

PUBLIC NOTICE

pursuant to Sections 17(15) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONE CHANGE in the TOWNSHIP OF BLANDFORD-BLENHEIM

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

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

DATE: Thursday, September 11, 2025

FILES: OP 25-08-1 & ZN 1-25-05 (Matthew and Jacklynn Bowcott)

Purpose and Effect of the Proposed Official Plan Amendment and Zone Change:

The subject Official Plan Amendment and Zone Change applications have been submitted in order to permit an animal crematorium on the subject lands as an On-Farm Diversified Use. The building would have an approximate size of 929 m² (10,000 ft²). In addition to the building, the facility would also contain a parking area consisting of 24 spaces, a drive-through loading area, and an outdoor garden area. The entirety of the lands that would be associated with the proposed facility is approximately 0.96 ha (2.38 ac).

The subject lands are described as Part Lot 6, Concession 6 (Blandford), As In 503194, Except Parts 8, 9, 10, 11, Registered Plan 41R-3091, S/T BD9457. The lands are located on the south side of Oxford Road 29 and the east side of Blandford Road. The subject lands are municipally addressed as 806012 Oxford Road 29.

Public Meeting:

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

Date: Wednesday, October 1, 2025
Time: 4:00 p.m.
Place: Council Chambers, 47 Wilmot St. S, Drumbo, ON, N0J 1G0

PLEASE NOTE: The Council of the Township of Blandford-Blenheim will make a recommendation to County Council in regard to the Official Plan Amendment application. The application will be considered for decision by County Council at a regular meeting at a future date, yet to be determined.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment and Zone Change amendment at their respective meetings. If you do not attend or are not represented at the meetings, the Councils 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 or the County of Oxford on the proposed amendment, you must make a written request to either the Clerk of the Township of Blandford-Blenheim or to planning@oxfordcounty.ca.

In order to appeal a decision of the Township of Blandford-Blenheim or the County of Oxford 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 the Township of Blandford-Blenheim or the County of Oxford to the Ontario Land Tribunal but 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 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. If you have any questions regarding the above-noted applications, 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. Please include the applicant's name and our File Number on all correspondence.

Yours truly,

A handwritten signature in black ink, appearing to read "Eric Gilbert". The signature is fluid and cursive, with the first name "Eric" and last name "Gilbert" clearly distinguishable.

/lb

Eric Gilbert, MCIP, RPP
Manager of Development Planning
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800
Fax 519-421-4712



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Zoning Floodlines

Regulation Limit

- 100 Year Flood Line

- ▲ 30 Metre Setback

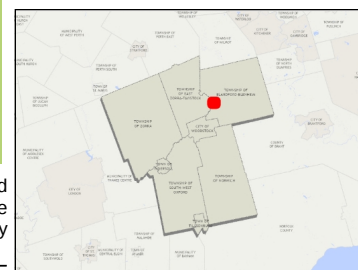
- Conservation Authority

- Regulation Limit

- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



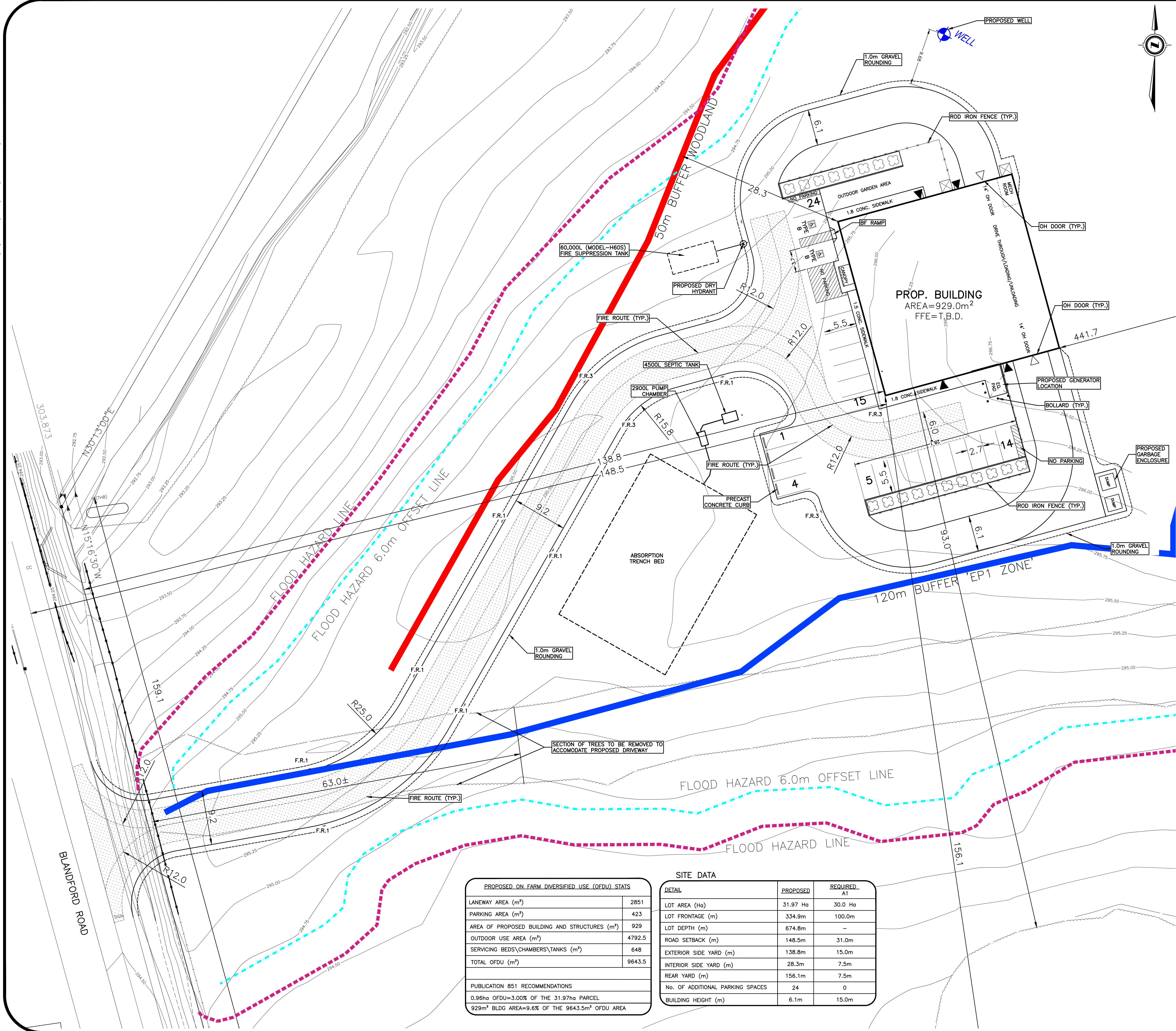
0 205 409 Meters

NAD_1983_UTM_Zone_17N



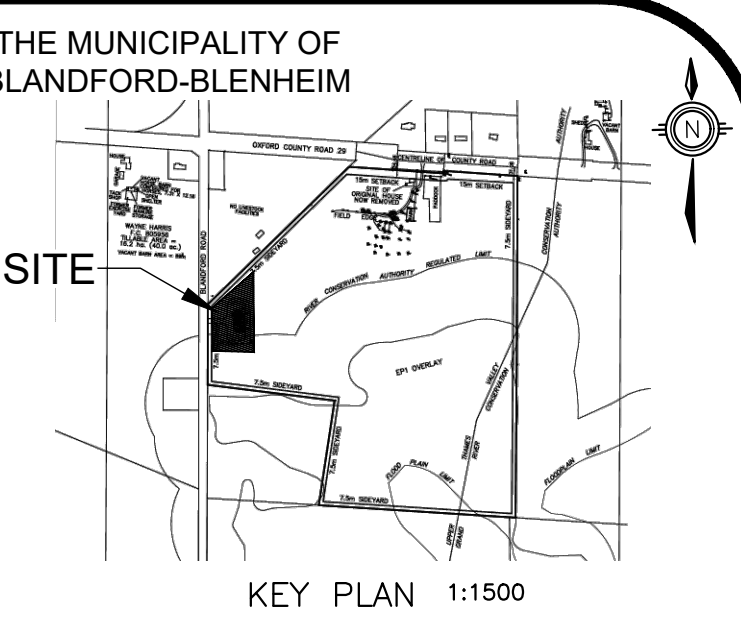
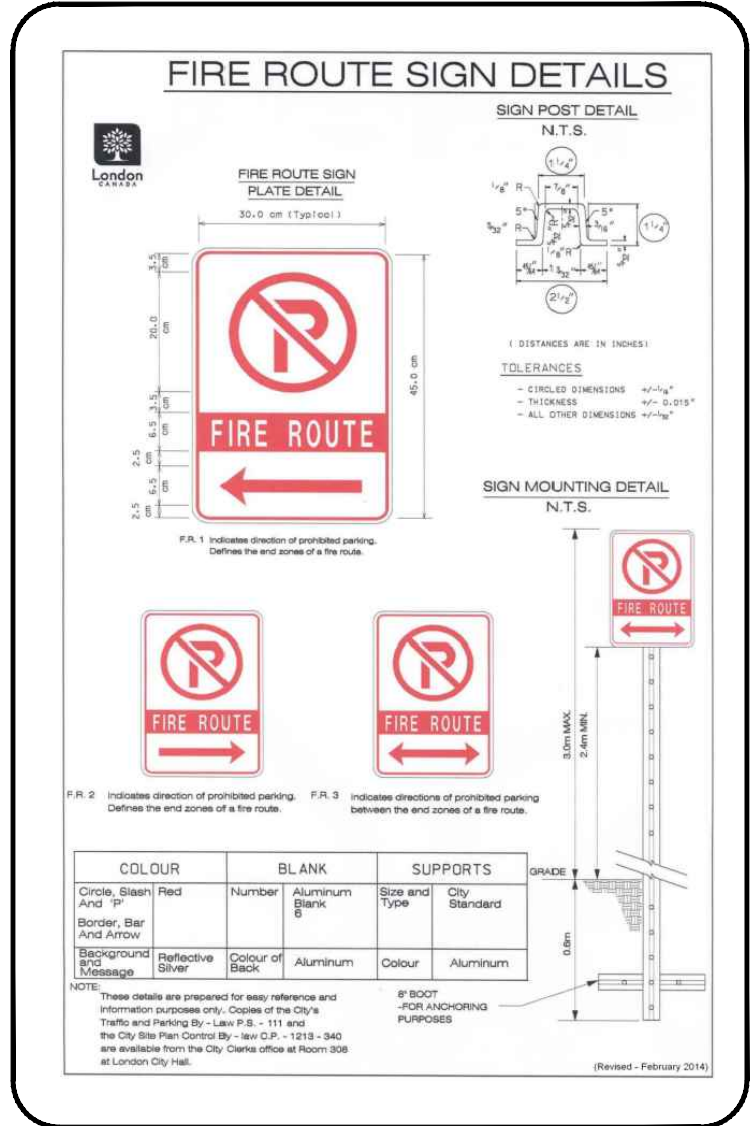
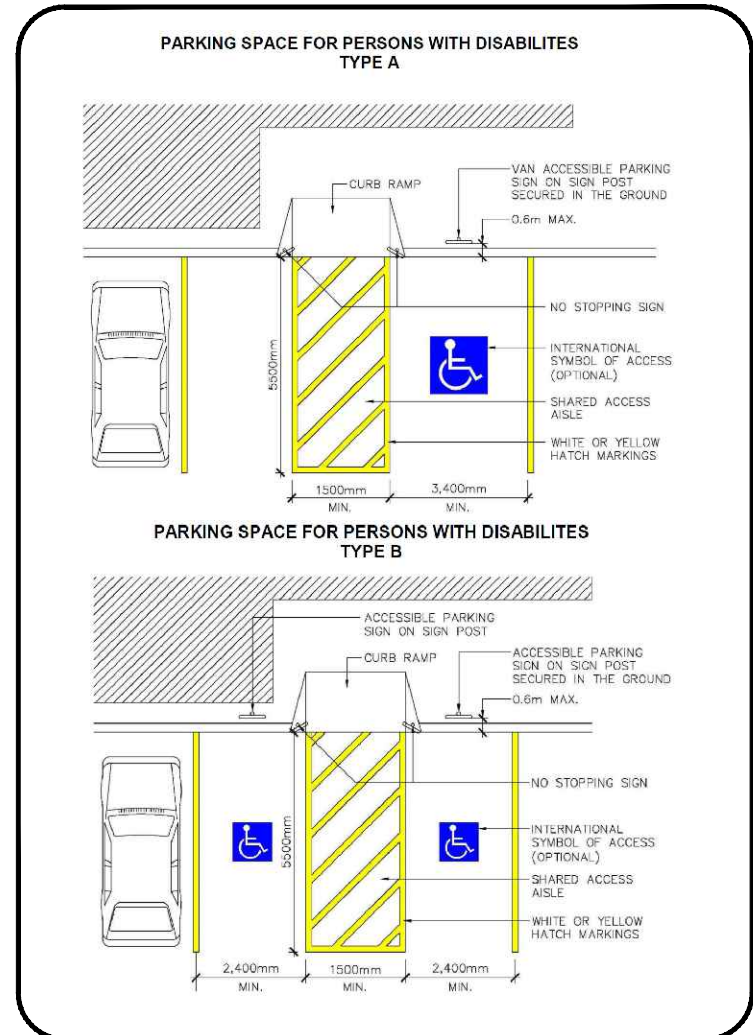
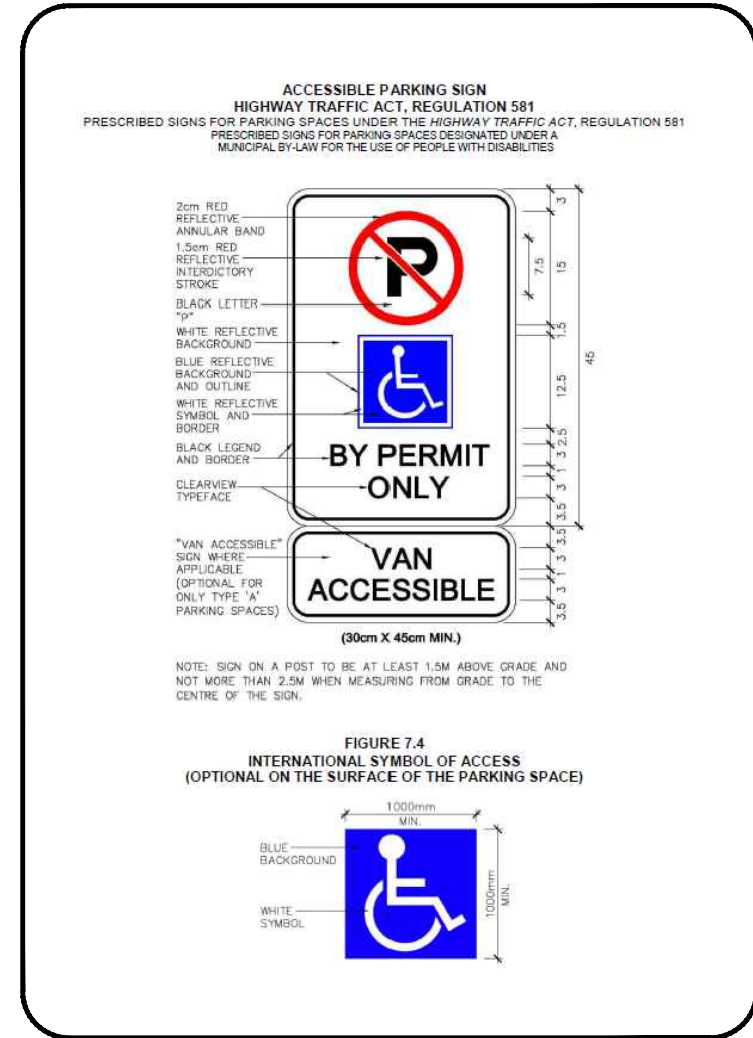
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 20, 2025



PROPOSED ON FARM DIVERSIFIED USE (OFDU) STATS	
LANEWAY AREA (m²)	2851
PARKING AREA (m²)	423
AREA OF PROPOSED BUILDING AND STRUCTURES (m²)	929
OUTDOOR USE AREA (m²)	4792.5
SERVICING BEDS\CHAMBERS\TANKS (m²)	648
TOTAL OFDU (m²)	9643.5
PUBLICATION 851 RECOMMENDATIONS	
0.96ha OFDU=3.00% OF THE 31.97ha PARCEL	
929m² BLDG AREA=9.6% OF THE 9643.5m² OFDU AREA	

SITE DATA		
DETAIL	PROPOSED	REQUIRED A1
LOT AREA (Ha)	31.97 Ha	30.0 Ha
LOT FRONTAGE (m)	334.9m	100.0m
LOT DEPTH (m)	674.8m	-
ROAD SETBACK (m)	148.5m	31.0m
EXTERIOR SIDE YARD (m)	138.8m	15.0m
INTERIOR SIDE YARD (m)	28.3m	7.5m
REAR YARD (m)	156.1m	7.5m
No. OF ADDITIONAL PARKING SPACES	24	0
BUILDING HEIGHT (m)	6.1m	15.0m



SITE BENCHMARK #1 ELEV. = 294.30m
LOCATION: CUT CROSS LOCATED ON CONCRETE BOX CULVERT LOCATED ON THE EAST SIDE OF BLANDFORD ROAD. E=525831.1560m, N=4784612.5690m

SITE BENCHMARK #2 ELEV. = 295.020m
LOCATION: NAIL IN HYDRO POLE
TYPE: 80.4m SOUTH OF THE CONCRETE BOX CULVERT, ON THE WEST SIDE OF THE ROAD. E=525838.9530m, N=4784531.1770m

NOTE TO CONTRACTOR :
DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

LEGEND	
	FLOODING HAZARD LINE
	FLOOD HAZARD 6.0m OFFSET LINE
	50.0m BUFFER WOODLAND LINE
	120m BUFFER 'EP1 ZONE'

8.		
7.		
6.		
5.		
4.	REVISED BUILDING LOCATION	MTE 2025-04-22
3.	REVISED BUILDING FOOTPRINT	MTE 2025-03-06
2.	FIRST SUBMISSION	MTE 2024-12-10
1.	CLIENT REVIEW	MTE 2024-11-28
No.	REVISION	BY YYYY-MM-DD



OWNER
TRIGON CONSTRUCTION MANAGEMENT
35 RIDGEWAY CIRCLE WOODSTOCK, ON
PROJECT
BLANDFORD RD ANIMAL CREMATORY
BLANDFORD ROAD DRUMBO, ON
DRAWING

SITE PLAN	
Project Manager	Project No.
L. SULLIVAN	55715-200
Design By	Checked By
JAC	AOS
Drawn By	Checked By
JAC	JJM
Surveyed By	Drawing No.
	A1.1
Date	Nov.18/24
Scale	1:300
	Sheet of