

PUBLIC NOTICE

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

APPLICATION 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: SB23-05-1; ZN 1-23-11 (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 41 lots for single detached dwelling units to be serviced by municipal water and private septic services. Emma Street 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 'Special Highway Commercial Zone (HC-3)' **to** 'Residential Type 1 Zone (R1)', 'General Agricultural Zone (A2)', and 'Open Space Zone (OS)' in order to facilitate the proposed development.

The subject lands are legally described as Part Lot 12, Concession 1, (Blenheim), Parts 2 and 3, Plan 41R10461 and Part 1, Plan 41R10475, in the Township of Blandford-Blenheim. The lands are located between Railway Street East and Dundas Street East 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: SB23-04-1; ZN 1-23-10

Please be advised that Council may approve, modify or refuse the requested application(s) 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.

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.

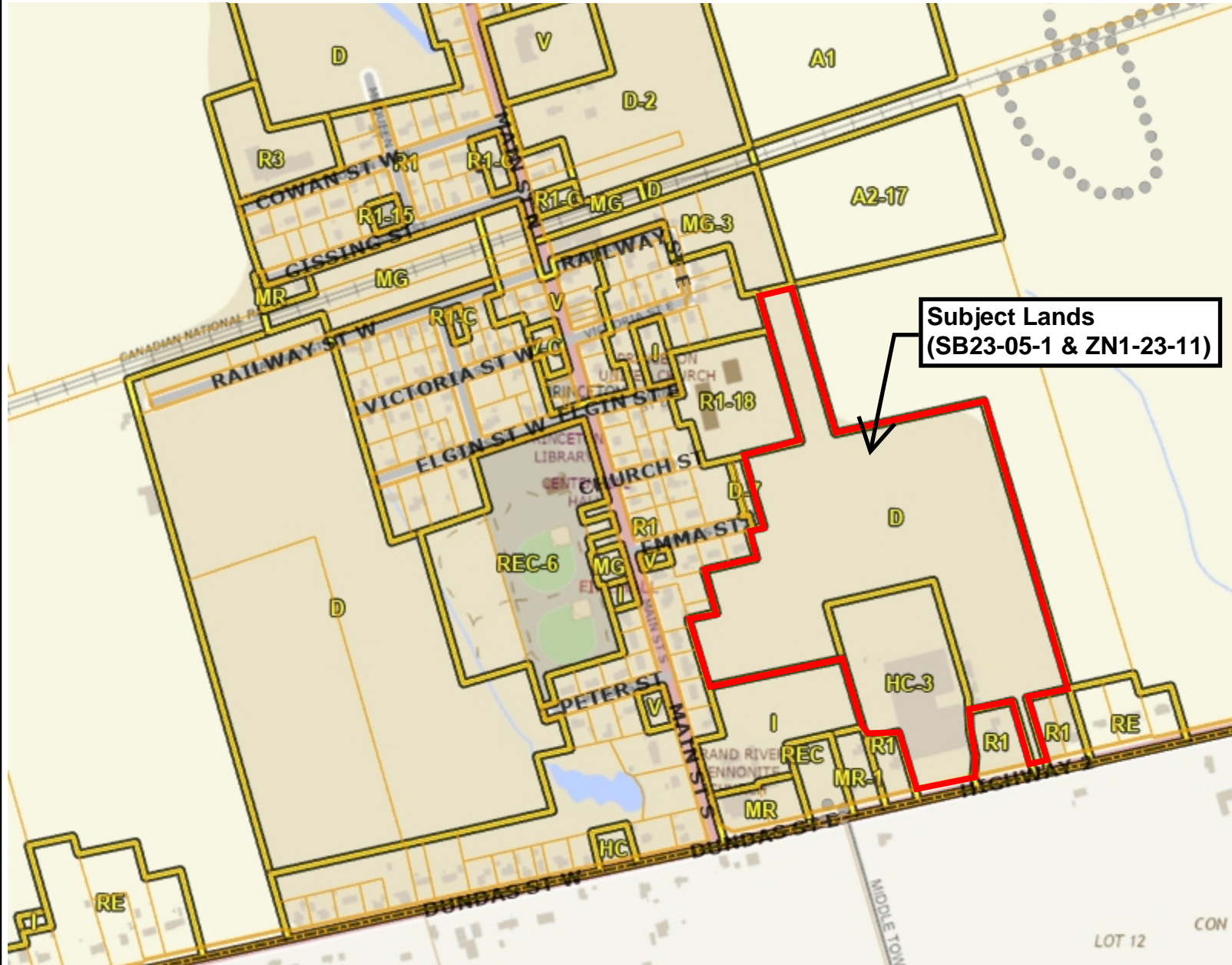
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. 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. 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

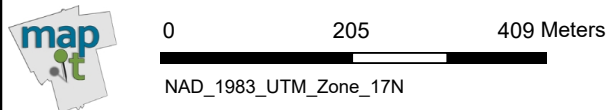


Legend

- 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)

**Subject Lands
(SB23-05-1 & ZN1-23-11)**

Notes



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

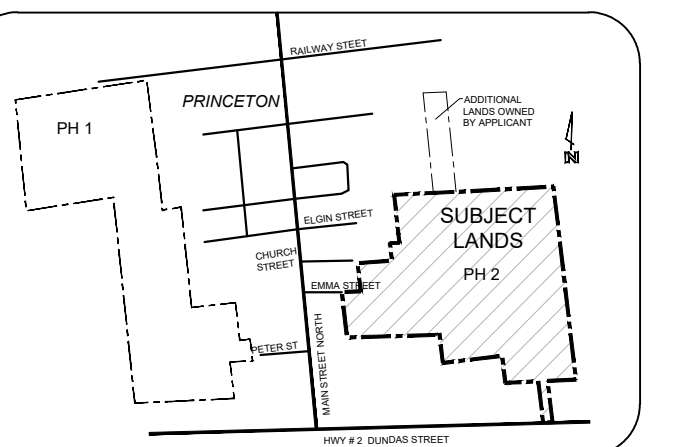
August 23, 2023

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 LOT 12, CONCESSION 1
 BLANDFORD-BLENHEIM
 GEOGRAPHIC TOWNSHIP OF BLENHEIM
 COUNTY OF OXFORD

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, M.C.P., R.P.P. 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) all
- j) as shown on plan
- k) as shown on plan
- l) as shown on plan

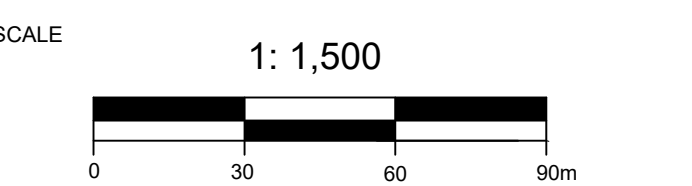
LAND USE SCHEDULE		
LAND USE	PHASE 2	PERCENT
SINGLE DETACHED LOTS 1 TO 41 (ON SEPTIC)	12.26	82.4
FUTURE ROAD CONNECTION BLOCK 42	0.12	0.8
ROADS & RESERVE BLOCK 43	2.45	16.5
SERVICE BLOCK 44	0.04	0.3
TOTAL SITE AREA	14.87	100

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
4	REMOVE STORM POND	MAR 2026	BS
3	TEMP TURN CIRCLES	JAN 2026	BS
2	REVISED SERVICES	AUG 2025	BS
1	SUBMIT APPLICATION	JULY 2023	BS

CLIENT
 VAN WEES FLOWER CENTRE LTD.



ADDRESS
 GREEN ACRES ESTATES

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	

