

PUBLIC NOTICE

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

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE  
in the  
TOWNSHIP OF BLANDFORD-BLENHEIM

Township of Blandford-Blenheim  
47 Wilmot Street S  
Drumbo, ON N0J 1G0  
Telephone: 519-463-5347

**DATE:** Thursday, March 26, 2026

**FILES:** SB23-04-1; ZN 1-23-10 (Van Wees Roses Inc and The Township of Blandford- Blenheim)

**Purpose and Effect of the Proposed Draft Plan of Subdivision and Zone Change**

The purpose of the application for Draft Plan of Subdivision is to permit a residential development consisting of 40 lots for single detached dwelling units to be serviced by municipal water and private septic services. Peter Street and Elgin Street West would be extended to service the development in addition to two (2) new internal roads being built.

The purpose of the Zone Change Application is to rezone the subject lands **from** 'Development Zone (D)' and 'Residential Type 1 Zone (R1)' **to** 'Residential Type 1 Zone (R1)' and 'Open Space Zone (OS)' in order to facilitate the proposed development.

The subject lands are legally described Part Lot 13, Concession 1 (Blenheim) Part 2, Plan 41R8514, in the Township of Blandford-Blenheim. The lands are located between Railway Street West and Dundas Street West in Princeton.

**Public Meeting**

The Council of the Township of Blandford-Blenheim will hold a public meeting to consider the proposed Draft Plan of Subdivision and Zone Change on:

**Date:** Wednesday, April 15, 2026  
**Time:** 4:00 p.m.  
**Place:** Council Chambers, 47 Wilmot St. S, Drumbo, ON, N0J 1G0

**Other Planning Act Applications: SB23-05-1; ZN 1-23-11**

Please be advised that Council may approve, modify or refuse the requested applications 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 Blandford-Blenheim on the proposed amendment, you must make a written request to the either the Clerk of Blandford Blenheim or to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

In order to appeal a decision of the Township of Blandford-Blenheim 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 Blandford-Blenheim to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Township of Blandford-Blenheim 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 Blandford-Blenheim 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](http://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 **Dustin Robson, Development Planner**, Community Planning Office (**519-539-9800 ext. 3211**). 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.

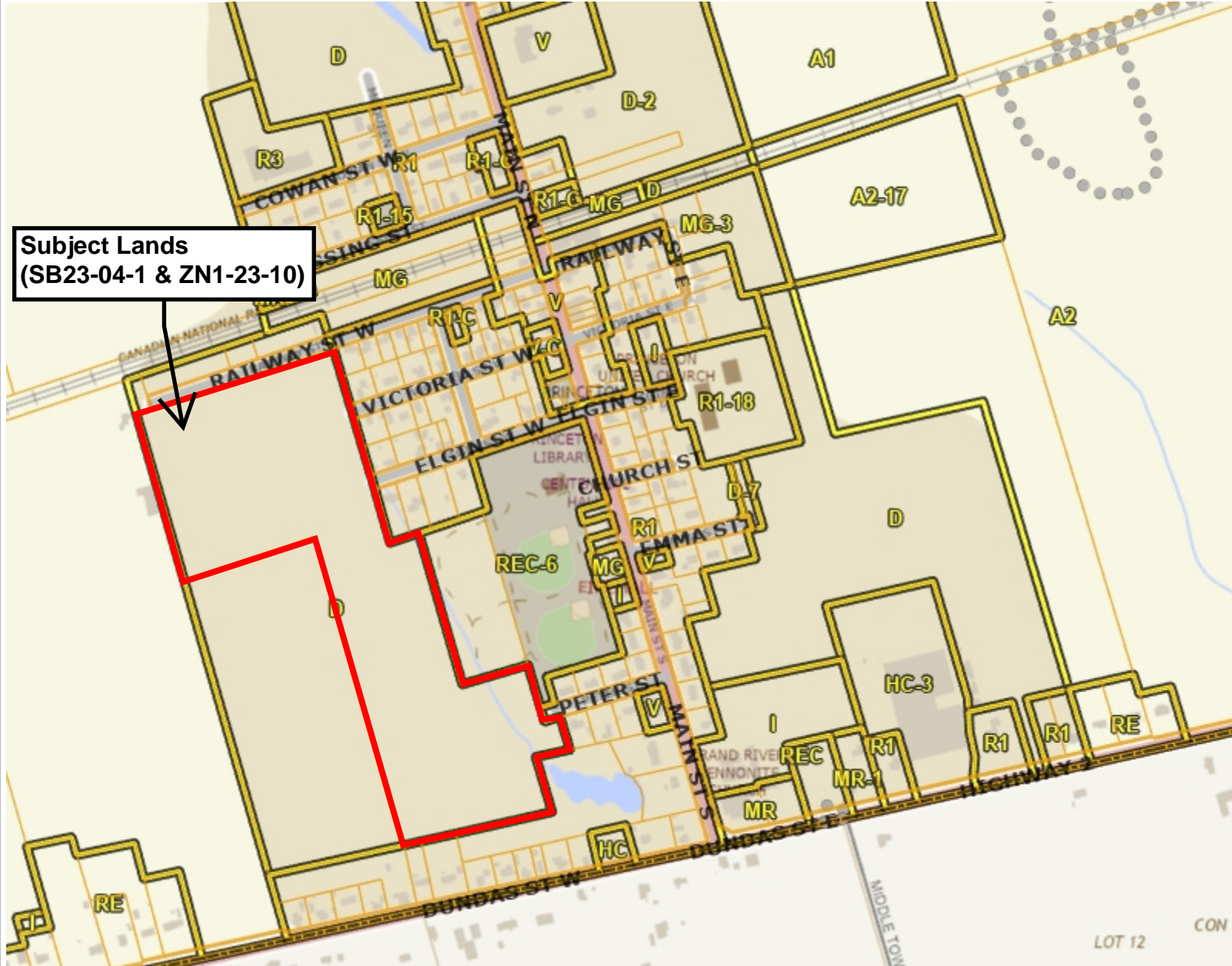
Yours truly,



/lb

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

**Subject Lands  
(SB23-04-1 & ZN1-23-10)**



**Legend**

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



0 205 409 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

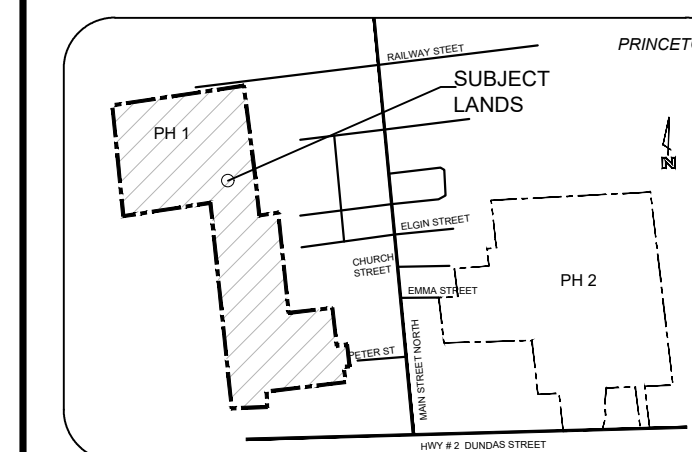
August 23, 2023

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**DRAFT PLAN OF SUBDIVISION**  
PART OF LOT 13  
CONCESSION 1  
BLANDFORD-BLENHEIM  
GEOGRAPHIC TOWNSHIP OF BLENHEIM  
COUNTY OF OXFORD  
SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1, 2, 3 & 4  
41R-8696 AS IN CO88188

KEY PLAN N.T.S.



**OWNER'S CERTIFICATE**

I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners.

J. McGuffin, MCJP, RPP \_\_\_\_\_ Date \_\_\_\_\_  
Monteith Brown Planning Consultants

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

J. Johnson, O.L.S. \_\_\_\_\_ Date \_\_\_\_\_  
J.D. Barnes Limited

**REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990**

- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) municipal water
- i) sandy to gravelly
- j) as shown on plan
- k) as shown on plan
- l) as shown on plan

LAND USE SCHEDULE		
LAND USE	PHASE 1	PERCENT
SINGLE DETACHED LOTS 1 TO 40 (ON SEPTIC)	11.93	82.7
PARKLAND BLOCKS 41 & 42	0.090	0.6
ROADS & RESERVE BLOCKS 43 & 44	2.40	16.6
<b>TOTAL SITE AREA</b>	<b>14.42</b>	<b>100</b>

**SURVEYOR**

MACAULAY WHITE & MUIR LTD  
440 HARDY ROAD, UNIT 2, BRANTFORD, ON N3T 5L8,  
JOHN MUIR OFFICE 519-752-0040  
jmuir@jdbarnes.com

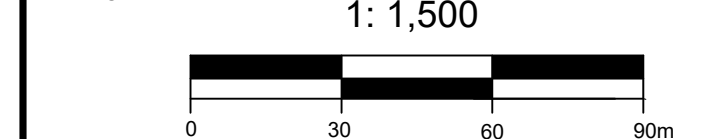
**SUBMISSION AND REVISION**

No.	Revision	Date	Initial
4	REMOVE STORM POND	MAR 2026	BS
3	TEMP TURN CIRCLES & ROTATE LOTS	JAN 2026	BS
2	RESUBMIT	AUG 2025	BS
1	SUBMIT APPLICATION	JULY 2023	BS

**CLIENT**

VAN WEES ROSES INC.

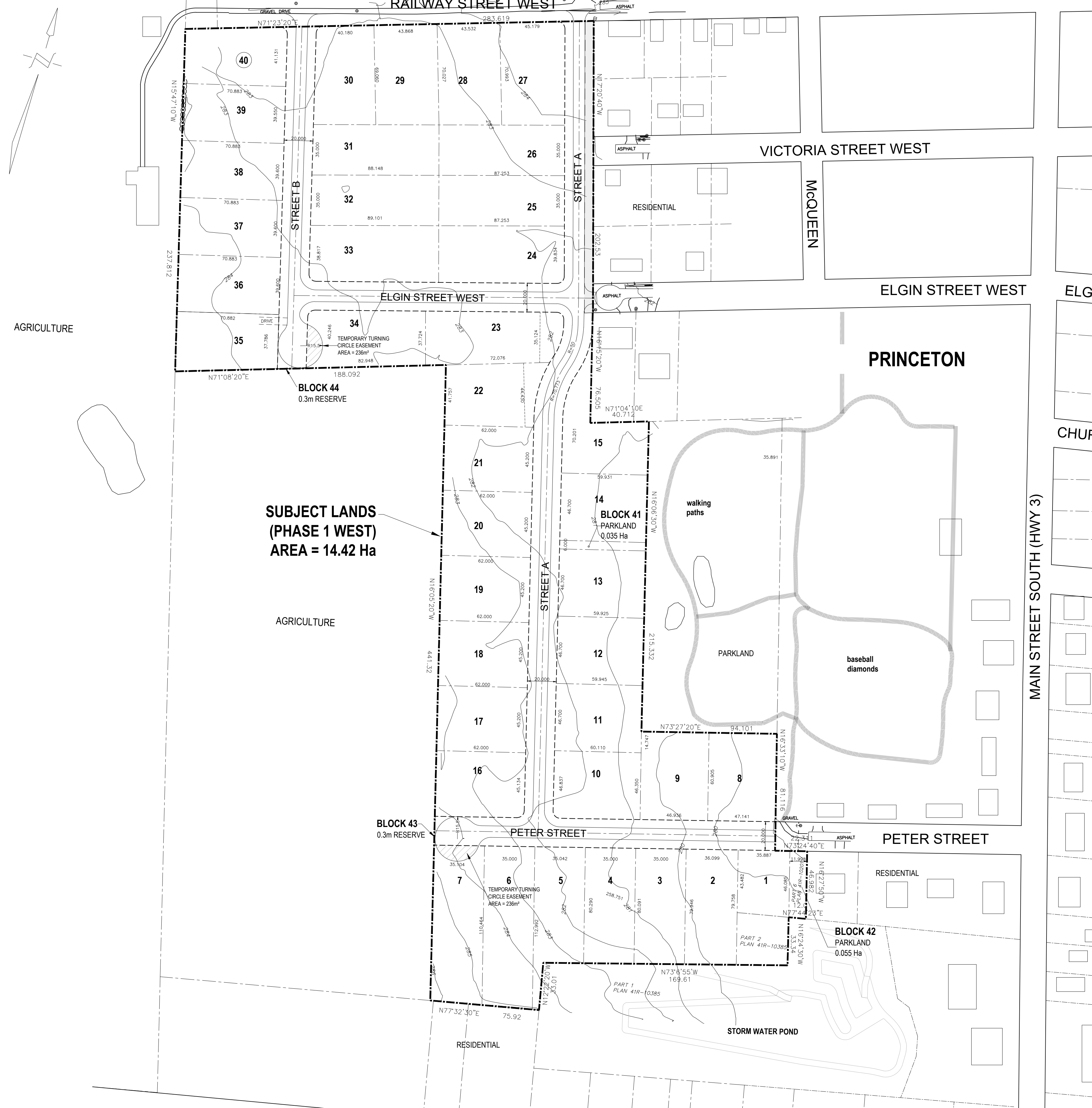
**BAR SCALE**



**ADDRESS**

PRINCETON SUBDIVISION  
PHASE 1 - WEST

DRAWN BY: BS	CHECKED BY: PM	PROJECT No. : 21-1100
DESIGNED BY: BS	APPROVED BY:	DRAWING No. 1
SCALE: on 24x36 1:1500	DATE: Mar 17, 2026	



**SUBJECT LANDS (PHASE 1 WEST)**  
AREA = 14.42 Ha

AGRICULTURE

AGRICULTURE

BLOCK 43  
0.3m RESERVE

BLOCK 44  
0.3m RESERVE

BLOCK 41  
PARKLAND  
0.035 Ha

BLOCK 42  
PARKLAND  
0.055 Ha

STORM WATER POND

walking paths

PARKLAND

baseball diamonds

RESIDENTIAL

PRINCETON

VICTORIA STREET WEST

RAILWAY STREET WEST

ELGIN STREET WEST

PETER STREET

PETER STREET

MAIN STREET SOUTH (HWY 3)

MCQUEEN

ELG

CHUF

RESIDENTIAL

RESIDENTIAL