

NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

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

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE

TOWNSHIP OF BLANDFORD-BLENHEIM

Please be advised that the Community Planning Office has received applications applying to the following lands:

File No.:	SB 25-05-1 and ZN 1-25-08
Owner:	Deer Ridge Heights Inc.
Applicant/Agent:	MHBC Planning
Location of Property:	The subject lands are legally described as Lots 1 to 12, Plan 146, Part 1, Plan 41R-10597, in the Township of Blandford-Blenheim. The lands are located in the northwest section of the Village of Princeton, south of Township Road 2 and north of McQueen Street and are municipally addressed as 707044 Township Road 2.
Description of Application:	The purpose of the Application for Draft Plan of Subdivision is to permit a residential development consisting of 26 single detached dwelling units to be serviced by municipal water and private septic services, and 1 block for stormwater management purposes. McQueen Street would be extended to service the development in addition to a new internal road being built. Access would also be off Township Road 2. The purpose of the Zone Change Application is to rezone the subject lands from 'Development Zone (D)' to 'Special Residential Type 1 Zone (R1-sp)' and 'Open Space Zone (OS)' in order to facilitate the proposed development. Special provisions proposed for the 'R1-sp' zoning are to permit a minimum lot area of 2,300 m² (24,757 ft), a minimum lot frontage of 30 m (98.4 ft), and a minimum lot depth of 45 m (147.6 ft).

(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the application(s), please contact this office to arrange an appointment with **Dustin Robson, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

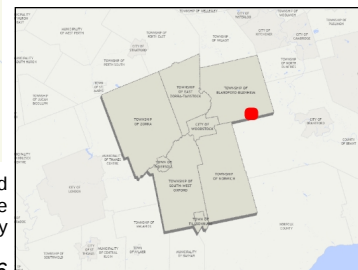
Dustin Robson
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3211
email: planning@oxfordcounty.ca

Dated: Wednesday, January 7, 2026



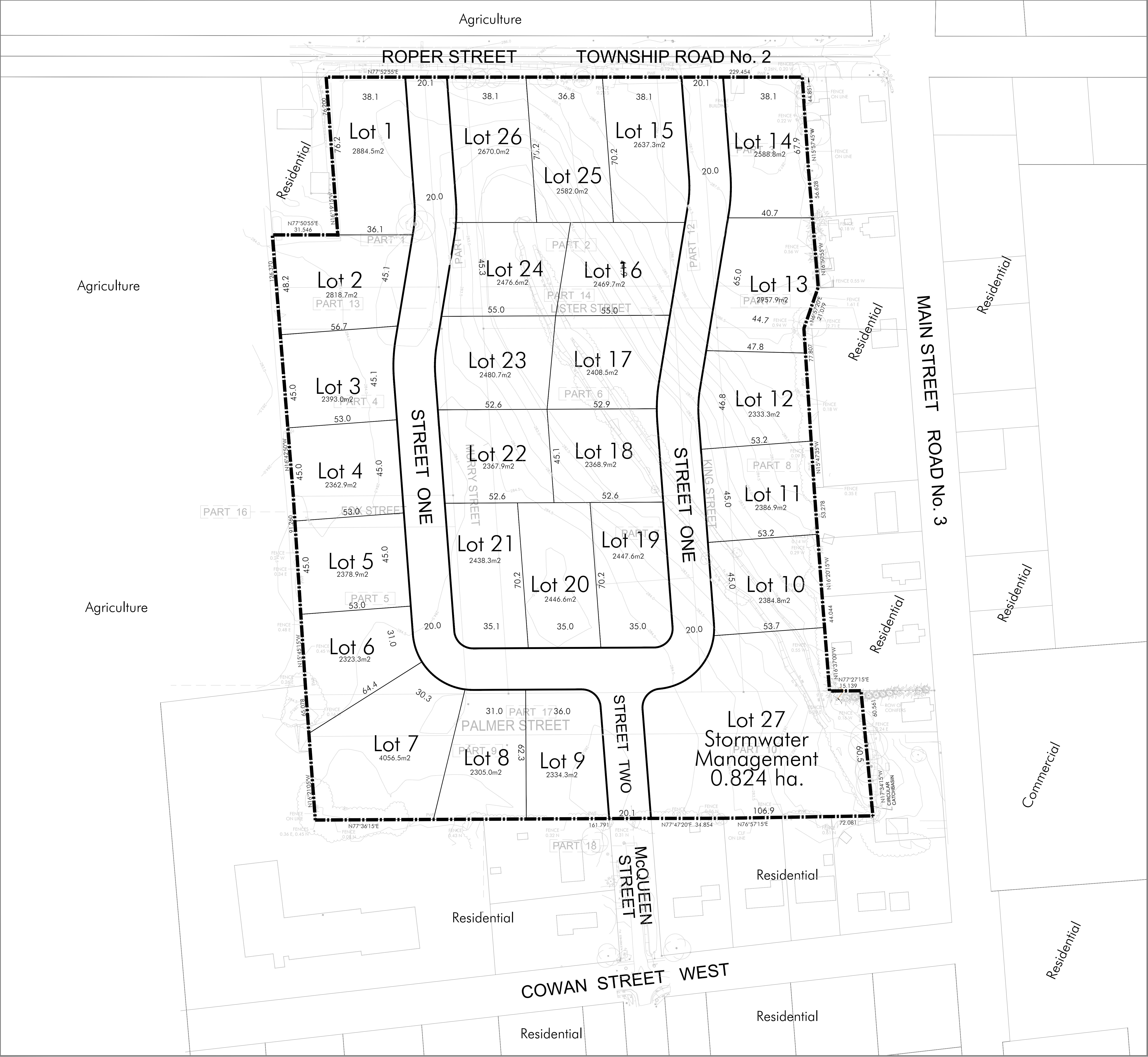
- Parcel Lines**
- Municipal Boundary
 - Property Boundary
 - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
- 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

Notes



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

January 5, 2026



Legal Description

PLAN 41R-10275,
VILLAGE OF PRINCETON,
TOWNSHIP OF BLANDFORD-BLENHEIM,
COUNTY OF OXFORD

Owner's Certificate

I AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: *Nov 4, 2025* *Patrick Design*

Surveyor's Certificate

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

DATE: *SEPT. 4, 2025* *Trey McNeil*

Key Plan

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. As Shown	B. As Shown	C. As Shown
D. Residential, Stormwater Management	F. As Shown	I. Sandy Loam
E. As Shown	H. Municipal Water Supply	L. As Shown
G. As Shown	K. Private Septic Sewage System, Overland Storm System	
J. As Shown		

Area Schedule

Description	Lots/Bllks	Area (ha.)	Units
Residential	1-26	6.636	26
Storm Water Management	27	0.824	
Roads		1.492	
Total	27	8.952	26

1 September 4, 2025 Issued for Draft Plan Approval PL

Rev. Date Issued / Revision By

Notes:

- Survey information prepared by J.D. Barnes Limited, File: 21-40-432-00, February 2, 2022.
- Topographic information prepared by MTE Engineering.

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp

Date September 4, 2025

Drawn By LHB/PL

Plan Scale 1:750

File No. 21157C

Checked By

Other

Project

Princeton

File Name Draft Plan of Subdivision

Scale Bar 0 10 20 30 40 50 60 70 80m

K:\21157C - PAT GEORGE - PRINCETON\DRAWING\PLAN\PLAN - SEPTEMBER 4 2025\WG\NATURES.DWG