

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

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

DATE: Thursday, January 8, 2026

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

Purpose and Effect of the Proposed Draft Plan of Condominium:

The County of Oxford has received an application for Draft Plan of Condominium. The purpose of the application for condominium approval is to facilitate the future individual ownership arrangement of proposed multiple unit dwellings, in the form of 17 townhouse units, while retaining driveway, parking facilities and amenity areas as common elements.

An associated 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 and are municipally addressed as 23 Henry Street.

Public Meetings:

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

Date: Wednesday, January 28, 2026
Time: 9:30 a.m.
Place: Oxford County Administration Bldg, Council Chamber,
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 January 23, 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 1-24-18

Please be advised that Council may approve, modify or refuse the requested Draft Plan of Condominium 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 black ink, appearing to read "Eric Gilbert". The signature is fluid and cursive, with the first name "Eric" and last name "Gilbert" clearly distinguishable.

/lb

Eric Gilbert, MCIP, RPP
Manager of Development Planning
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

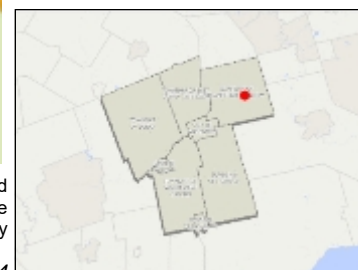
Zoning Floodlines

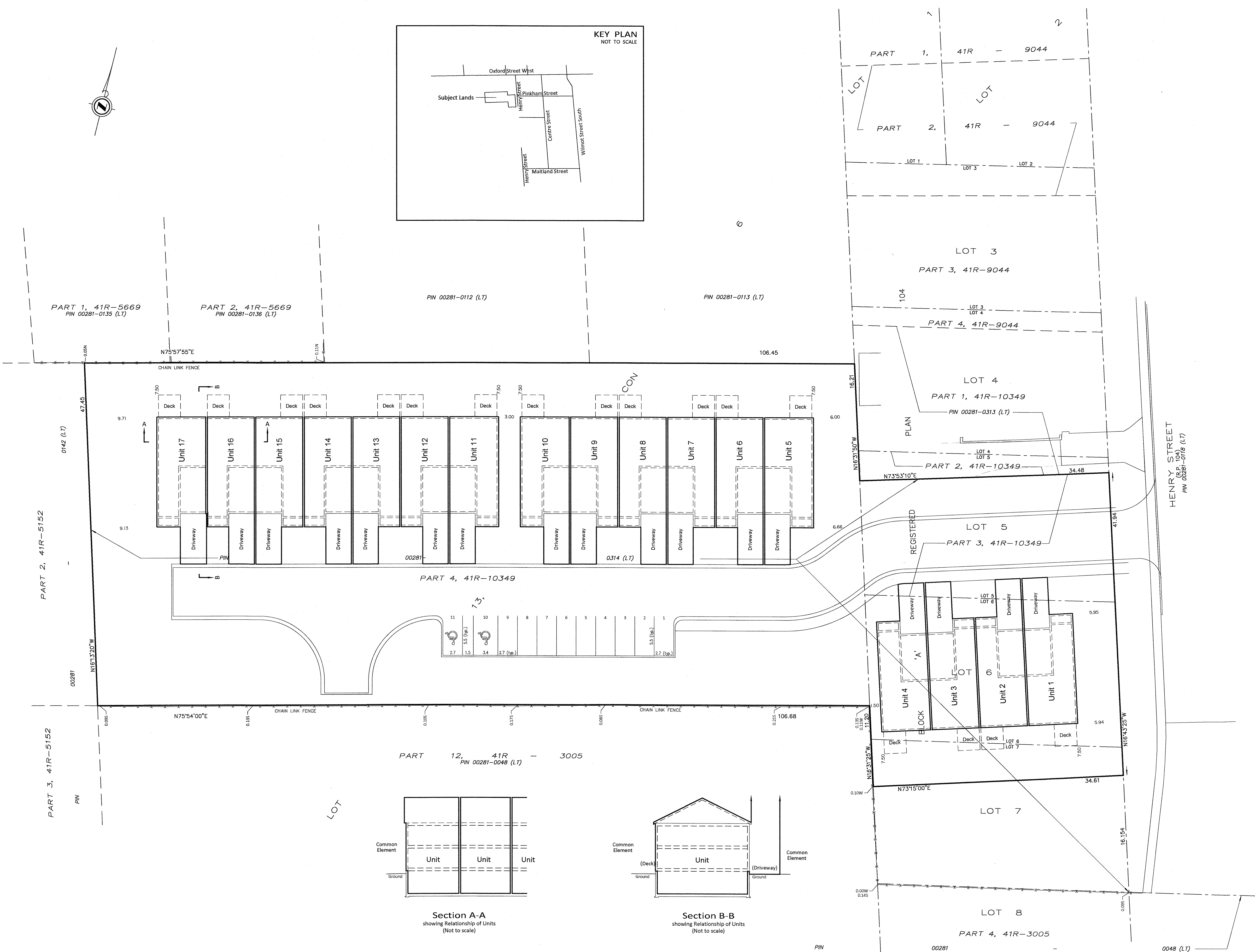
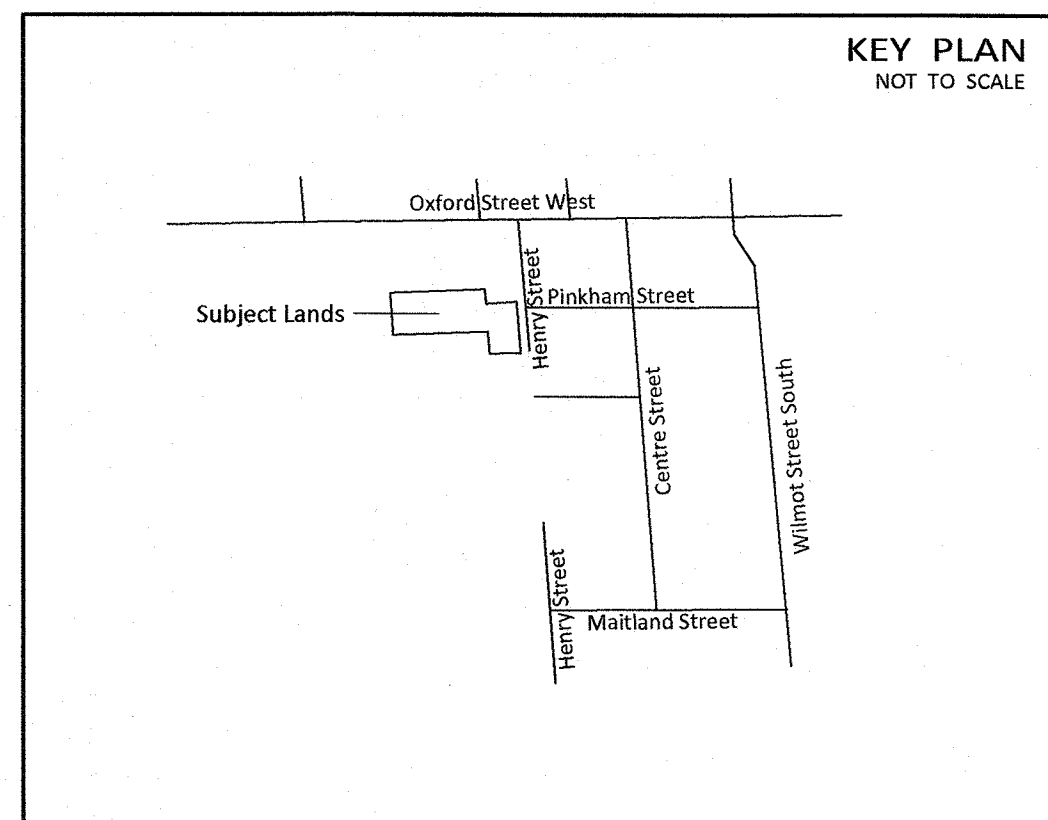
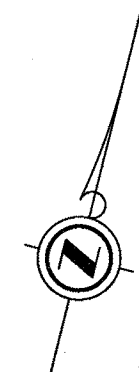
Regulation Limit

- ♦♦ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

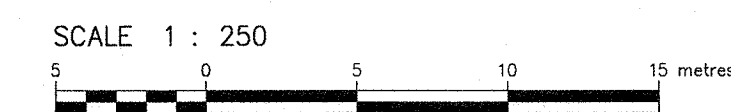
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes





DRAFT PLAN OF STANDARD CONDOMINIUM OF
LOT 6 & PART OF LOTS 5 & 7
BLOCK 'A', REGISTERED PLAN 104
PART OF LOT 13
CONCESSION 6
TOWNSHIP OF BLANDFORD-BLENHEIM
COUNTY OF OXFORD



J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

- FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN
- D EACH UNIT IS SINGLE RESIDENTIAL, THE OWNER OF WHICH HAS OUTRIGHT OWNERSHIP.
 - H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
 - I CLAY LOAM
 - K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
 - L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

SITE SUMMARY:

Total Site Area:	6468 m ²	= 100%
17 Townhouse Units	1751 m ²	= 27.1%
Asphalt/Hard Surface	1618 m ²	= 25.0%
Green Space:	3099 m ²	= 47.9%
Parking Spaces	28 Spaces provided	
	17 Garage Spaces interior to Units	
	11 Surface Spaces (2.7x5.5)	
	Incl. 1 Type A Barrier-Free Space (3.4x5.5)	
	Incl. 1 Type B Barrier-Free Space (2.7x5.5)	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

JULY 8, 2024
DATE
J.PATRICK HARAMIS
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

JULY 8, 2024
DATE
JOHN DAY

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
4275 KING ST. E. #100, KITCHENER, ON, N2P 2E9
T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY: HWW CHECKED BY: JPH REFERENCE NO.: 21-40-365-01
DATED: 07/08/2024

SURVEYING
MAPPING
GIS