

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

APPLICATIONS FOR DRAFT PLAN OF CONDOMINIUM AND ZONE CHANGE

TOWNSHIP OF BLANDFORD-BLENHEIM

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

File No.:	CD24-06-1 and ZN1-24-18
Owner:	2825085 Ontario Inc.
Applicant:	Patterson Planning Consultants Inc.
Location of Property:	The subject lands are legally described as Part Lot 5, Block A, Plan 104, Part 3, Plan 41R10349, Lots 6-7, Plan 104, Part Lot 13, Concession 6 (Blenheim), Part 4, Plan 41R10349, in the Township of Blandford-Blenheim. The lands are located on the west side of Henry Steet in the Village of Drumbo.
Description of Application:	The County of Oxford and the Township of Blandford-Blenheim have received Applications for Condominium and Zone Change. The purpose of the application for Condominium is to facilitate the future ownership of a proposed multiple unit dwelling, in the form of 17 townhouse units. A Zone Change Application has also been submitted to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 3 Zone (R3-sp)' in order to facilitate the above noted plan of condominium. Special provisions are being requested for the minimum front yard depth, minimum rear yard depth, minimum interior side yard width, and the required landscaped area.

(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(s), please contact this office to arrange an appointment with **Dustin Robson, 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 on all correspondence.

Dustin Robson
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3211
email: planning@oxfordcounty.ca

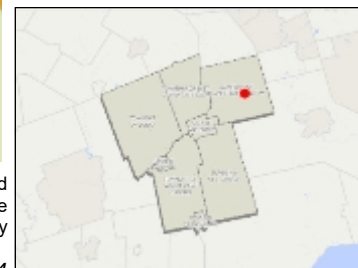
Dated: Tuesday, September 17, 2024



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



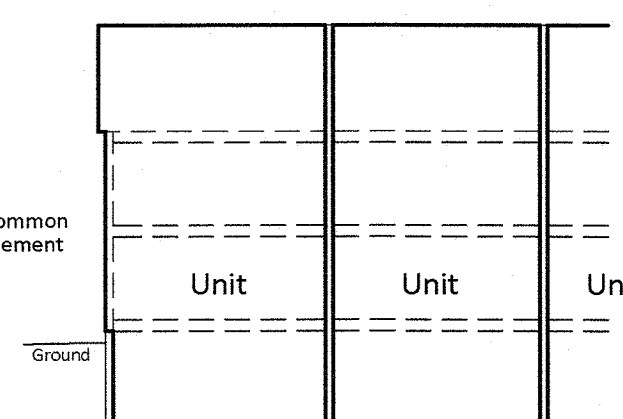
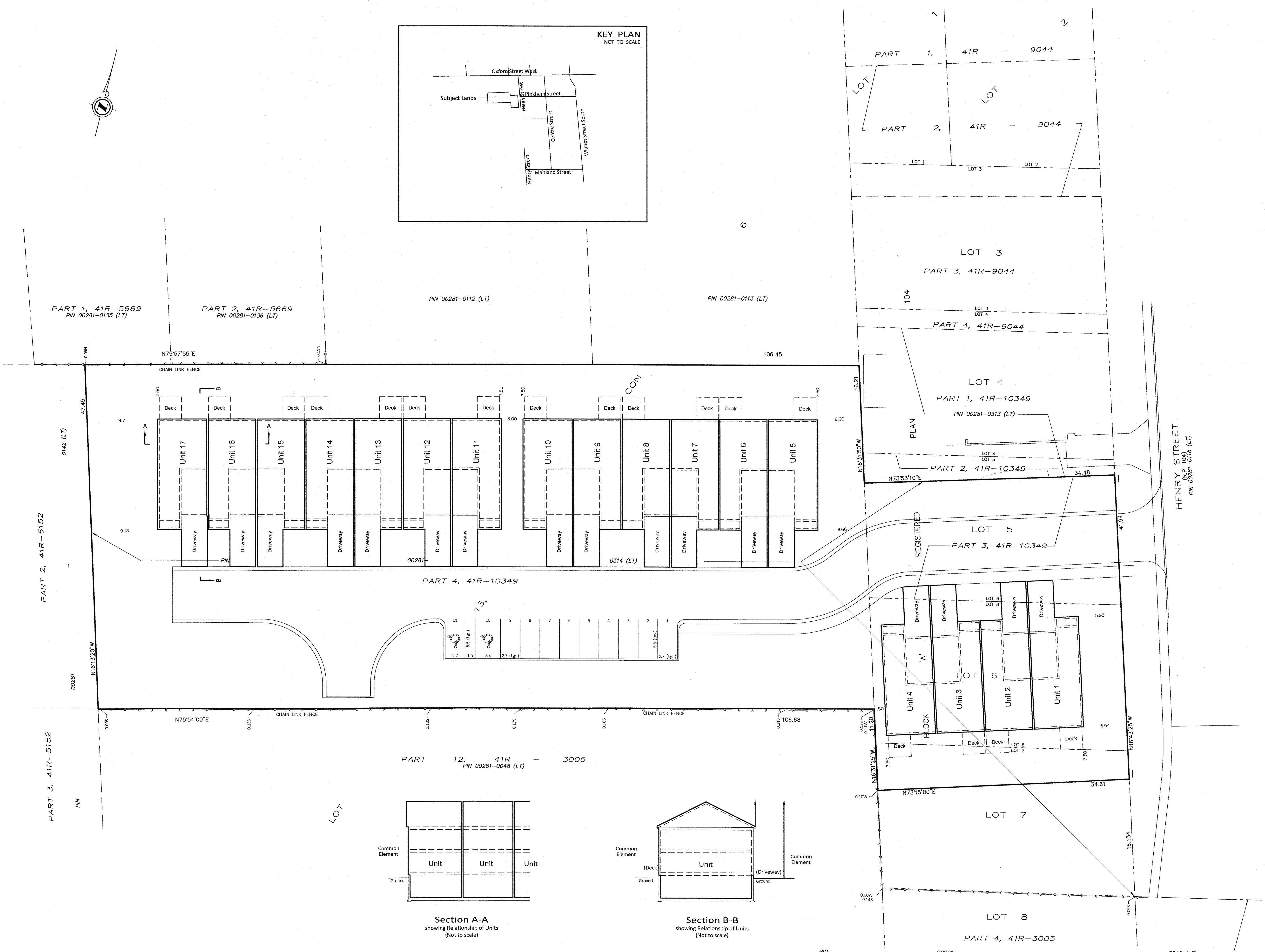
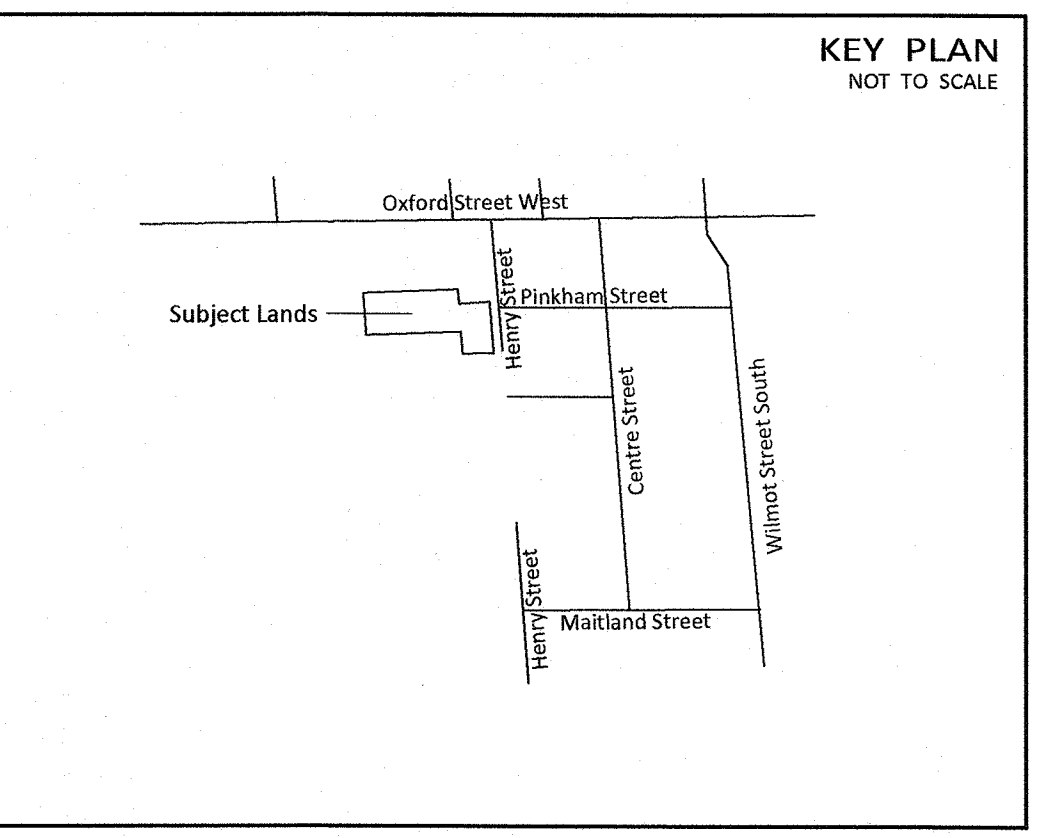
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NAD_1983_UTM_Zone_17N

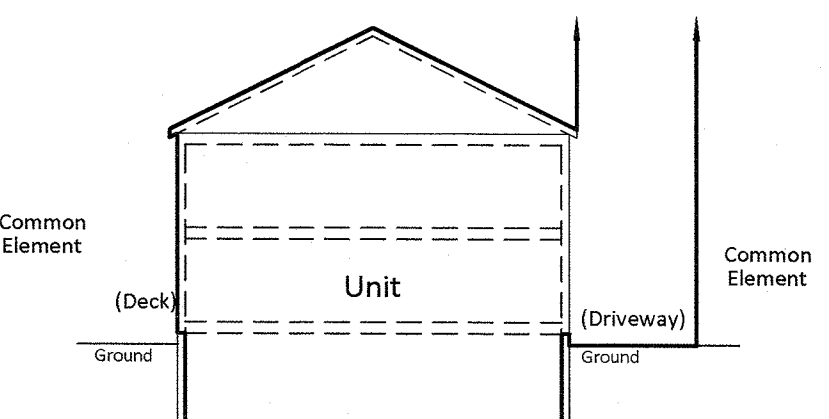


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

September 17, 2024



Section A-A
showing Relationship of Units
(Not to scale)



Section B-B
showing Relationship of Units
(Not to scale)

DRAFT PLAN OF STANDARD CONDOMINIUM OF
LOT 6 & PART OF LOTS 5 & 7
BLOCK 'A', REGISTERED PLAN 104
PART OF LOT 13
CONCESSION 6
TOWNSHIP OF BLANDFORD-BLENHEIM
COUNTY OF OXFORD

SCALE 1 : 250
0 5 10 15 metres

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.
FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN
D EACH UNIT IS SINGLE RESIDENTIAL, THE OWNER OF WHICH HAS OUTRIGHT OWNERSHIP.
H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
I CLAY LOAM
K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

SITE SUMMARY:

Total Site Area:	6468 m ²	= 100%
17 Townhouse Units	1751 m ²	= 27.1%
Asphalt/Hard Surface	1618 m ²	= 25.0%
Green Space:	3099 m ²	= 47.9%
Parking Spaces	28 Spaces provided	
	17 Garage Spaces interior to Units	
	11 Surface Spaces (2.7x5.5)	
	Incl. 1 Type A Barrier-Free Space (3.4x5.5)	
	Incl. 1 Type B Barrier-Free Space (2.7x5.5)	

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

JULY 8, 2024
DATE
J.PATRICK HARAMIS
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

DATE JULY 8, 2024
ZONING: R1

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
4275 KING ST. E. #100, KITCHENER, ON, N2P 2E9
T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY: HW	CHECKED BY: JPH	REFERENCE NO: 21-40-365-01
DATED: 07/08/2024		