

PUBLIC NOTICE

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

APPLICATIONS FOR DRAFT PLAN OF CONDOMINIUM AND ZONE CHANGE
in the
TOWNSHIP OF BLANDFORD-BLENHEIM

Township of Blandford-Blenheim
47 Wilmot Street
Drumbo, ON N0J 1G0
Telephone: 519-463-5347

DATE: Thursday, October 30, 2025

FILES: CD 24-06-1 and ZN 1-24-18 (2825085 Ontario Inc)

Purpose and Effect of the Proposed Zone Change

The County of Oxford and the Township of Blandford-Blenheim have received Applications for Condominium and Zone Change. The purpose of the application for Condominium is to facilitate the future freehold ownership arrangement of a proposed multiple unit dwelling, in the form of 17 townhouse units.

A Zone Change Application has also been submitted to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 3 Zone (R3-sp)' in order to facilitate the above noted plan of condominium. Special provisions are being requested for the minimum front yard depth, minimum rear yard depth, minimum interior side yard width, and the required landscaped area.

The subject lands are legally described as Part Lot 5, Block A, Plan 104, Part 3, Plan 41R-10349, Lots 6-7, Plan 104, Part Lot 13, Concession 6 (Blenheim), Part 4, Plan 41R-10349, in the Township of Blandford-Blenheim. The lands are located on the west side of Henry Steet in the Village of Drumbo.

Public Meeting

The Council of the Township of Blandford-Blenheim will hold a public meeting to consider the proposed Zone Change on:

Date: Wednesday, November 19, 2025
Time: 4:00 p.m.
Place: Council Chambers, 47 Wilmot St. S, Drumbo, ON, N0J 1G0

Other Planning Act Applications: None

Please be advised that Council may approve, modify or refuse the requested applications 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 the Township 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.

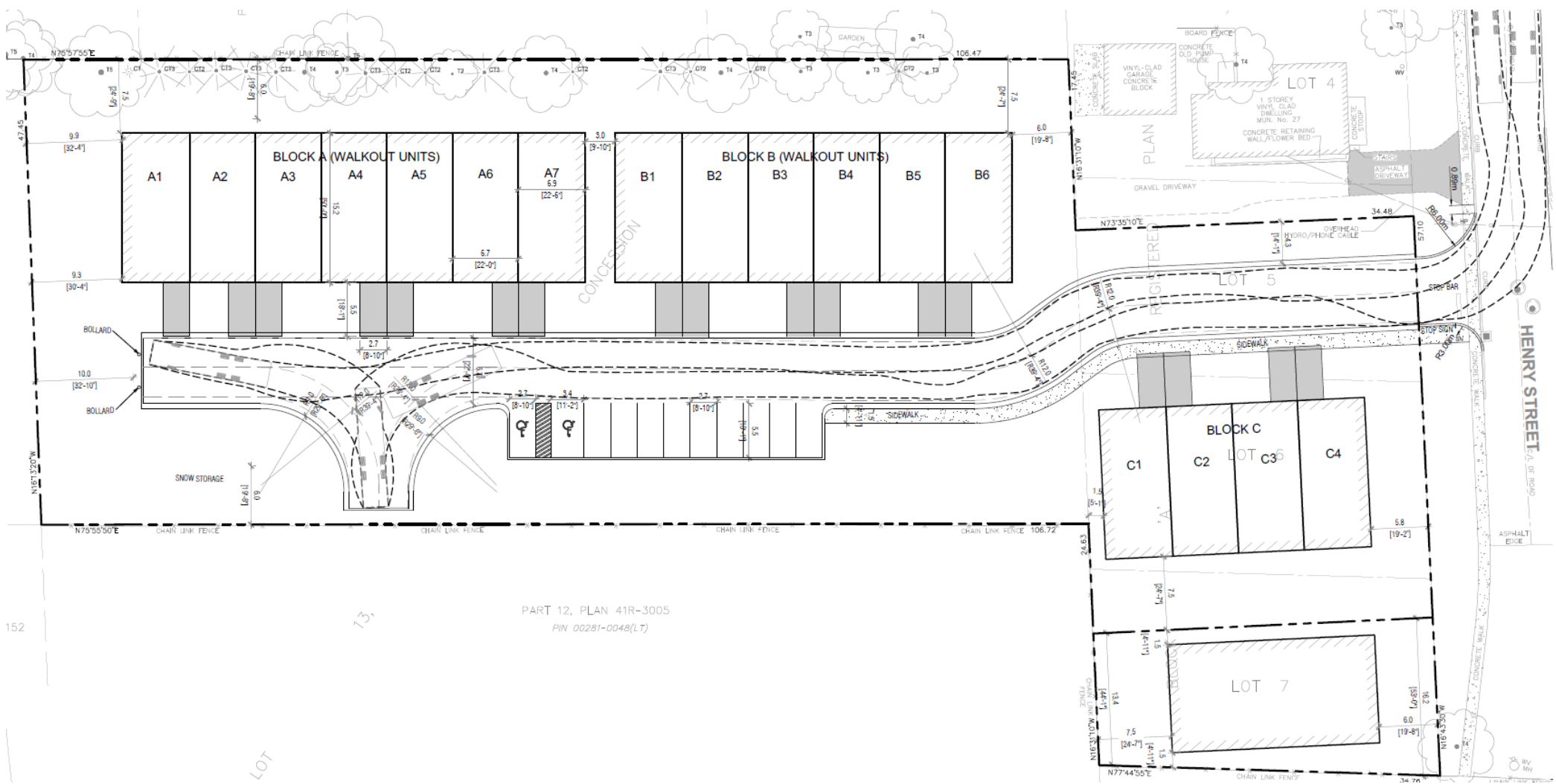
Yours truly,



/ak

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

Plate 4: Draft Plan of Condominium
 File No. CD24-06-1 and ZN1-24-18 (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





Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

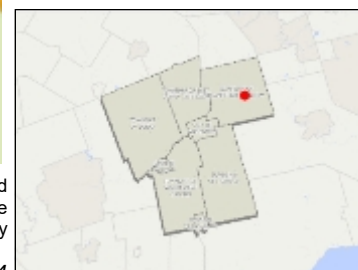
Zoning Floodlines

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



0 51 102 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

September 17, 2024