

**NOTICE OF RECEIPT OF COMPLETE APPLICATION(S)**

pursuant to Section(s) 51(20) and 34(12) of the Planning Act, R.S.O. 1990, as amended

**APPLICATION(S) FOR DRAFT PLAN OF SUBDIVISION & ZONE CHANGE**

**TOWNSHIP OF BLANDFORD-BLENHEIM**

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

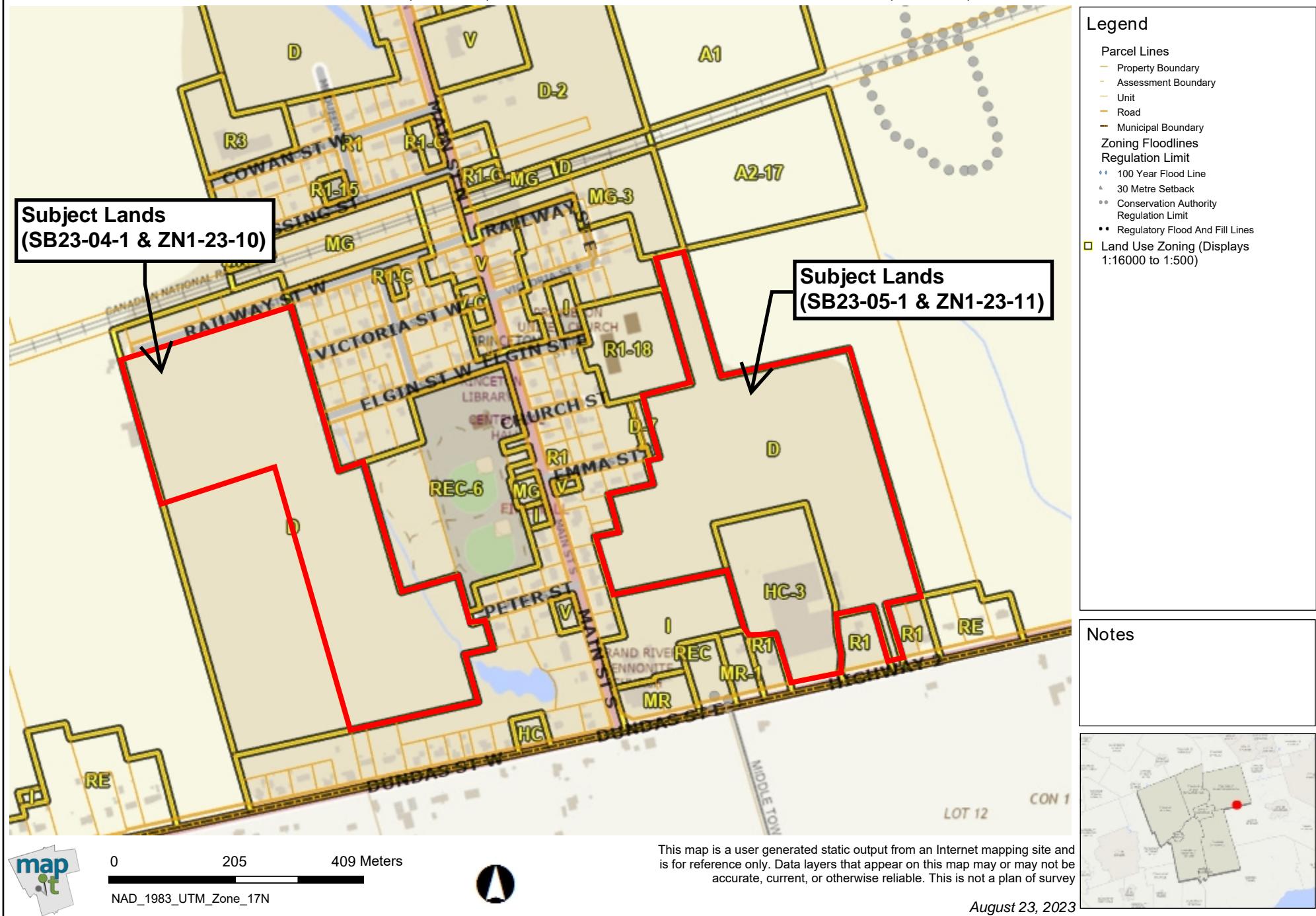
<b>File Nos.:</b>	SB 23-04-1, SB 23-05-1, ZN 1-23-10, & ZN 1-23-11
<b>Owner:</b>	Van Wees Roses Inc.
<b>Applicant:</b>	Monteith Brown Planning Consultants
<b>Location of Property:</b>	The subject lands are legally described as Part Lot 13, Concession 1 (Blenheim), Part 2, Plan 41R8514, Part Lot 12, Concession 1 (Blenheim), Part 1, Plan 41R5171, in the Township of Blandford-Blenheim. The lands are located on the west side of Princeton and also on the east side of Princeton.
<b>Description of Application:</b>	<p>The County of Oxford and the Township of Blandford-Blenheim have received Applications for Draft Plan of Subdivision Approval and Zone Change.</p> <p><b><u>SB 23-04-1 &amp; ZN 1-23-10</u></b>  The purpose of the application for Draft Plan of Subdivision is to permit a residential development consisting of 40 single detached dwelling units to be serviced by municipal water and private septic services, and 1 block for stormwater management purposes. Peter Street and Elgin Street West would be extended to service the development in addition to two (2) new internal roads being built.</p> <p>The purpose of the Zone Change Application is to rezone the subject lands <b>from</b> 'Development Zone (D)' <b>to</b> 'Residential Type 1 Zone (R1)' and 'Open Space Zone (OS)' in order to facilitate the proposed development.</p> <p><b><u>SB 23-05-1 &amp; ZN 1-23-11</u></b>  The purpose of the application for Draft Plan of Subdivision is to permit a residential development consisting of 41 single detached dwelling units to be serviced by municipal water and private septic services, and 1 block for stormwater management purposes. Emma Street would be extended to service the development in addition to two (2) new internal roads being built.</p> <p>The purpose of the Zone Change Application is to rezone the subject lands <b>from</b> 'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3)' <b>to</b> 'Residential Type 1 Zone (R1)', 'General Agricultural Zone (A2)', and 'Open Space Zone (OS)' in order to facilitate the proposed development.</p>

(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.

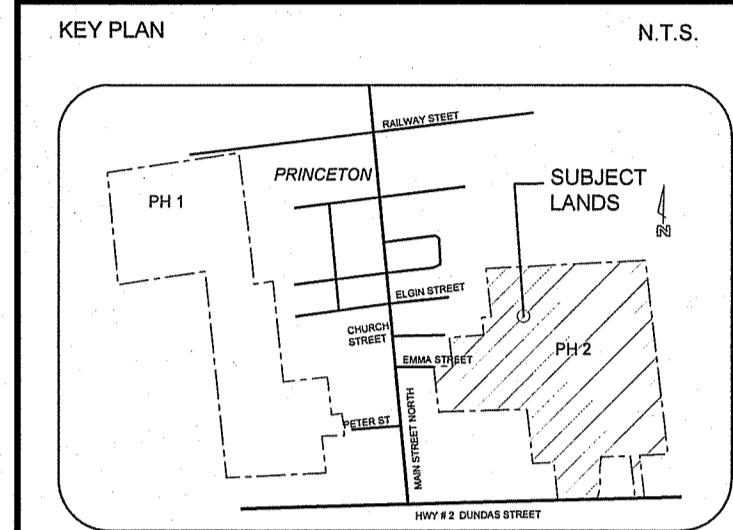
If you have any questions regarding the application(s), please contact this office to arrange an appointment with **Dustin Robson, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number 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](mailto:planning@oxfordcounty.ca)





**DRAFT PLAN OF  
SUBDIVISION**  
PART LOT 12, CONCESSION 1  
BLANDFORD-BLENHEIM  
GEOGRAPHIC TOWNSHIP OF BLENHEIM  
COUNTY OF OXFORD



OWNER'S CERTIFICATE

OWNER'S CERTIFICATE  
I, Jay McGuire of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners.

July 14, 2023

J. McGuire, MCIP, RPP  
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.

*John Muir*  
John Muir, O.L.S.  
Macaulay, White & Muir Ltd.

July 13/23  
Date

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) till  
j) as shown on plan  
k) as shown on plan  
l) as shown on plan

LAND USE SCHEDULE		
LAND USE	PHASE 2	PERCENT
SINGLE DETACHED LOTS 1 TO 43 (ON SEPTIC)	12.26	74.2
SWM POND BLOCK 42	1.70	10.3
ROADS AND RESERVE BLOCKS 43 & 44	2.57	15.5
<b>TOTAL SITE AREA</b>	<b>16.53</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

1 SUBMIT APPLICATION JULY 2023 BS  
No. 1 Revision Date Initial

CLIENT VAN WEES FLOWER  
CENTRE LTD.

BAR SCALE 1: 1,500  
0 30 60 90m

ADDRESS PRINCETON SUBDIVISION  
PHASE 2 - EAST

DRAWN BY: BS	CHECKED BY: PM	PROJECT NO.: 21-1100
DESIGNED BY: BS	APPROVED BY: -	DRAWING NO. 1
SCALE: on 24x36 1:1500	DATE: Jul 12, 2023	