

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:

File Nos.:	SB 23-04-1, SB 23-05-1, ZN 1-23-10, & ZN 1-23-11
Owner:	Van Wees Roses Inc.
Applicant:	Monteith Brown Planning Consultants
Location of Property:	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.
Description of Application:	<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><u>SB 23-04-1 & ZN 1-23-10</u> 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 <u>from</u> ‘Development Zone (D)’ <u>to</u> ‘Residential Type 1 Zone (R1)’ and ‘Open Space Zone (OS)’ in order to facilitate the proposed development.</p> <p><u>SB 23-05-1 & ZN 1-23-11</u> 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 <u>from</u> ‘Development Zone (D)’ and ‘Special Highway Commercial Zone (HC-3)’ <u>to</u> ‘Residential Type 1 Zone (R1),’ ‘General Agricultural Zone (A2),’ and ‘Open Space Zone (OS)’ in order to facilitate the proposed development.</p>

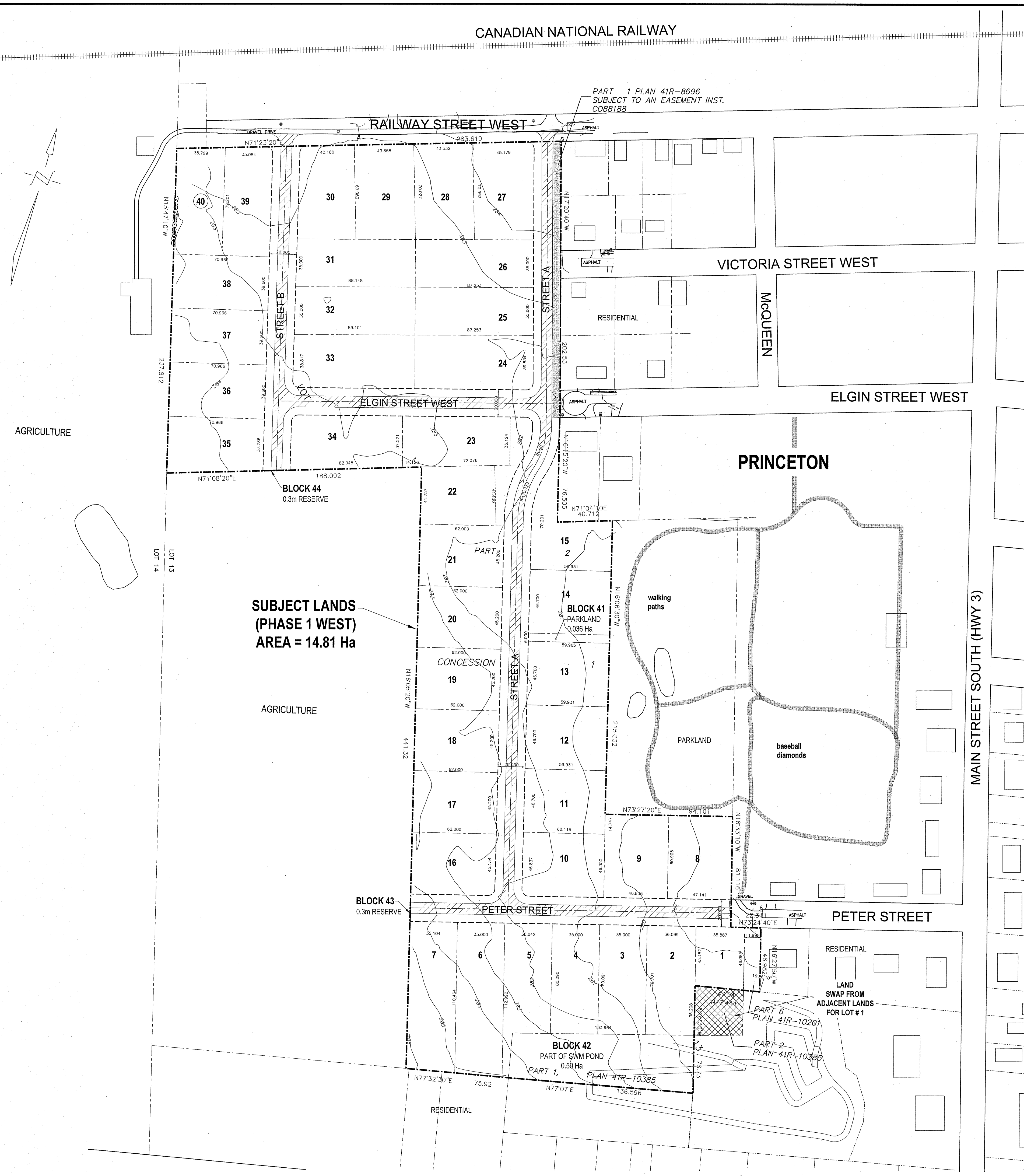
(see attached map)

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



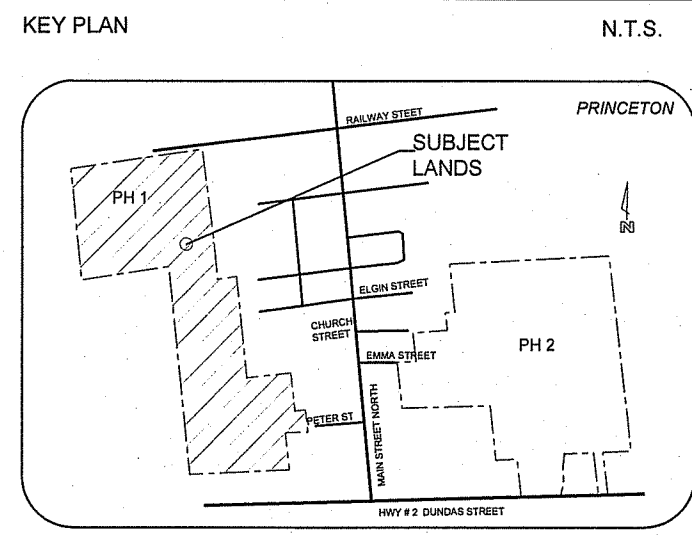


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

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



OWNER'S CERTIFICATE
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, M.O.P., R.P.P. July 14, 2023
Monteith Brown Planning Consultants Date

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, O.L.S. July 12/23
MacAulay, White & Muir Ltd. Date

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

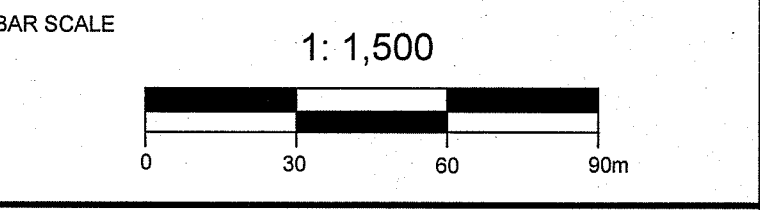
a) as shown on plan	g) as shown on plan
b) as shown on plan	h) municipal water
c) as shown on key plan	i) sandy to gravelly
d) as shown on land use schedule	j) as shown on plan
e) as shown on plan	k) as shown on plan
f) as shown on plan	l) as shown on plan

LAND USE SCHEDULE		
LAND USE	PHASE 1	PERCENT
SINGLE DETACHED LOTS 1 TO 40 (ON SEPTIC)	11.87	80.2
PARKLAND BLOCK 41	0.036	0.2
SWM POND BLOCK 42	0.50	3.4
ROADS & RESERVE BLOCKS 43 & 44	2.40	16.2
TOTAL SITE AREA	14.81	100

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

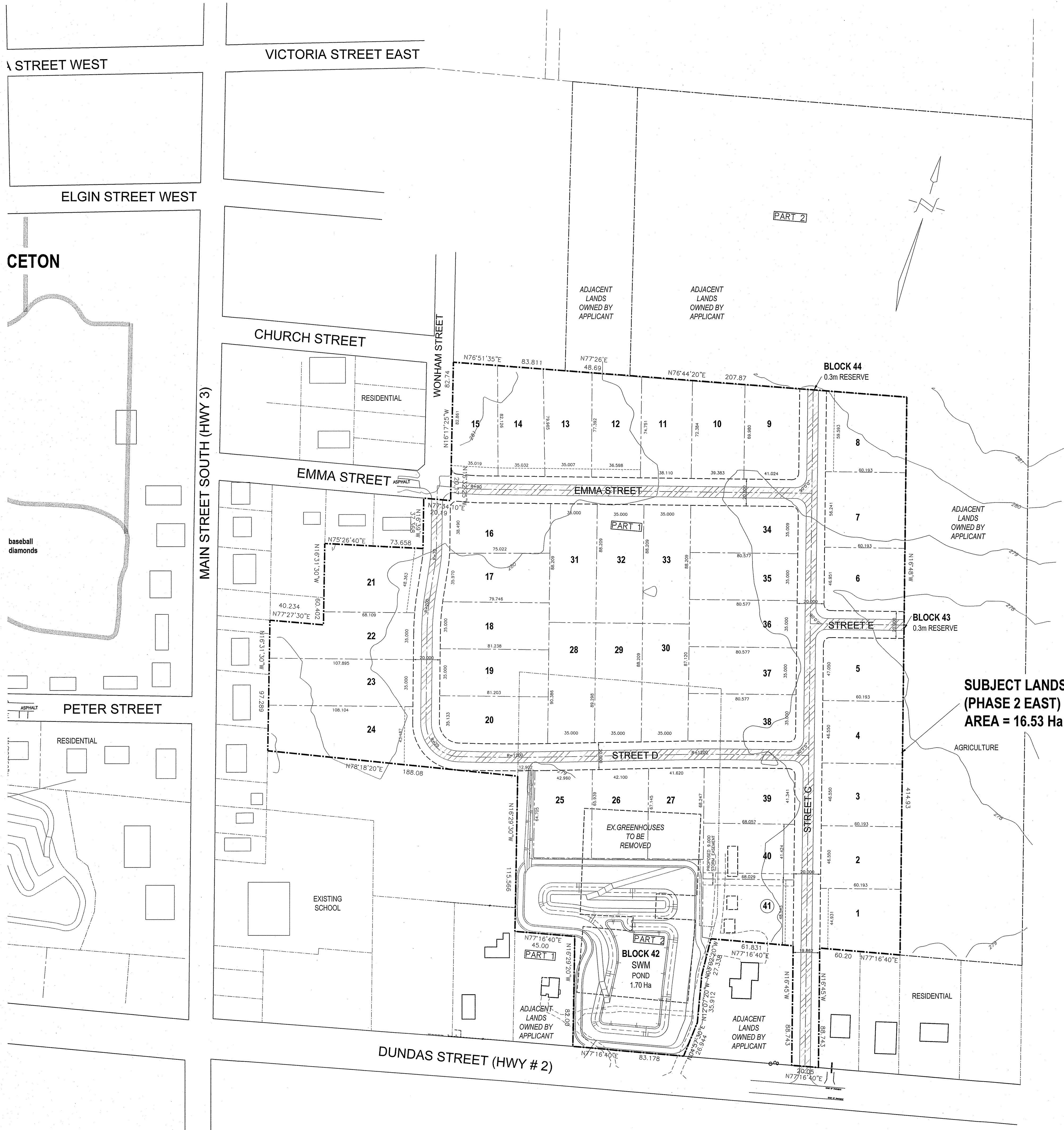
SUBMISSION AND REVISION			
1	SUBMIT APPLICATION	JULY 2023	BS
No.	Revision	Date	Initial

CLIENT
VAN WEES ROSES INC.



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: Jul 12, 2023	

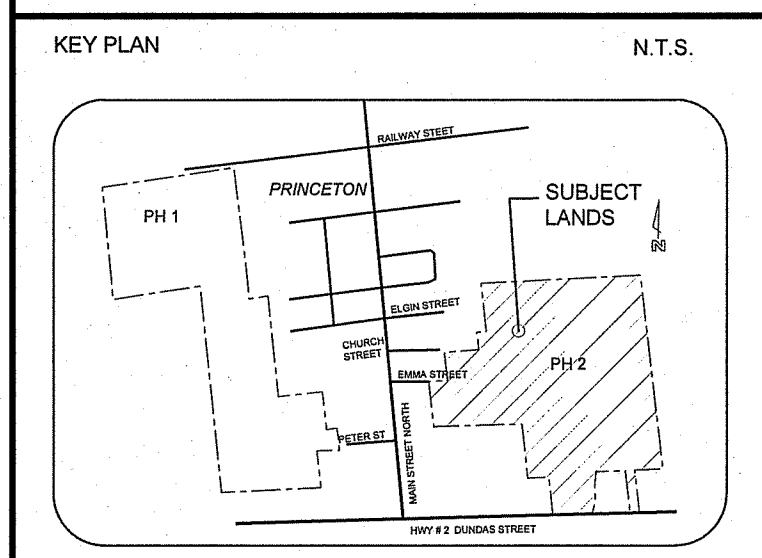


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE _____ SIGNATURE _____



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



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, M.C.I.P., R.P.P. Date: July 14, 2023
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, O.L.S. Date: July 13/23
MacAulay, White & Muir Ltd.

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

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

LAND USE SCHEDULE

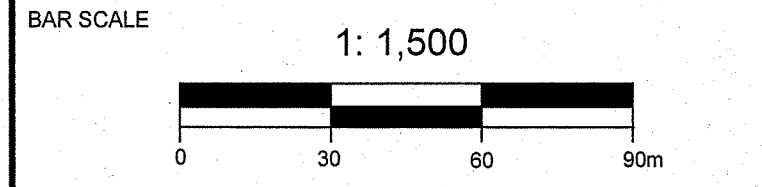
LAND USE	PHASE 2	PERCENT
SINGLE DETACHED LOTS 1 TO 41 (ON SEPTIC)	12.26	74.2
SWM POND BLOCK 42	1.70	10.3
ROADS AND RESERVE BLOCKS 43 & 44	2.57	15.5
TOTAL SITE AREA	16.53	100

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
1	SUBMIT APPLICATION	JULY 2023	BS

CLIENT
VAN WEES FLOWER CENTRE LTD.



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	