

REPORT TO COUNTY COUNCIL

Application for Draft Plan of Condominium CD 24-06-1 – 2825085 Ontario Inc.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATION

1. That Oxford County Council grant draft plan approval for the proposed draft plan of condominium (CD 24-06-1), submitted by 2825085 Ontario Inc., for lands described as Lot 6 and Part Lots 5 and 7, Block A, Plan 104 and Part Lot 13, Concession 6 (Blenheim), Part 1, Plan 41R-10730, in the Township of Blandford-Blenheim (Village of Drumbo), municipally known as 23 Henry St, Drumbo, with a lapsing date of 3 years from the date of draft plan approval, subject to the conditions attached to this report as Schedule 'A' being met prior to final approval.

REPORT HIGHLIGHTS

- The submitted Draft Plan of Condominium Application proposes a standard condominium with 17 townhouse units to be serviced by municipal water and wastewater services. The 17 units would be facilitated over three separate residential blocks.
- Planning staff are recommending that Oxford County Council approve the proposal as it is consistent with the Provincial Planning Statement and the Official Plan with respect to medium density residential development through a condominium within a serviced settlement.

IMPLEMENTATION POINTS

The application will be implemented in accordance with the relevant objectives, strategic initiatives and policies in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on September 17, 2024 and notice of public meeting for the Township public meeting was issued on October 30, 2025. A notice of public meeting for the Oxford County public meeting was issued on January 8, 2026.

At the time of submission of this report, staff have received two letters of concerns from members of the public (See Attachment 7). Further, residents raised a number of questions and concerns with respect to the application at the public meeting held on November 19, 2025 at Township of Blandford-Blenheim Council, which are further outlined in the planning analysis section of this report.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development Goal 1.3 – Community health, safety and well-being Goal 1.4 – Connected people and places		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owner: 2825085 Ontario Inc.
3523 Huron Road, New Hamburg, ON N3A 3C4

Agent: Patterson Planning Consultants Inc.
6095 Line 66, Monkton, ON N0K 1P0

Location:

The subject lands are described as Lot 6 and Part Lots 5 and 7, Block A, Plan 104 and Part Lot 13, Concession 6 (Blenheim), Part 1, Plan 41R-10730. The lands are located on the west side of Henry Street, north of Drumbo Park, and are municipally known as 23 Henry Street, Village of Drumbo.

County of Oxford Official Plan

Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	'Settlement'
Schedule 'B-3'	Village of Drumbo Land Use Plan	'Medium Density Residential'
Schedule 'C-3'	County of Oxford Settlement Strategy Plan	'Serviced Village'

Proposal

The proposed draft plan of condominium is for a standard condominium consisting of 17 townhouse units divided over three different blocks, to be serviced by municipal water and wastewater services. The development would be serviced by an internal condominium road, which would connect to Henry Street, a Township owned road. Each townhouse unit would contain one legal parking space within a private garage and one legal parking space within a private driveway. In addition to the parking spaces provided at each individual unit, there are also 11 parking spaces proposed within the site in a communal parking area for the use of residents and visitors.

A Zone Change Application has also been received to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 3 Zone (R3-sp).' Site specific R3 provisions have been requested with respect to minimum yard depths/widths and maximum parking coverage to facilitate the proposed form of development on the property.

The entirety of the subject lands is approximately 0.6 ha (1.4 ac) in size and is currently vacant of any buildings or structures. Access to the site is from Henry Street. Surrounding land uses include single detached dwellings to the north and east. Drumbo Park, a municipally owned recreational

space, is located to the south of the subject lands, while a municipally owned stormwater management pond exists to the west of the subject lands.

A Planning Opinion Report, a Functional Servicing and Stormwater Management Report, and an Archaeological Assessment have been submitted in support of the application.

Plate 1, Location Map and Existing Zoning, indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020) with Existing Zoning, provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2020.

Plate 3, Existing Official Plan Designations, the land use designations of the subject lands and surrounding area.

Plate 4, Draft Plan of Condominium, illustrates the draft plan of condominium layout and development configuration as proposed.

Plate 5, Tree Management Plan, identifies existing trees that are to remain and where new trees are proposed to be planted.

Plate 6, Applicant's Rendering Drawings, provides a street view of the proposed development from various angles.

Comments

Planning Act

Section 2 of the Planning Act respecting Provincial Interests, provides that a municipal Council, in carrying out their responsibilities under the Planning Act, shall have regard to, among other matters, matters of provincial interest such as (but not limited to):

- the protection of ecological systems and agricultural resource;
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the adequate provision of a full range of housing, including affordable housing;
- the resolution of planning conflict involving public and private interests;
- the protection of public health and safety;
- the appropriate location of growth and development;
- the promotion of development that is designed to be sustainable, to support public transit and be oriented to pedestrians; and
- the promotion of built form that, among other matters, is well designed and encourages a sense of place.

Section 9 (2) of the Condominium Act states that the “provisions of sections 51, 51.1 and 51.2 of the Planning Act that apply to a plan of subdivision apply with necessary modifications to a description or an amendment to a description.”

Section 51 (24) of the Planning Act provides that in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) the suitability of the land for the purposes for which it is to be subdivided (including affordable housing units, if any);
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) the dimensions and shapes of the proposed lots;
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- h) conservation of natural resources and flood control;
- i) the adequacy of utilities and municipal services;
- j) the adequacy of school sites;
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, "shall be consistent with" all policy statements issued under the Act. The following outlines the key PPS policies that have been considered, but is not intended to be an exhaustive list.

With respect to the subject application, Section 2.1.4 requires that planning authorities provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area:

- a) by maintaining at all times, the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and,
- b) to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1.6 outlines that planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and,
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2.1, Housing, provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1, General Policies for Settlement Areas indicate that settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

Section 2.3.1 (2) states that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land use resources;
- b) optimize existing and planned infrastructure and public facilities;
- c) support active transportation;
- d) are transit supportive, as appropriate, and,
- e) are freight supportive.

Section 3.6.1, Sewage, Water, and Stormwater, outlines that planning for sewage and water services shall:

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;
- b) ensure that these services are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;
 - 2. is feasible and financially viable over their life cycle;
 - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and
 - 4. aligns with comprehensive municipal planning for these services, where applicable.
- c) promote water and energy conservation and efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process;
- e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and,
- f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.

Section 3.6.7 states that planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.

Section 4.6 of the PPS indicates that Planning authorities shall not permit development and site alteration on lands that may contain archaeological resources or areas of archaeological potential unless the resources have been conserved. Planning authorities are encouraged to develop and implement archaeological management plans for conserving archaeological resources and proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

Official Plan

The subject lands are located within the Village of Drumbo, designated as “Serviced Village” and ‘Settlement’ according to Schedule C-3 “County of Oxford Settlement Strategy Plan” and Schedule B-1 “Township of Blandford-Blenheim Land Use Plan”, respectively, and further designated as ‘Medium Density Residential’ according to Schedule B-3 “Village of Drumbo Land Use Plan”.

According to Section 2.1.1 (Growth Management), to manage growth, it is a strategic initiative of the Official Plan to ensure designated growth settlements are developed with efficient land use patterns and densities to minimize land consumption, control infrastructure costs, and limit growth pressure in rural areas. Further, Section 4.1 (Strategic Approach) states that the County shall aim to ensure existing designated land supplies and infrastructure will be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 4.2.2.4 (Serviced Villages) directs that Serviced Villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized wastewater and water supply facilities.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) states that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

Further, the Official Plan (Section 6.2.3) directs that Medium Density Residential areas in serviced villages are those lands that are to be developed or planned for a variety of medium density residential development consisting of low rise apartment buildings, cluster houses, converted dwellings, and all forms of townhouses.

The Official Plan establishes densities for Medium Density Residential areas with a minimum net residential density of 22 units per hectare (9 units per acre) and a maximum net residential density of 50 units per hectare (20 units per acre). Net residential density is defined as the number of housing units per hectare of residentially designated lands, exclusive of lands required for open space, environmentally sensitive areas, and transportation and servicing infrastructure, including stormwater management.

The Official Plan also establishes Drumbo specific densities for Medium Density Residential areas with a minimum net residential density of 26 units per hectare (11 units per acre) and a maximum net residential density of 50 units per hectare (20 units per acre).

Section 6.2.4 (Site Design Policies for Multiple Unit Residential Development in Rural Settlements) outlines various criteria to consider when reviewing multiple residential unit proposal. The proposed buildings should avoid long linear orientations by providing appropriate breaks and varying rooflines. Parking should be provided through a combination of private and communal parking. Communal parking should be located within reasonable walking distance of each residential unit while also ensuring that privacy for individual units is protected from the communal parking lot. The proposal shall also take into consideration pedestrian circulation within the site and shall provide an adequate pedestrian system on-site to facilitate safe movement on-site. Where practical, existing vegetation shall be maintained and new vegetation shall be encouraged on-site. Multiple residential unit proposals shall also be required to provide adequate space for play activities for children within the subject lands.

The Official Plan further requires that, as a condition of draft plan approval, County Council will require the applicant to satisfy conditions prior to final approval and registration of the plan. Should the conditions not be met within the specified time period, the draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, Council shall require that the applicant enter into a condominium agreement with the Township and, where necessary, the County, prior to final approval of the plan.

[**Zoning By-law**](#)

The subject lands are currently zoned 'Residential Type 1 Zone (R1)' according to the Township's Zoning By-law. The Zone Change Application proposes to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 3 Zone (R3-sp)', to allow for the

proposed townhouse unit types and establish a number of site specific provisions related to minimum yard depths/widths and maximum parking coverage to facilitate the proposed form of development on the property.

The 'R3' zone permits apartment buildings, boarding/lodging houses, converted dwellings, home occupations, multiple unit dwellings, and street fronting townhouses.

Agency Comments

Canada Post provided detailed comments respecting the requirements for the provision of community mailboxes throughout the proposed development.

Bell Canada requested the following conditions be included:

- The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

The County of Oxford Public Works Department has provided a number of conditions of draft approval, which have been incorporated as recommended conditions of draft approval.

The Township Chief Building Official, Township Director of Public Works, and the Township Director of Protective Services, and Hydro One have indicated no concerns or objections regarding the proposed draft plan of condominium or zoning amendment.

Township of Blandford-Blenheim Council

Township of Blandford-Blenheim Council recommended support of the proposed Draft Plan of Condominium while also approving the proposed Zone Change Application 'in principle', at the Township's regular meeting of Council on November 19, 2025.

During the Public Meeting on November 19, 2025, a number of residents raised concerns with respect to the subject application and, in particular, such matters as parking, traffic, loss of privacy, loss of vegetation, and the proposed density.

Planning Analysis

Applications for condominium approval can be dealt with in one of two ways, in accordance with the Condominium Act. The first method is where the approval of the condominium is exempt from the draft or 'conditional' approval stage and proceeds directly to final approval. The exemption process is intended to apply to proposals that have previously undergone a complete evaluation (i.e. site plan approval), and no further conditions of approval are required by the municipality for the development.

The second process, which is being undertaken for the subject application, is a process similar to an application for draft plan of subdivision where, after appropriate circulation and review, a proposal receives 'draft' approval, which is contingent on the applicant satisfying a number of conditions prior to final approval and registration. This is the process that the applicant has chosen to undergo in this particular circumstance.

The proposed application is intended to facilitate a residential development in the Village of Drumbo, consisting of 17 bungalow-style townhouses within a condominium complex. All 17 units would be serviced by an internal condominium road, which would connect to Henry Street, a Township owned road.

A Planning Opinion Report, a Functional Servicing and Stormwater Management Report, and an Archaeological Assessment have been submitted in support of the application.

Provincial Planning Statement

As the proposed draft plan of condominium is located within a designated settlement and will be serviced by municipal water and wastewater facilities, the development represents an efficient use of lands designated for residential purposes and existing municipal services. The development also provides for alternative housing types in the Village of Drumbo, while maintaining compatibility with existing residential uses in the surrounding neighbourhood. As such, Planning staff are of the opinion that the proposed development is consistent with the relevant PPS policies respecting residential development in settlement areas. The proposed development will facilitate land uses that are compatible with the surrounding residential and recreational uses.

Regarding Section 2.2.1 – Housing, the PPS has a strong focus on the development and introduction of new housing options that meet the needs of current and future residential from a range of economic households, including low and moderate incomes. To help achieve this goal, promoting density and ensuring that land, infrastructure, and public services are used efficiently are considered key to success. It is the opinion of staff that the proposed development promotes an efficient use of land and infrastructure while also providing for a broader range of housing options in the Village of Drumbo.

The PPS directs that settlements with full municipal servicing shall be the priority for future growth and development. Details of the proposed infrastructure and stormwater management strategy were provided in a Functional Servicing and Stormwater Management Report submitted in support of the application. In light of the comments received from various agencies (i.e. Township of Blandford-Blenheim and the County of Oxford Department of Public Works), and subject to conditions of approval to ensure review and approval of technical details, Planning staff are satisfied that adequate infrastructure and public facilities will be available to accommodate the initial phase of the development.

To ensure that development or site alteration does not impact lands containing archaeological resources, the applicant submitted a Stage 1-2 Archaeological Assessment of the subject lands, which was prepared by Lincoln Environmental Consulting. Lincoln Environmental Consulting advised that no archaeological resources were identified on site.

Official Plan

As previously noted, the Official Plan establishes a net density range of 26-50 units per hectare (11-20 units per acre) for Medium Density Residential areas within the Village of Drumbo. The proposed development would result in an overall net residential density of approximately 28.3 units per hectare (12.1 units per acre), consistent with the residential net density allowances established in the Official Plan.

With regard to the specific review criteria for plans of subdivision and condominiums (Section 10.3.3), the Oxford County Department of Public Works has advised that sufficient municipal water and wastewater capacity is available. Community facilities and supporting infrastructure exist in the surrounding Village of Drumbo, and the existing road network will be adequate to service the subject lands. Planning staff are of the opinion that the proposal represents an efficient use of existing services and lands designated for residential use, and the proposed development will help to provide an appropriate mix of housing types within the community, while remaining compatible with existing surrounding residential uses.

With respect to overall connectivity and local services, the subject lands are strategically located within the Village of Drumbo. They are within close proximity to community facilities such as the local school, commercial businesses, and recreational/open space areas. The location of a future vehicular access point and the likely impacts of traffic generated by the proposal on adjacent streets has been assessed by Township Public Works staff and determined to be acceptable.

Section 6.2.4 generally requires multiple unit residential developments to provide a communal play area for children within the development. In this particular case, staff are of the opinion that this requirement is unnecessary given the nature of the development (i.e. ground oriented townhouse units with individual backyards) and context of the subject lands. To the immediate south of the subject lands is Drumbo Park, which contains sport fields, a playground, and a splash pad.

In terms of compatibility with adjacent residential development, the proposed unit type (i.e. ground oriented townhouse dwellings) is a low density housing form and the proposed development will only slightly exceed the maximum density for low density residential development. Further, the applicant is proposing to maintain a minimum 7.5 m (24.6 ft) setback from the proposed residential units to northerly and southerly lot lines to reflect the minimum rear yard requirements for other residential zones (i.e. for a single detached dwelling in an R1 zone).

With respect to the specific review criteria for multiple unit residential development (Section 6.2.4), staff have reviewed the proposal and are of the opinion that it complies with the general intent and purpose of the criteria in terms of vegetation. While some vegetation has already been removed from the site and the municipal right-of-way, the applicant is proposing to retain the existing mature trees along the northern lot line to maintain privacy screening between existing properties and the proposed residential units. The applicant is also proposing to plant additional trees on the lands once construction is completed as indicated in the proposed tree planting plan (Attachment 5 to this report).

In order to help ensure compatibility between the proposed development and the existing recreational facilities adjacent to the subject lands, the applicant is in agreement with assisting the Township in covering costs of a netting system for the existing baseball diamond to the

immediate south of the subject lands. The purpose of the netting would be to reduce the number of baseballs that could potentially enter the subject lands. The Township and the applicant will split costs for the netting at 50% each. Additionally, wood fencing is proposed along the southern lot lines of the subject lands to ensure that vehicle headlights on the site do not interfere with the sports fields in the evening.

In addition to the 2 parking spaces being proposed for each residential unit (one in the driveway and one in the attached garage), the applicant is also proposing 11 communal parking spaces, for a total of 45 parking spaces, which is 17 more spaces than required by the Township Zoning By-law. The additional parking should help to avoid overflow parking from the development ending up along Henry Street. Further, the proposed communal parking spaces will be appropriately located away from the existing residential properties, as well as the back yard amenities spaces of the proposed residential units.

Servicing

Oxford County's Water and Wastewater Capacity Protocol for Residential Development (the 'protocol') allows for 25 units to be granted servicing at any one time. The purpose of the protocol is to ensure servicing is allocated responsibly and fairly amongst various development projects. The protocol is an important tool in ensuring that allocation is provided in a logical and equitable way. As only 17 units are being proposed, the development will be compliant with the Protocol and County Public Works has advised that there are no concerns with respect to the adequacy of servicing to facilitate the entirety of the proposed draft plan of condominium.

CONCLUSIONS

Considering the foregoing, Planning staff are satisfied that the submitted Draft Plan of Condominium Application is consistent with the policies of the Provincial Planning Statement and in-keeping with the strategic initiatives and objectives of the Official Plan respecting development in designated settlement areas and can be supported from a planning perspective, subject to the recommended conditions of draft approval set out in Attachment 8.

SIGNATURES

Report author:

Original signed by _____
Dustin Robson, MCIP, RPP
Development Planner

Departmental approval:

Original signed by
Eric Gilbert, MCIP, RPP
Manager of Development Planning

Original signed by
Paul Michiels
Director of Community Planning

Approved for submission:

Original signed by
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

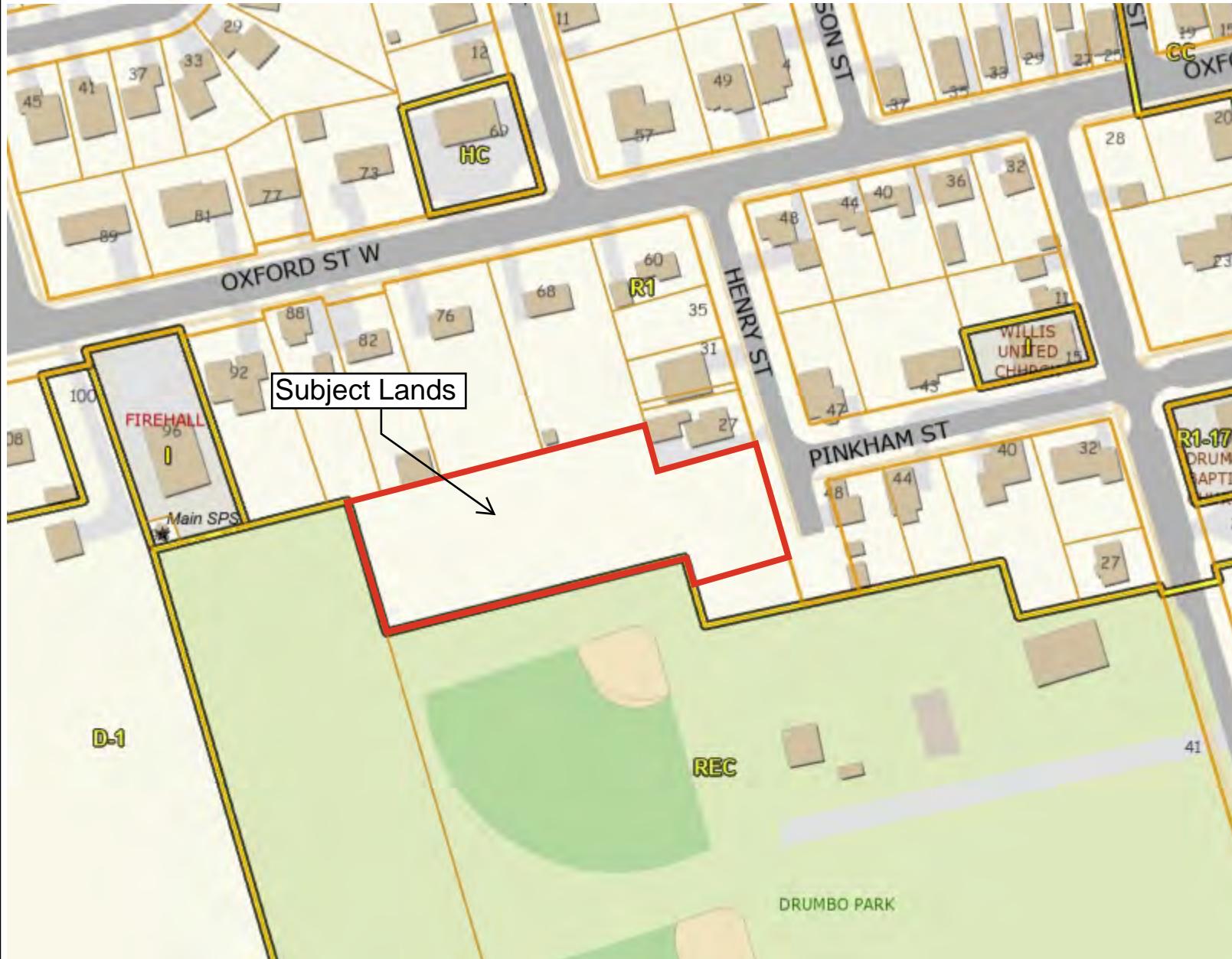
Attachment 1 – Plate 1, Location Map and Existing Zoning
Attachment 2 – Plate 2, Aerial Map (2020) with Existing Zoning
Attachment 3 – Plate 3, Existing Official Plan Designations
Attachment 4 – Plate 4, Draft Plan of Condominium
Attachment 5 – Plate 5, Tree Management Plan
Attachment 6 – Plate 6, Applicant's Rendering Drawings (4 pages)
Attachment 7 – Letters of Concern
Attachment 8 – Conditions of Draft Approval



Plate 1: Location Map and Existing Zoning
File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R

Pt Lt 5, Blk A, Plan 104, Pls 3 & 4, Plan 4TR-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St.



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



0 51 102 Meters

NAD 1983 UTM Zone 17N



Notes

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)



Plate 2: Aerial Map (2020) with Existing Zoning

File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St



0

26

51 Meters



NAD_1983_UTM_Zone_17N

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October 17, 2025

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)

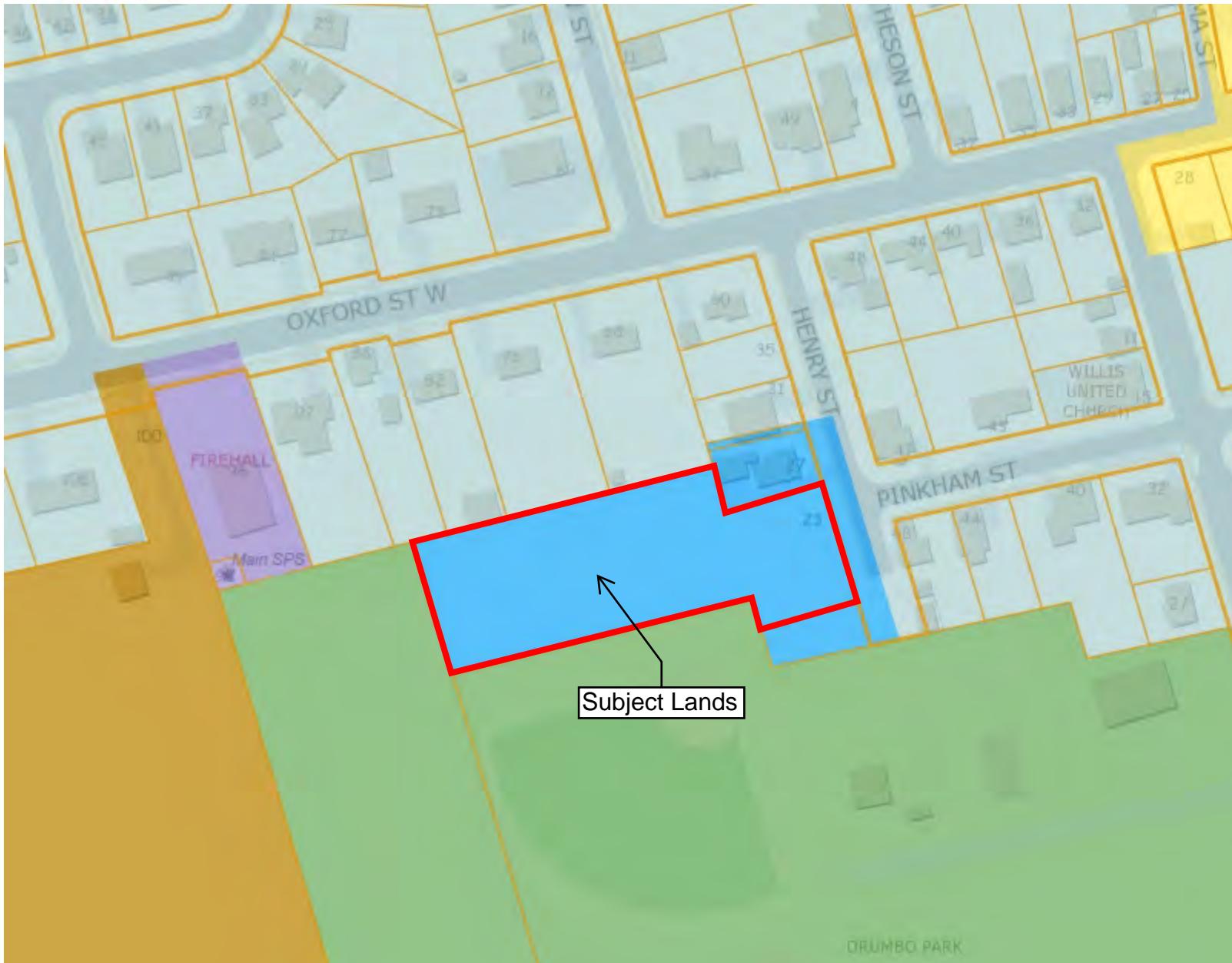
Notes





Plate 3: Existing Official Plan Designations
File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St



0 51 102 Meters

NAD_1983_UTM_Zone_17N



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October 17, 2025

Legend

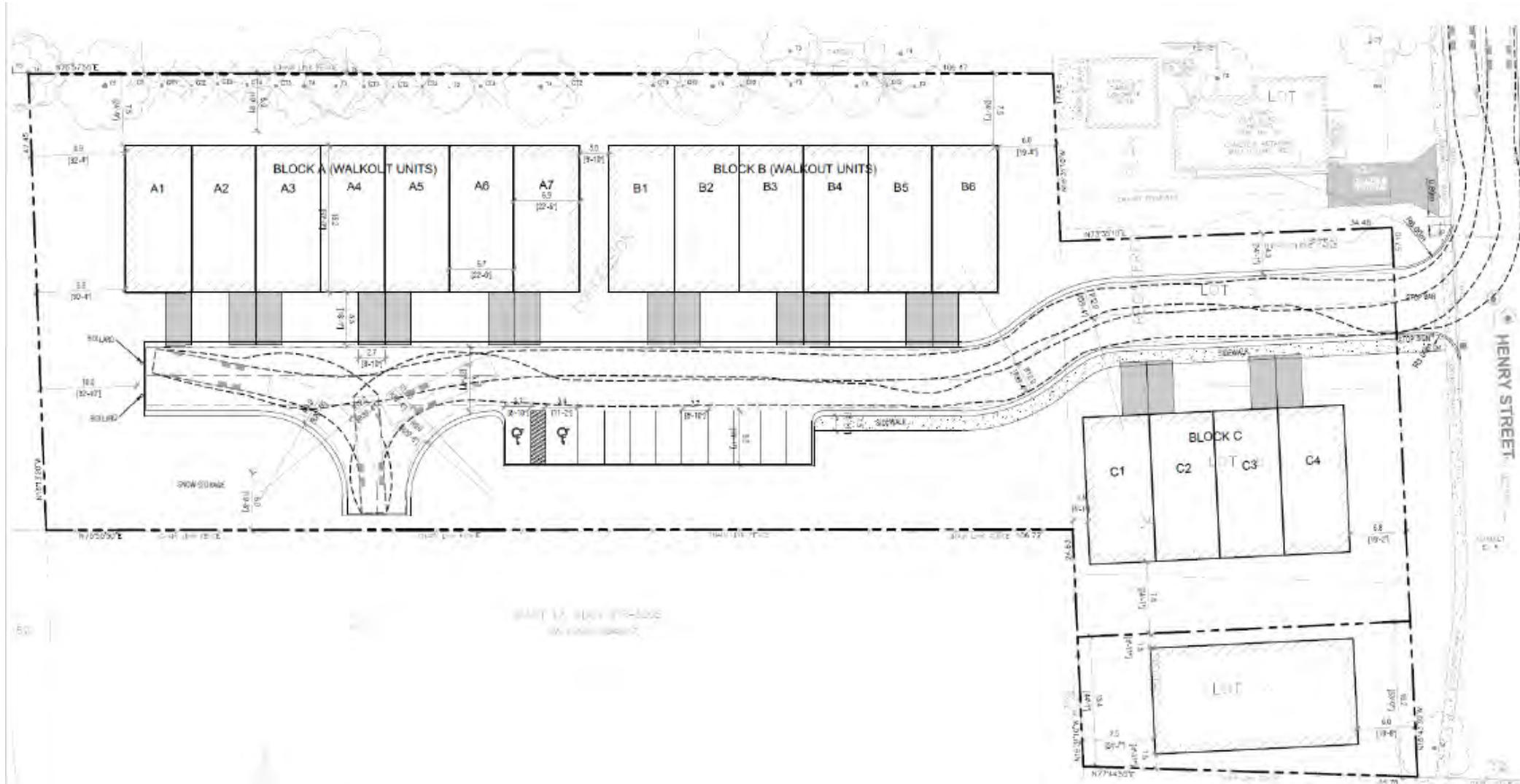
- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 100 Metre Buffer Ingersoll**
- Site Specific Policy Areas**
- Village Land Use Designation**
 - Village Core
 - Service Commercial
 - Low Density Residential
 - Medium Density Residential
 - Industrial
 - Minor Institutional
 - Major Institutional
 - Future Urban Growth
 - Open Space
 - Environmental Protection
 - School
 - Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation**
 - Residential
 - Residential Reserve
 - Central Business District
 - Entrepreneurial District
 - Neighbourhood Shopping Centre
 - Service Commercial
 - Regional Commercial Node
 - Business Park
 - Traditional Industrial
 - Community Facility
 - Open Space
 - Environmental Protection
 - Future Urban Growth

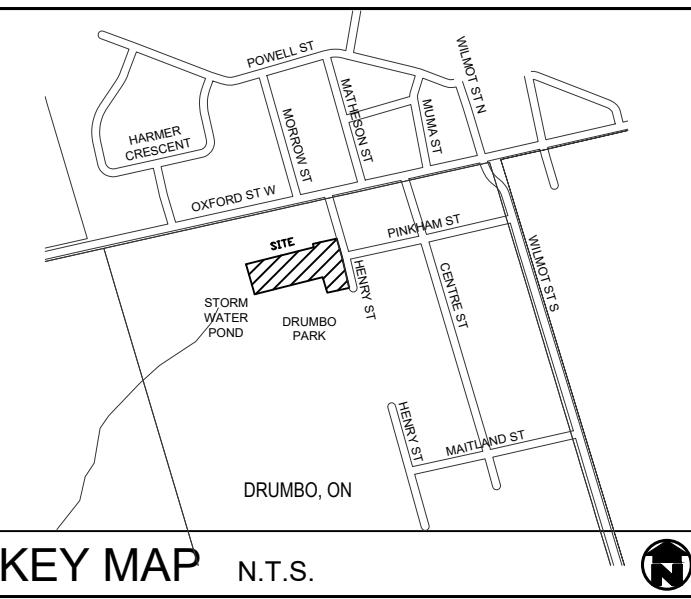
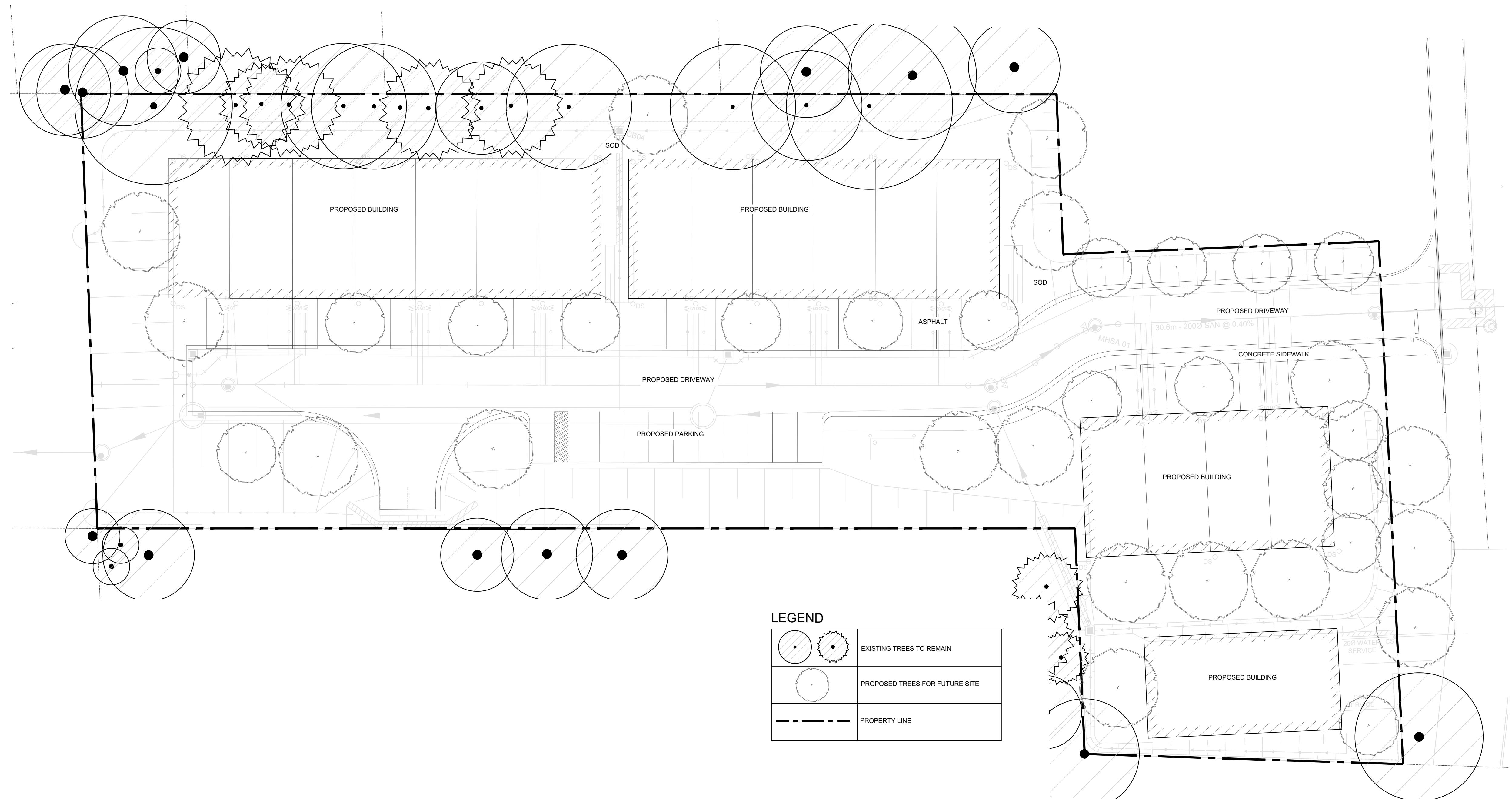
Notes



Plate 4: Draft Plan of Condominium
File No. CD24-06-1 (2825085 Ontario Inc.)

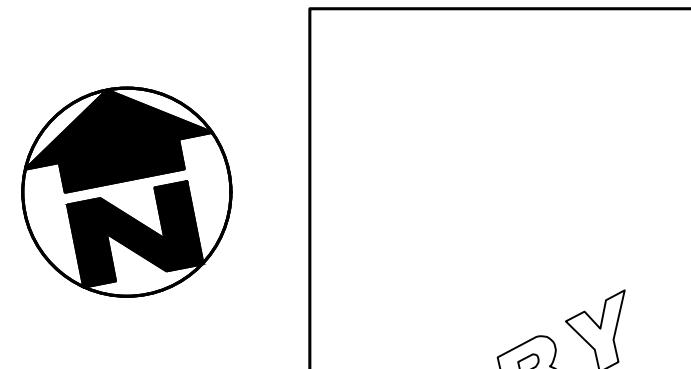
Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St





GENERAL NOTES

1. SITE PLAN INFORMATION AS PER GEI ENGINEERING.
2. EXISTING CONDITIONS AS PER GM BLUEPLAN.
3. PROPOSED SITE GRADING AND SERVICING PLAN PROVIDED BY GEI ENGINEERING AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



REVISIONS
no. date description by
1. JUN 06 25 Issued for Reference EA

*PRELIMINARY
For Discussion Purposes Only*

J.P.B Developments
27 Henry St.
Drumbo, ON

Preliminary Concept


Hill
Design
Studio
INC.

226-686-0700 www.hilldesign.ca
PROJECT NO.: 2024-96 DRAWN BY: EA
SCALE: 1:250 DESIGNED BY: EA
SHEET: APPROVED BY: AWH
PLOT DATE: JUN 06 2025 L2

Plate 5: Tree Management Plan

File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St

Plate 6, Page 1: Applicant's Rendering
File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St



Plate 6, Page 2: Applicant's Rendering

File No. CD 24-06-1 (2825085 Ontario Inc.)

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, Township of Blandford-Blenheim - 23 Henry Street



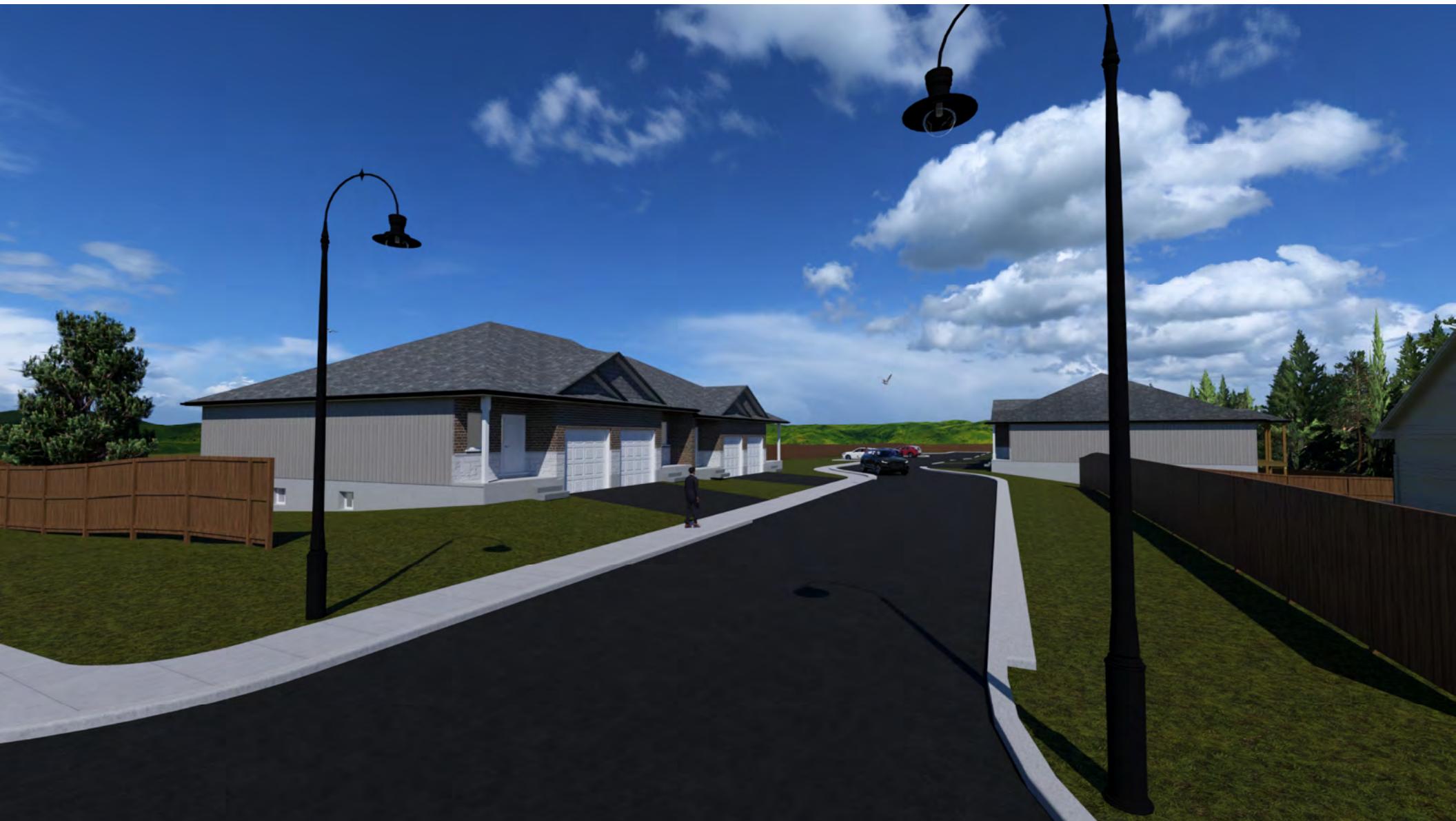
Plate 6, Page 3: Applicant's Rendering
File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St



Plate 6, Page 4: Applicant's Rendering
File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St



From:
To: [Planning](#)
Cc: [Dustin Robson](#)
Subject: RE: 76 Oxford street W
Date: Monday, October 7, 2024 10:32:23 AM
Attachments: [image001.png](#)

Excellent thanks

My concern/request is that the tree's at the back of the property between the new builds and the homes on Oxford Street are NOT removed.

These builds are already extremely invasive to the quiet nature/privacy of our backyards. The tree's are the only thing maintaining some of that privacy.

Can I also ask what the variance request is for the back yards on these homes?

Thank you,
Tania Tryon

From: [Dustin Robson](#); [Mark Peterson](#); jbrick@blandfordblenheim.ca; dbarnes@blandfordblenheim.ca; ndemerest@blandfordblenheim.ca; bbanbury@blandfordblenheim.ca; tyoung@blandfordblenheim.ca; [Planning](#)
To: [Dustin Robson](#); [Mark Peterson](#); jbrick@blandfordblenheim.ca; dbarnes@blandfordblenheim.ca; ndemerest@blandfordblenheim.ca; bbanbury@blandfordblenheim.ca; tyoung@blandfordblenheim.ca; [Planning](#)
Subject: files :CD24-06-01 and ZN 1-24-18 (2825085 Ontario Inc.)
Date: Monday, November 17, 2025 8:16:31 PM

Blandford-Blenheim council and Oxford planning dept.,

We would like to voice our objection to the file listed above for the proposed development of townhouses on the west side of Henry Street in the village of Drumbo. This would be the largest project of this nature in Drumbo. This development is not required for this village and should not be jammed on a lot that is too small and is bordered by other residents and the Drumbo Park. The developer is requesting a zoning change as well as multiple variances to facilitate this project. There are also not nearly enough parking places to acomodate the number resident vehicles or guests. A project of this nature should be on a street that has street front access for each unit. This is planned to have a single laneway that serves all 17 units. This will drastically increase traffic at this area. The laneway will enter onto Henry Street which will create a safety issue for children as this is the main walking access to the Drumbo playground, splash pad and ball diamonds. There are numerous children who use this route passing the proposed laneway. Future residents of this proposed built will be affected by the ball diamond lights, noise and foul balls potentially doing damage to their property. This will create serious problems for the municipality in the form of complaints or possible legal action. This proposal will also have adverse effects on the adjoining residents to their quality of life and enjoyment of their properties. This proposal is not being driven by need or wanted by the residents of this village. It is being driven by a developer who is trying to make a profit at the expense of the existing residents. This developer has already shown his lack of respect for residents by illegally cutting down 100 year old maple trees lining the access to the park. He did this under the guise of requiring their removal to facilitate driveways for 4 townhouses fronting on Henry Street. If you look at his application there are no driveways required as he has now turned the houses 90* and utilized the single laneway for all units. He has destroyed the tree lined entrance to one of the best parks in the township. I respectfully request this council to physically visit this site and evaluate this project from the perspective of local residents who elected you to look after the interests of the people of this township. This project belongs in a new subdivision not dropped into an existing area.

Respectfully,

Tom and Cathy Dezell

Schedule "A"
To Report No. CP 2026-25

CONDITIONS OF DRAFT APPROVAL – CD 24-06-1 – 2825085 Ontario Inc.

1. This approval applies to the draft plan of condominium submitted by 2825085 Ontario Inc., (File No. CD 24-06-1) and prepared by GEI Consultants, as shown on Plate 4 of Report No. 2025-319 and comprising lands described as Lot 6 and Part Lots 5 and 7, Block A, Plan 104 and Part Lot 13, Concession 6 (Blenheim), Part 1, Plan 41R-10730, Township of Blandford-Blenheim, consisting of 17 townhouse units serviced by an internal private condominium road.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks, and drainage facilities, and other matters pertaining to the development of the condominium in accordance with the standards of the Township of Blandford-Blenheim.
3. The Owner shall enter into a condominium agreement with the Township of Blandford-Blenheim and this agreement shall be registered by the Township against the land to which it applies.
4. The condominium agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of Blandford-Blenheim.
5. If required, the Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of Blandford-Blenheim.
6. The Owner agrees in writing, to ensure the new private condominium street on this condominium plan is connected to Henry Street at no cost to the Township, to the satisfaction of the Township of Blandford-Blenheim.
7. The Owner agrees in writing, that 0.3 meter (1 foot) reserves shall be conveyed to the Township as required, free of all costs and encumbrances, to the satisfaction of the Township of Blandford-Blenheim.
8. The condominium agreement shall include appropriate disclosure provisions noting the proximity of the development to a municipal park that includes baseball diamonds and associated recreational uses. Purchasers shall be advised that periodic noise, lighting, and activity may occur as part of normal park operations. These provisions shall be included in any purchase agreement and be included in the condominium agreement, to the satisfaction of the Township of Blandford-Blenheim.
9. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges and water connection charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the condominium in accordance with County Guidelines.

10. Prior to the final approval of the condominium plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Drumbo water and sanitary sewer system to service the plan of condominium. Confirmation shall be given in accordance with the most current "County-Wide Water and Wastewater Capacity Allocation for Residential Development" protocol, and/or to the satisfaction of Oxford County Public Works. Given that the availability of servicing capacity can change over time due to a number of factors, any conditional allocation of reserve capacity to a particular proposed development (or phase of development) by the County is not considered final approved until such time as the application(s) for that development (or phase of development) has/have been final approved (e.g. registered).
11. The Owner shall agree to prepare and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
 - o Both PDF and CAD design drawings will be provided to the County.
 - o The Owner shall agree to prepare and submit final as-built PDF and CAD drawings of the condominium upon completion of each phase of construction.
 - o The Owner shall provide a Functional Servicing Report (FSR) for the proposed condominium for review during detailed design submissions.
12. The Owner shall provide confirmation from the Township Fire Department that fire protection has been discussed and approved by the Fire Department, to the satisfaction of the Oxford County Public Works Department.
13. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the Oxford County Public Works Department.
14. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate the existing infrastructure. These costs shall be borne solely by the Developer.
15. Garbage and recycling may be managed through either private or municipal collection, to the satisfaction of the Oxford County Public Works Department. While municipal collection is available only at the municipal curb. Municipal collection on private property may be approved if the owner or developer demonstrates that the completed site meets the requirements outlined in the County's *Entry onto Private Property for Waste Collection Service Provision Operations Policy*.
16. Prior to the approval of the final plan by the County, the owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.

17. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, to the satisfaction of Canada Post.
18. The Owner agrees in writing, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the condominium.
19. Prior to the approval of the final plan by the County, the owner shall agree in writing, to satisfy the requirements of applicable utility providers and that the owner/developer provide applicable utility providers with the necessary easements and/or agreements required for the provisions of gas services or other utilities.
20. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority to the satisfaction of the County of Oxford.
21. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of Blandford-Blenheim that Conditions 2 to 8 (inclusive) have been met to the satisfaction of the Township. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
22. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 9 to 15 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
23. Prior to the signing of the final plan by the County of Oxford, the County of Oxford shall be advised by the Ministry of Heritage, Sport, Tourism, and Culture Industries that Condition 16 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
24. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 17 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
25. Prior to final approval by the County, the County of Oxford shall be advised by applicable utility companies that Condition 18 and 19 has been met to the satisfaction of each applicable utility provider. The clearance letter shall include a brief statement detailing how this condition has been satisfied.