

PUBLIC NOTICE
APPLICATION FOR DRAFT PLAN OF SUBDIVISION
in the
TOWNSHIP OF BLANDFORD-BLENHEIM

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

DATE: Thursday, May 7, 2026

FILE: SB23-05-1 (Van Wees Roses Inc)

Purpose and Effect of the Proposed Draft Plan of Subdivision:

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 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 County of Oxford will hold a public meeting to consider the proposed Draft Plan of Subdivision on:

Date: Wednesday, May 27, 2026
Time: 9:30 a.m.
Place: Oxford County Administration Building, Council Chambers, 1st Floor, 21 Reeve St., Woodstock, ON N4S 3G1

Virtual public meeting via live stream – www.oxfordcounty.ca/livestream

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate. We encourage residents to provide written comments to planning@oxfordcounty.ca. All written comments received may become part of the public agenda. If you would like to participate in the public hearing, please email clerksoffice@oxfordcounty.ca or call 519-539-9800 ext. 3001 by Friday, May 22, 2026. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: ZN 1-23-11

Please be advised that Council may approve, modify or refuse the requested Draft Plan of Subdivision at their 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 County of Oxford on the proposed amendment, you must make a written request to the Community Planning office at planning@oxfordcounty.ca.

In order to appeal a decision of 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 County of Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to 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 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.

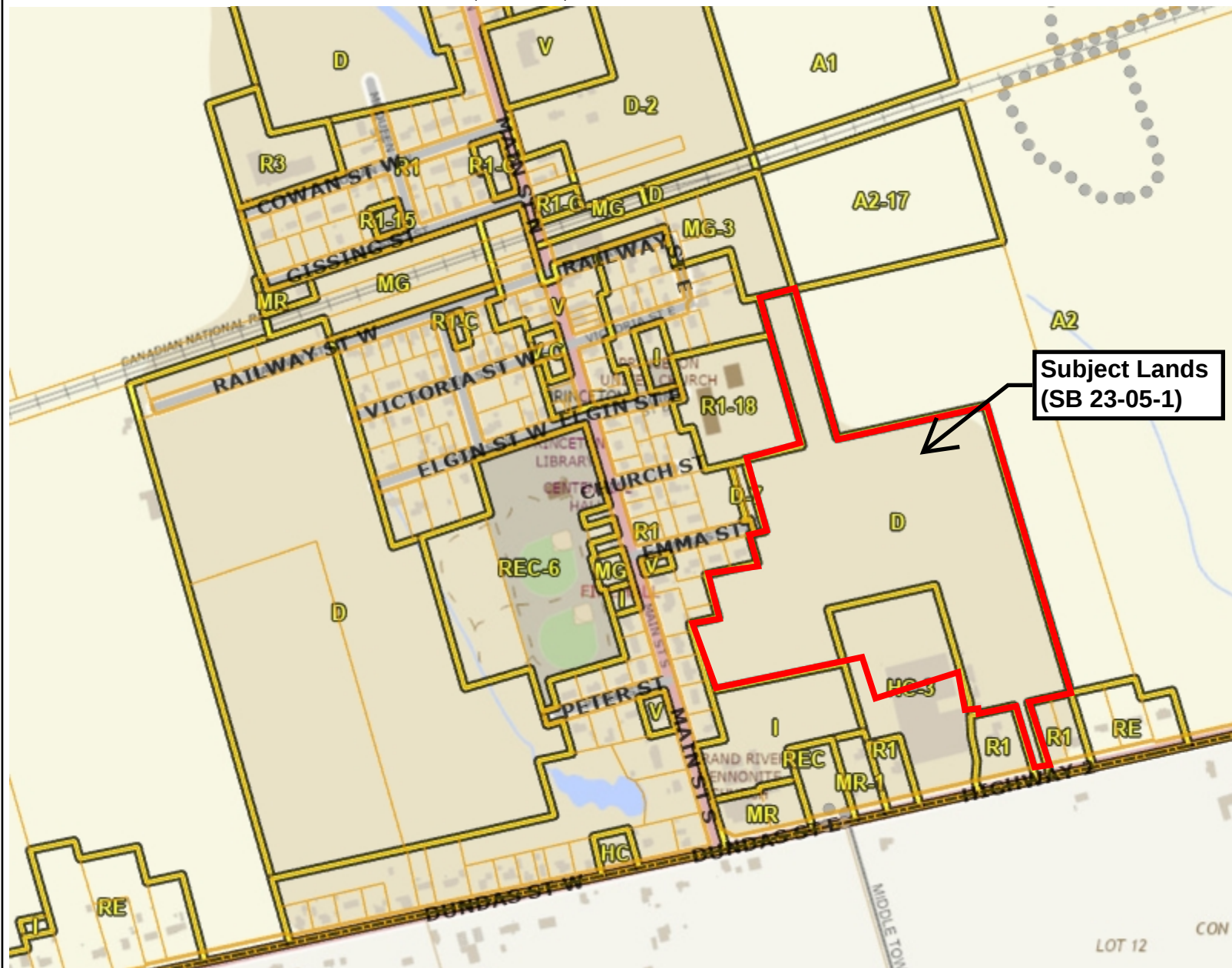
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx.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

/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
(SB 23-05-1)**

Notes



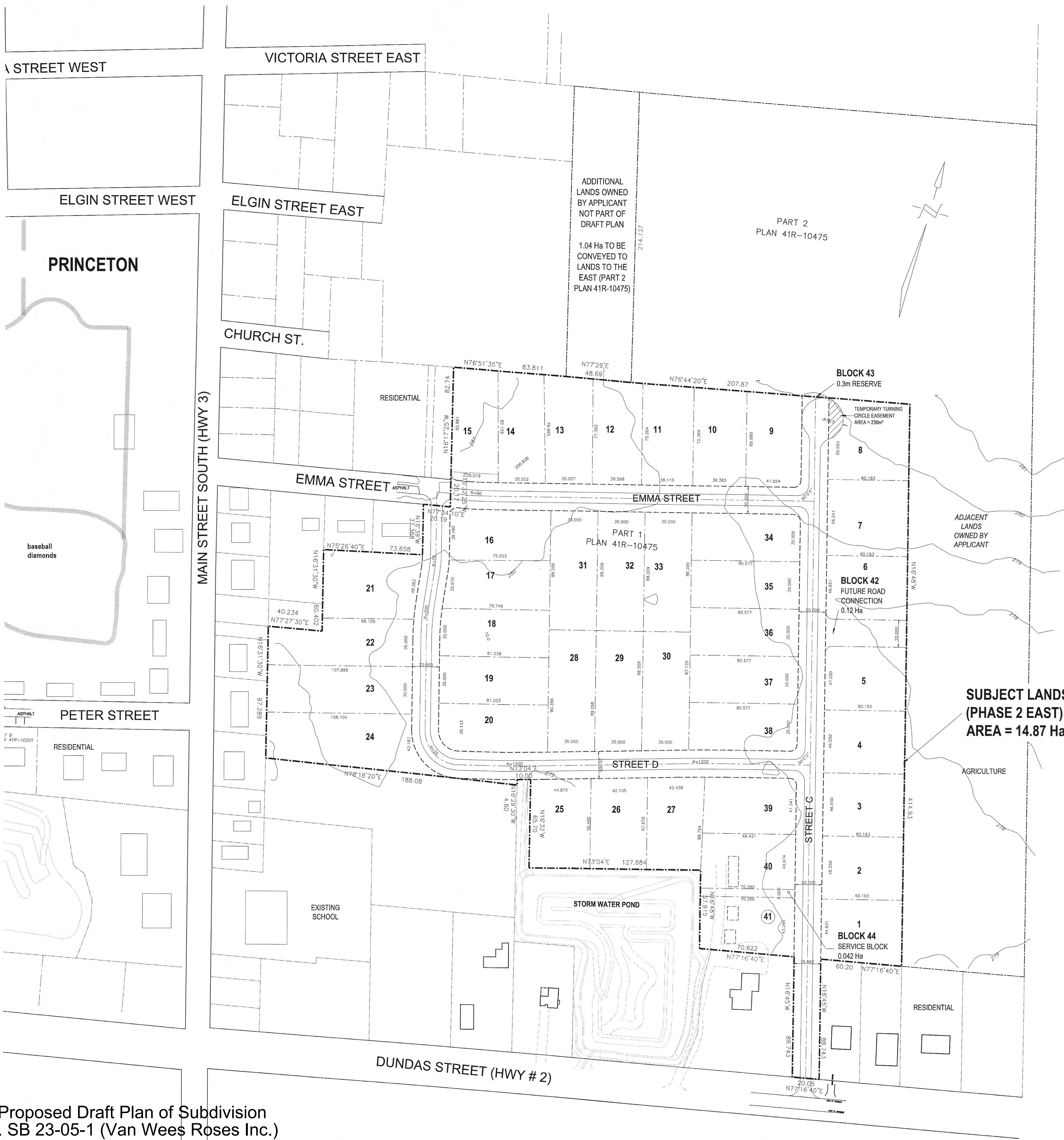
0 205 409 Meters

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

August 23, 2023

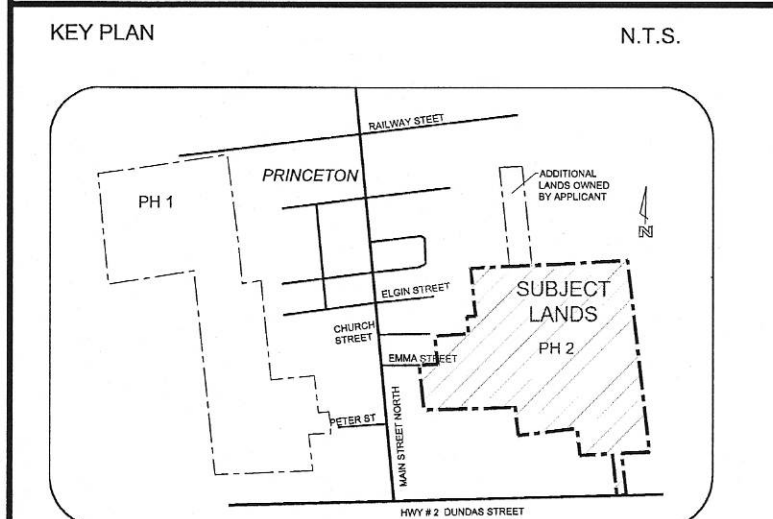


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE _____ SIGNATURE _____

MONTEITH BROWN
PLANNING CONSULTANTS
219 OXFORD STREET WEST, UNIT 302
LONDON, ONTARIO, N6H 1S5 519.686.1800
WWW.MBPC.CA

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, MCIP, RPP
Monteith Brown Planning Consultants
Date April 9, 2026

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.
Jim Johnson, O.L.S.
MacAulay, White & Muir Ltd.
Date April 9, 2026

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

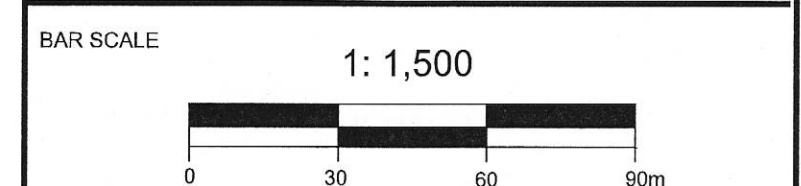
a) as shown on plan	g) as shown on plan
b) as shown on plan	h) municipal water
c) as shown on key plan	i) till
d) as shown on land use schedule	j) as shown on plan
e) as shown on plan	k) as shown on plan
f) as shown on plan	l) as shown on plan

LAND USE SCHEDULE		
LAND USE	PHASE 2	PERCENT
SINGLE DETACHED LOTS 1 TO 41 (ON SEPTIC)	12.26	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.
A WHOLLY OWNED SUBSIDIARY OF J.D. BARNES LIMITED
1084 REST ACRES RD., UNIT 8 | PARIS | ON | N3L 0B5

SUBMISSION AND REVISION			
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
No.	Revision	Date	Initial

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: Apr 07, 2026	

Plate 3: Proposed Draft Plan of Subdivision
File Nos. SB 23-05-1 (Van Wees Roses Inc.)
Part Lot 12, Concession 1 (Blenheim), Part 3, Plan 41R-10461 and Part 1, Plan 41R-10475