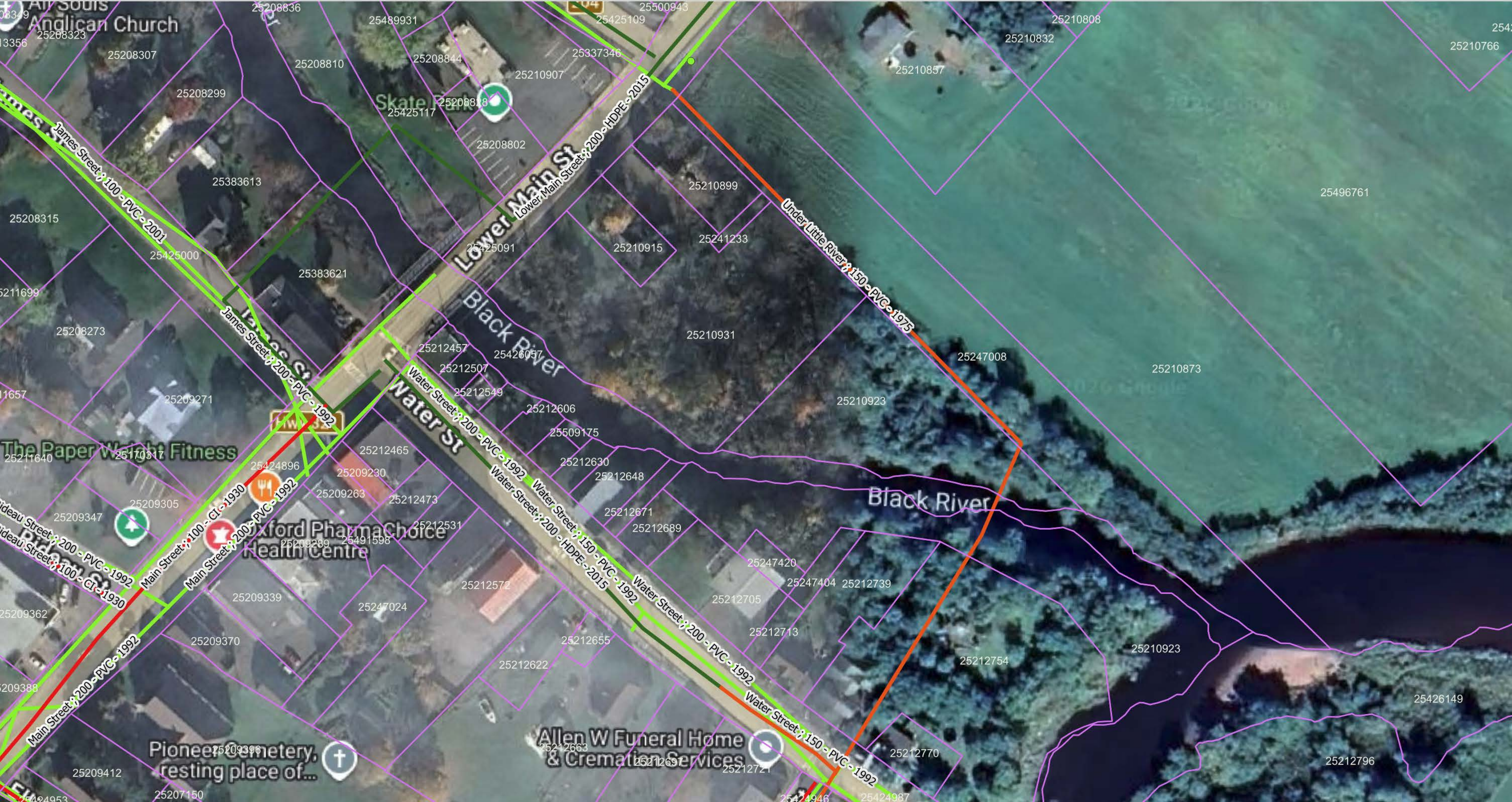
Date: September 9, 2026	Subject: Land surveyed for easement
Proposal Attached:	Submitted by: Linda Cloney

Proposal:	To survey PIDs 25210931, 25210923, and 25247008 with the easement clearly shown on the survey.
Background:	November 12, 2025 the Council made a motion whereas the Town of Oxford has obtained a professional assessment of value of \$72,500 for the combination of three parcels of land identified as PIDs 25210931, 25210923, and 25247008, and Casey Realty's intention for the property is to develop the site with two 12-unit residential buildings. Also, it is Council's view that Casey Realty's plan will result in significant benefits for the Town with residential growth and community development, that Town Council accepts Casey Realty's offer of \$72,500 plus applicable taxes and all fees associated with the property sale. ~ Motion Carried. July 2026 we were closing in on the completion of the sale that the discussion of the easement requirements came to light. We were asking for a 6-meter easement, as that would allow for machinery to have enough physical room to maneuver and dig and also the required room to ensure the crew can work safely. As Mr. Mansour is planning, he is working towards a development permit, he has sent in a request to the Town to have the lands surveyed so the easement can be located accurately. A copy of this email is attached to this RFD.
Benefits:	Mr. Mansour is planning to build three 12-unit apartment buildings to be rented at inexpensive market rates. Attached to this RFD is the Development Proposal. The Town would have a survey of town assets – water and sewer lines.
Disadvantages:	The cost to survey and locate town assets

Options:	1. Recommend that Council permits the Town Staff to proceed with locating the water and sewer lines on PID 25247008 and organize a survey to be done on the three parcels of land identified. 2. Defer a decision and request additional information and / or changes to the proposal. 3. Decline part or all of the proposal, as presented.
Required Resources:	Outside surveying companies, gathering quotes ~ estimating the survey of the three PIDs to come to \$6,000 plus hst. Also we would need to locate the water and sewer lines which would involve our Public Works team, equipment, and potentially rental of any other equipment required to locate. Estimated costs between \$3,000 - \$5,000.
Source of Funding:	Reserves - as this has to do with preparing the land for land sale.
Sustainability Implications: (Environmental, Social, Economic and Cultural)	
Workplan Implications (now/future):	Public works to locate water and sewer lines. Administration to gather quotes for surveys
Communication Plan:	Will update Council at a future meeting.
Staff Comments/ Recommendations:	
CAO's Review/ Comments:	I recommend Option 1 as we are unsure where the water and sewer lines are and that it is important to be accurate where there is a large development happening in that area.

CAO Initials: LC

Target Decision Date: September 9, 2026



St. Paul's Anglican Church

Skate Park

The Paper Weight Fitness

Oxford Pharmacy Health Centre

Pioneer Cemetery, resting place of...

Allen W Funeral Home & Cremation Services

James Street; 100 - PVC - 2001

Lower Main Street; 200 - HDPE - 2015

Under Little River; 150 - PVC - 1975

Main Street; 200 - PVC - 1992

Main Street; 100 - CI - 1930

Main Street; 200 - PVC - 1992

Water Street; 200 - PVC - 1992

Water Street; 150 - PVC - 1992

Water Street; 200 - PVC - 1992

Water Street; 150 - PVC - 1992

Water Street; 200 - PVC - 1992

Water Street; 150 - PVC - 1992

Water Street; 200 - PVC - 1992

From: [Mikhial Mansour](#)
To: [Linda Cloney](#)
Subject: Survey of Land
Date: July 27, 2026 1:34:21 PM

Hi Linda,

As we discussed today, I think the safest approach is for the Town to have the land surveyed so the easement can be located accurately.

I would like to request that a survey be completed for PIDs **25210931, 25210923, and 25247008**, with the easement clearly shown on the survey.

I am easy to work with and am happy to grant the easement, even though it is wider than I had originally expected. However, it is in everyone's best interest for the Town to have the survey completed so there is no uncertainty about the exact location of the easement in the future when I begin construction of the three new buildings.

Thank you, and please let me know if this is okay with the town.

Best regards,

Mikhial Mansour



TOWN OF OXFORD

105 Lower Main Street
P.O. Box 338
OXFORD, NOVA SCOTIA
B0M 1P0



Application Only

Application for: ☐ Building Permit ☒ Development Permit ☐ Demolition Permit

Applicant Information

Owner/Agent: Casey Realty Limited
Mailing Address: 33 Church St.
Town/City: Amherst
Postal Code: B4H 3A7
Phone #: (902) 667-7273
Cell #: _____
Fax #: _____
Email: rent@caseyrealty.ca

Contractor Information

Owner/Agent: Stock Home Ltd.
Mailing Address: 33 Church St.
Town/City: Amherst
Postal Code: B4H 3A7
Phone #: (902) 667-7273
Cell #: _____
Fax #: _____
Email: info@stockhome.ca

Property Information

Location: 732 Lower Main St. Oxford NS
(civic #, street name, postal code)
Property ID (PID)# 25210931 Assessment Account Number (AAN #) 02808765

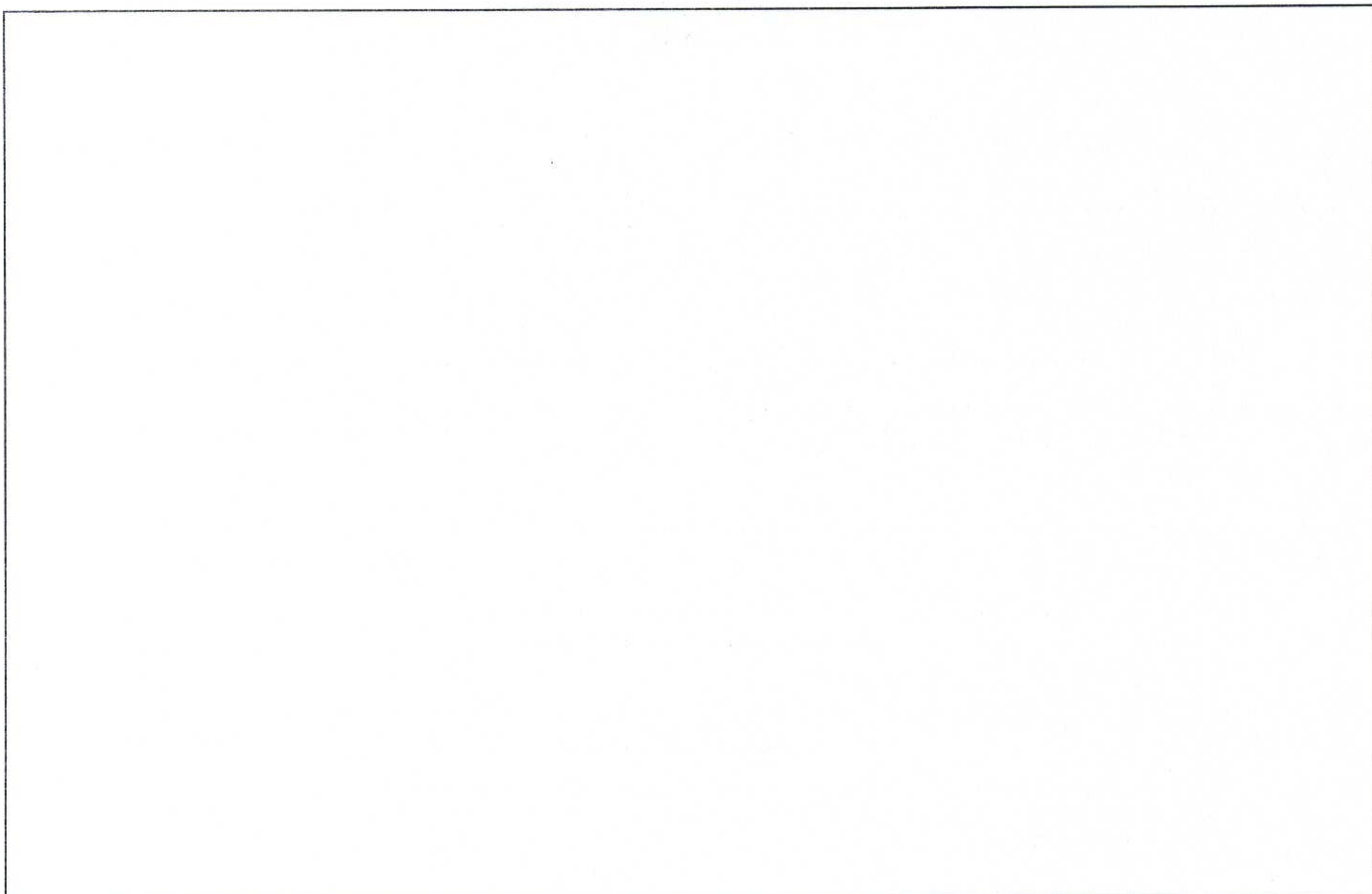
Lot / Structure Description

Present use of land/existing structure(s): Vacant lot.
Description of proposed new use/structure(s): 3, 12-unit apartment buildings.
Describe the project: 3 12-unit apartment buildings to be rented at inexpensive market rates.
New sign(s): ☐ Yes ☒ No
Total estimated value of construction: \$3,240,000.00



Plot Plan:

Note: If applicable, include a site plan as an attachment.



Additional Notes / Comments:

Application Fees

Development Permit Only = \$25.00

Demolition Permit = \$10.00

Building / Development Permit: Minimum Fee = \$10.00

Commercial Rate (New Construction and Renovations) = \$2.00 per \$1,000 of Value

Residential Rate = \$0.06 per sq. ft

Residential Renovations = \$1.00 per \$1,000 of value

Accessory Structures and Decks = \$0.02 per sq. ft

Development Charge (Water CAD Study) = \$100 per unit*

Square foot calculations are based on total occupied space. Unfinished basements in single family residential are not included in calculations.

Note: All new development will be required to pay the Development Charge (Water CAD Study).

*Two or more units are subject to additional fees as per the Fees Policy.

Note: Cheques to be made payable to Town of Oxford. Fee schedule may change without notice.

Items Required

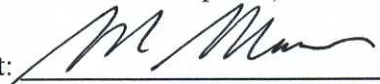
If applicable, include with your application a site plan, and construction drawings. Town staff will contact you should further information be required.

Declaration

Note: For email submissions, Town staff may require you to provide an alternative form of this declaration.

I declare the information and statements contained in this application are true and that the plans and specifications submitted are for the development or construction of the project described. This form may only be signed by the Owner or Owners Agent (written authorization from Owner is required).

Date: August 11, 2026

Signature of Owner/Agent: 

Print Name: Mikhael Mansour

Contact

Mailing Address:

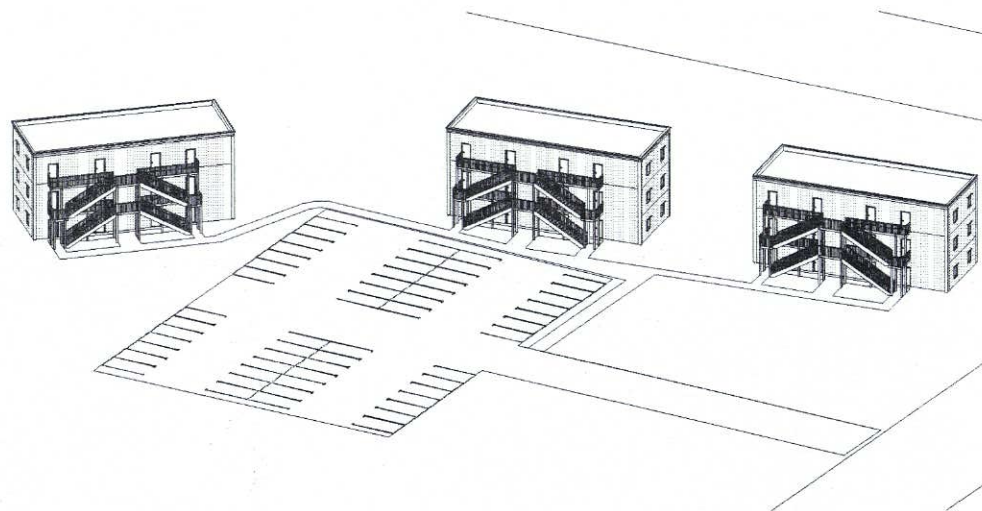
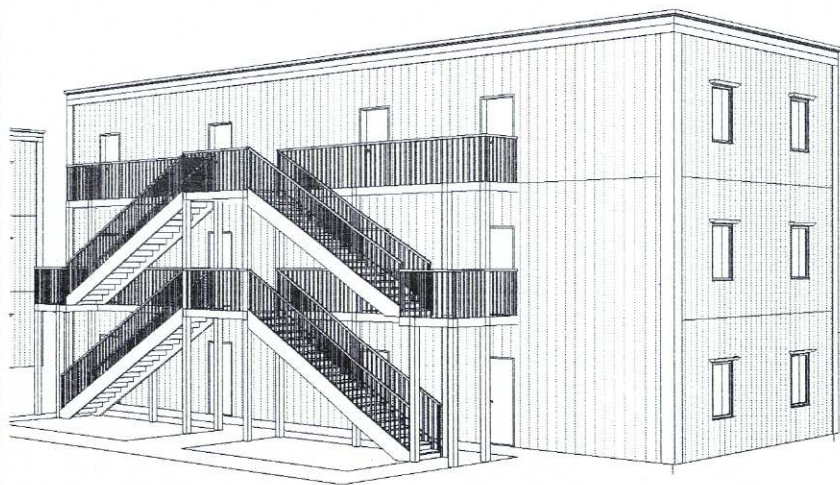
Town of Oxford
PO Box 338
Oxford, NS
B0M 1P0

Email: csmith@oxfordns.ca

Courier Address:

Town of Oxford
105 Lower Main Street
Oxford, NS
B0M 1P0

Phone: 1-902-447-2170
Fax: 1-902-447-2485



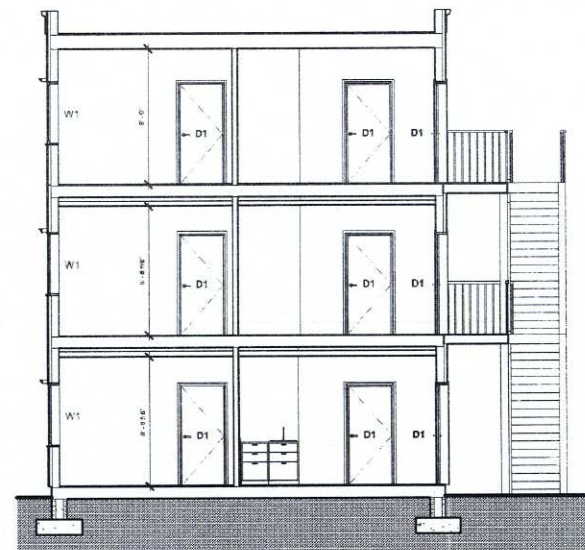
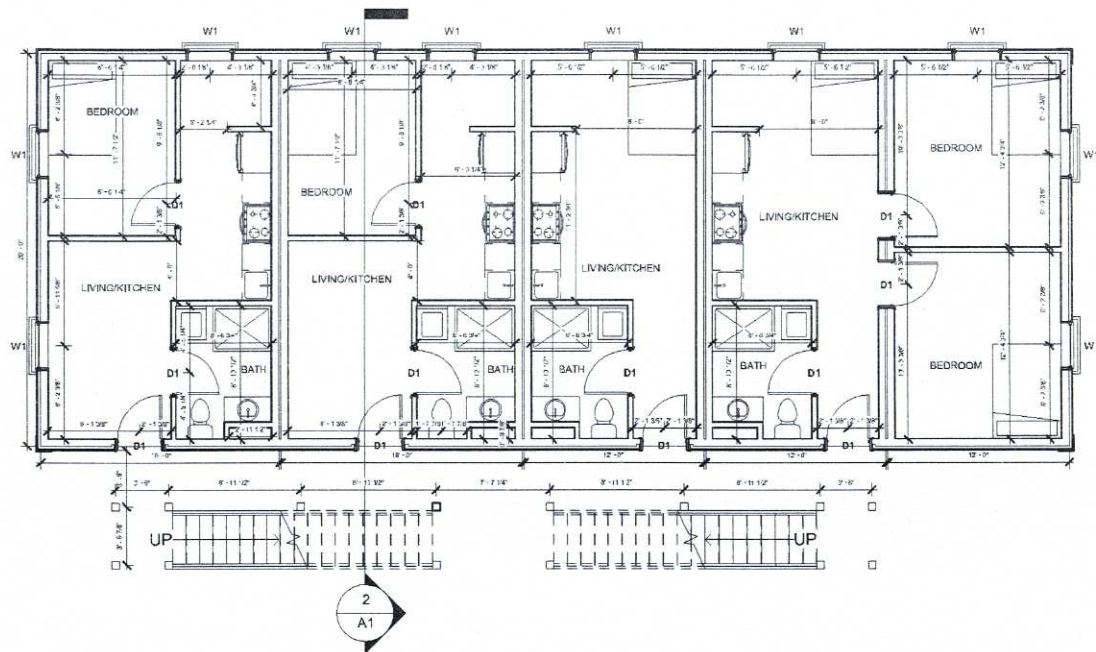
3X12 PLEX
732 LOWER MAIN STREET, OXFORD, NS

COVER PAGE



11/08/2026

A00



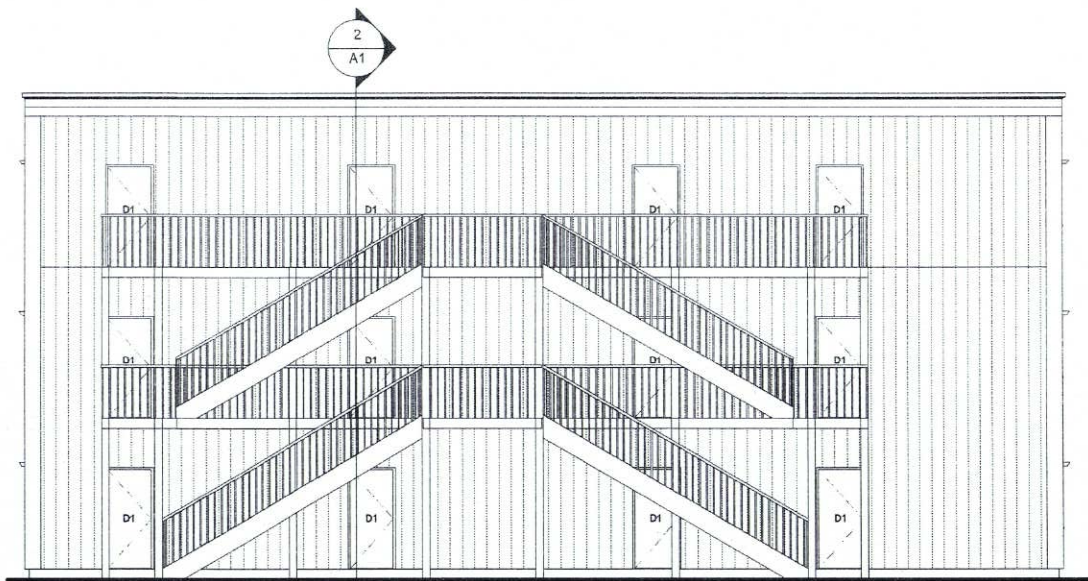
3X12 PLEX
732 LOWER MAIN STREET, OXFORD, NS

MAIN FLOOR PLAN & SECTION - SCHEME A

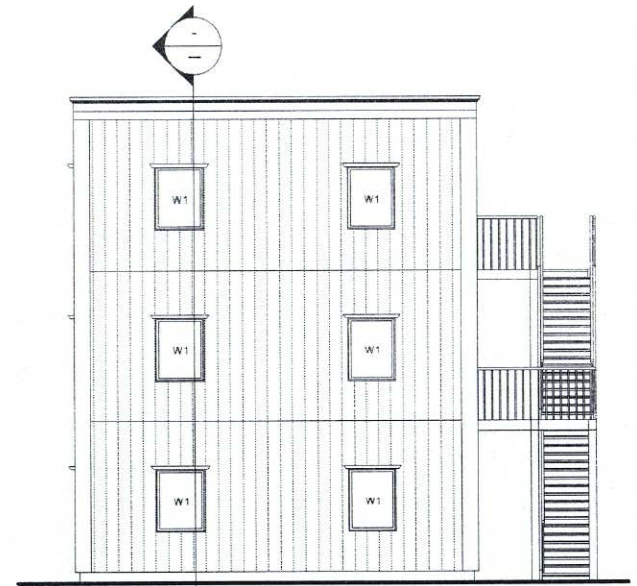


1/8" = 1'-0"
11/08/2026

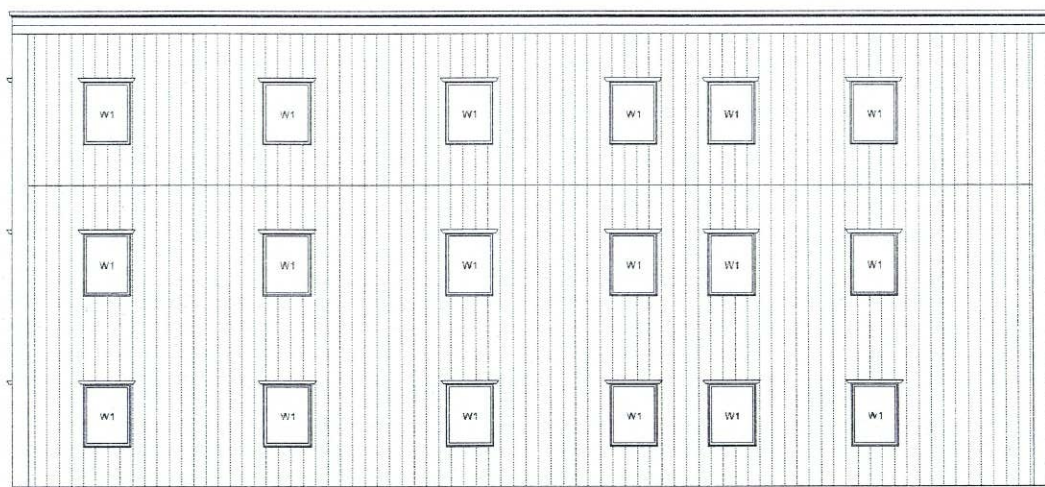
A1



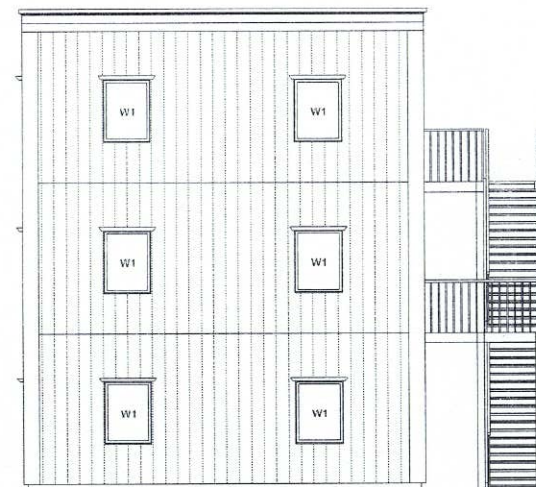
Elevation 1 - a
1/8" = 1'-0"



Elevation 3 - a
1/8" = 1'-0"



Elevation 2 - a
1/8" = 1'-0"



Elevation 4 - a
1/8" = 1'-0"

3X12 PLEX
732 LOWER MAIN STREET, OXFORD, NS

ELEVATION 2 & 4 - SCHEME A



1/8" = 1'-0"
11/08/2026

A3

[illegible][illegible]

2nd Floor Level

[illegible]

3X12 PLEX
732 LOWER MAIN STREET, OXFORD, NS

DOORS SCHEDULE 2



11/08/2026

A6

[illegible][illegible]

[illegible]

3X12 PLEX
732 LOWER MAIN STREET, OXFORD, NS

WINDOWS SCHEDULE 1



11/08/2026

A8