

To: Mayor and Members of Township of Blandford-Blenheim Council

From: Dustin Robson, Development Planner, Community Planning

Applications for Draft Plan of Condominium and Zone Change CD24-06-1 and ZN1-24-18 – 2825085 Ontario Inc.

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.
- 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).'
- Planning staff are recommending that Township Council support 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.

DISCUSSION

BACKGROUND

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

AGENT/APPLICANT: 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 Steet, Village of Drumbo.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'C-3'	County of Oxford Settlement Strategy Plan	Village
Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	Settlement

Schedule 'B-3' Village of Drumbo Land Use Plan

Medium Density
Residential

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW:

Existing Zoning: 'Residential Type 1 Zone (R1)'

Proposed Zoning: 'Residential Type 3 Zone (R3-sp)'

PROPOSAL:

The proposed draft plan of condominium for a standard condominium consists 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 municipally 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 as well for 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).' Special provisions are required to permit reduced yard depths and widths, parking area allowances, and landscaping requirements.

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 off of 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.

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.

APPLICATION REVIEW

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 applications, 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 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 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 intends to ensure that Planning authorities do 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 "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, to control infrastructure costs, and to 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 acres) and a maximum net residential density of 50 units per hectare (20 units per acre). Net residential development 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 the following items for consideration of development proposing multiple residential units:

Buildings

- New multiple unit buildings and especially row house dwellings, should avoid long linear orientations by staggering sections of the building and by providing breaks in the building line at appropriate intervals. Periodic variations in the roof line for individual units will also be encouraged for row house dwellings.
- Multiple unit dwellings and amenity areas will be sufficiently separated from each other and from parking areas to ensure privacy and to avoid prolonged periods of shadowing especially during winter months. Where a multiple unit residential dwelling abuts lower density residential development, where feasible, the building will be sited to minimize visual intrusion onto lower density neighbouring properties.
- Multiple unit residential dwellings will be generally situated such that a majority of dwelling units will benefit from passive solar orientation.
- A portion of all row housing dwellings in each development will provide barrier free access to persons with mobility limitations. All apartment buildings will have at least one entranceway which provides barrier free access.
- Where a site is characterized by topographic variations, the development will be designed as much as possible to fit the contour of the land. In order to provide development which is at a human scale, higher profile buildings within the development will generally be situated at lower elevations.

Driveways and Parking

- Communal parking areas will generally be developed with a number of small lots oriented toward individual residential complexes within a development. Parking lots should generally not be more than 45 metres (150 feet) from the units they are intended to serve. Where significant numbers of communal parking spaces are situated beyond this distance, drop off facilities proximate to building entrances should be provided.
- Individual parking areas located in front of dwelling units will provide adequate space for vehicles and snow storage.
- Where possible, more than one vehicular access will be provided to a multiple unit residential development and all parking areas will be accessible from each access point for emergency vehicles. Where multiple unit residential developments abut one another, the integration of driveways and/or parking areas will be established such that emergency or maintenance vehicles can maneuver between sites will be considered as part of the design.
- Partial screening of surface parking lots may be provided through the use of low fences, walls and landscape elements while still recognizing the need for orientation and safety. Surface parking lots may be screened from the public street through a combination of location, berming and landscaping.
- Driveways will have sufficient width to allow efficient vehicular use including turning movements for both private and emergency vehicles.
- Landscaping will be promoted within and contiguous to parking areas to improve the visual effect and micro-climate of such areas.
- Separate and distinct visitor parking areas will be provided.

Pedestrian Activity

- A separate and distinct pedestrian system will be incorporated to provide for pedestrian movement into, within, and out of the development. Such system will link communal open space, play areas, parking lots, adjacent public open space, and adjacent pedestrian systems on the municipal road allowance.
- Sidewalks will be adequately setback from the public and internal road and driveway network and will be adequately drained.
- The on-site pedestrian system will provide continuous barrier free movement throughout the site as much as possible by incorporating features such as curb cuts, railings, rest areas and by minimizing slopes.
- The on-site pedestrian system should be wide enough to allow two persons to move in a side by side fashion.
- Where the pedestrian system crosses driveways and parking areas, visual priority will be provided to the pedestrian system through the use of cross-walks or the continuation of the walkway material across the driveway or parking area.

Landscaping

- Existing vegetation on a property undergoing development will be retained and incorporated into site plans as much as practical and especially in circumstances where:
 - The existing vegetation functions as part of a larger vegetated area on abutting properties;
 - The existing vegetation will contribute to shading, screening and noise attenuation on site or for adjacent properties.
- To ensure the suitability of plant species to be incorporated into site design over the long term, a predominance of native plant species suitable for the soil of the site, drainage and shade conditions will be required;

- Ensure that plant materials provide for seasonal variation in form, colour and texture by using a variety of species such as evergreens, trees which retain their fruit or foliage in the winter, trees with unique branching habits and trees with interesting bark texture and/or colour;
- A substantial percentage of the landscaped open space required on a property will be planted with a variety of suitable trees, shrubs and ground covers. Particular emphasis will be given:
 - To soften or screen buildings from the public road;
 - To screen adjacent buildings;
 - To screen and shade areas within and contiguous to parking areas;
 - To provide shelter from wind, snow and other elements in proximity to building entranceways;
 - To screen unsightly elements such as garbage/recycling enclosures, storage areas, hydro transformers; • to provide for privacy of individual outdoor living areas;
 - To screen blank walls;
 - To define the boundaries and edges of communal open space and activity areas;
 - To highlight driveways and other entranceways into the development.
- Plant material selection and landscaping design will ensure that plant material will not interfere with hydro, sewage, water, drainage or other services within the development, on adjacent road allowances or adjacent properties.

Play/Recreational Opportunities

- Clustered grade oriented units will generally be required to provide adequate designated space for play activity suitable for pre-school children;
- Apartment development will be required to provide passive and active communal open space such as seating areas, communal gardens and grassed areas for residents and visitors;
- Play space for young children will be situated within the development in a fashion whereby surveillance of the play area is possible from a substantial number of units. The play area will be physically defined through grade change, see-through fencing or surface treatment, will be substantially setback from driveways and parking areas, will be landscaped to provide partial shading and will include seating amenities;

Utilities and Operational Facilities

- Garbage storage facilities will be provided within the building, within a maintenance building or within a screened enclosure. Such facilities will be conveniently situated for users and will minimize heavy truck movements within the site. Where feasible, communal composting and recycling facilities will be provided;
- Utility meters will be situated in a location which is easily accessible;
- Where private outdoor amenity areas are proposed adjacent to a lot line and where such amenity areas may be enclosed, adequate space will be provided adjacent to the amenity area to provide access without movement through the dwelling, or adjacent properties or private outdoor amenity areas. Access through a garage will be considered an acceptable alternative;
- Adequate on-site management of stormwater will be provided in accordance with the interim stormwater management policies of Section 3.2;
- Required fire hydrants will be shown on site plans and the landscaping of the site will be designed to maintain fire hydrant visibility;

Safety/Comfort

- Sufficient lighting of parking areas, driveways, pedestrian areas and building entranceways will be provided to facilitate vehicular and pedestrian movement and for

safety and security. Undesirable effects of lighting on residential units and on adjacent uses will be minimized through measures such as directed lighting, the use of shades, diffusers and tinted covers;

- Adequate signage will be provided within the development to indicate areas of no parking and emergency vehicle routes. Locational signs may be required near entrance driveways to indicate individual buildings in the development and visitor parking areas. Signage, both on standards and on the ground, will be readable both during the day and night through techniques such as size, colour, surface treatment or illumination;
- Driveways and parking areas will be designed and/or will incorporate elements which will establish traffic speeds to maximize pedestrian safety;
- Where outdoor living areas either at grade or in the form of balconies or terraces are provided, these areas will be of sufficient size and shape to maximize their usefulness. In particular, long narrow outdoor living areas will be discouraged;
- Grade oriented outdoor living areas should have the boundaries defined by fencing and/or landscape elements and these areas should be screened from adjacent units. Such areas will generally be oriented away from noise sources generated by major roads or nearby land uses and sufficiently setback from parking areas within the development. Where this cannot be accomplished, adequate buffering in the form of fencing, berming and landscaping should be provided to ensure an acceptable comfort level for occupants;
- Where a development is affected by environmental factors such as noise, vibration or other constraints identified in Section 3.2.8 and mitigation measures are required to ensure the safety and comfort of occupants, such mitigation features will be incorporated into site plans;
- When required, emergency access routes will be identified on site plans. Where emergency access routes are identified, signage to prohibit parking or stopping will be required and will incorporate features to impede vehicular traffic except in times of emergency.

Section 10.3.3 (Plans of Subdivision and Condominium) identifies that County Council and Area Councils will evaluate applications for a plan of condominium on the basis of the requirements of the *Planning Act* as well as criteria, including, but not limited to:

- The plan effectively accommodates environmental resources and mitigates environmental constraints in accordance with the relevant Official Plan policies;
- The plan is designed to reduce negative effects on surrounding land uses, including transportation networks and significant environmental features;
- The plan is designed to be integrated with adjacent developments; and,
- The plan is designed to be compatible with the natural features and topography of the lands, extensive areas of cut and fill will be discouraged.

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).'

The 'R3' zone permits apartment buildings, boarding/lodging houses, converted dwellings, home occupations, multiple unit dwellings, and street fronting townhouses. When considering multiple unit dwellings, the 'R3' zone requires a minimum lot area of 280 m² (3,014 ft²) per dwelling unit with an individual garage or driveway, minimum lot frontage of 20 m (65.6 ft), minimum front yard depth of 7.5 m (24.6 ft), and minimum rear yard of 10 m (32.8 ft). When considering minimum interior side yard widths, a minimum of 6 m (19.7 ft) is required unless the end wall adjacent to an interior side yard contains no habitable room windows in which case the minimum interior side yard may be reduced to 3 m (9.8 ft).

The following special provisions are being proposed for the R3-sp zone:

R3-sp Special Provisions		
<u>Provision</u>	<u>Required</u>	<u>Proposed</u>
Minimum Front Yard Depth	7.5 m (24.6 ft)	5.8 m (19 ft)
Minimum Rear Yard Depth	10 m (32.8 ft)	9.1 (29.8 ft)
Minimum Interior Side Yard Width	6 m (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft)	1.5 m (4.9 ft)
Minimum Landscaped Open Space	Where more than one residential building is erected on a lot, a minimum landscaped open space of 6 m (19.7 ft) shall be provided adjacent to the front of any exterior wall of the building containing a window to a habitable room. A landscaped open space of 3 m (9.8 ft) shall be provided adjacent to a blank wall.	1.5 m (4.9 ft)
Maximum Driveway Width for Individual Unit Driveways	50% of the front yard	53% of the front yard for each unit

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.

PUBLIC CONSULTATION

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on September 17, 2024 and the Notice of a Public Meeting was circulated on October 30, 2025 in accordance with the requirements of the Planning Act. As of the date of this report, one letter of concern has been received from the public. A copy of the letter has been attached to this staff report.

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 undergone on the subject application, is a process similar to an application for draft plan of subdivision where, after appropriate circulation, 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.

The proposed applications are intended to facilitate a residential development in the Village of Drumbo in the form of a standard condominium project with a total of 17 townhouses spread over three separate blocks. A Planning Justification Report, Functional Servicing Report, Stormwater Management Report, and Archeological Assessment have been submitted in support of the applications.

Provincial Planning Statement (PPS)

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 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 is considered key in ensuring 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 Report and Stormwater Management Report, submitted in support of the applications. 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 infrastructure and public facilities are 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.

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 Public Works has advised that there are no concerns with adequate servicing currently existing to facilitate the entirety of the proposed draft plan of condominium.

Official Plan

As previously noted, the Official Plan establishes minimum and maximum net density 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 utility infrastructure exist in the surrounding Village of Drumbo, and the existing road network will service the subject lands as well. 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 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 and is determined to be acceptable.

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 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. A tree planting plan has been attached to Staff Report CP 2025-319.

Section 6.2.4 generally requires multiple unit residential developments to provide a communal play area for children within the development. In this specific case, however, staff are of the opinion that this requirement is unnecessary given the 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 the opinion of staff, the immediate availability of these facilities is sufficient to service the proposed development.

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 to assist the Township in covering costs of a netting system along 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. Both 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.

Township Zoning By-law

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)' to facilitate the proposed standard condominium development.

The applicant has requested a reduction to the required minimum front yard depth for the R3-sp zone from 7.5 m (24.6 ft) to 5.8 m (19 ft). The purpose of the front yard setback is to ensure adequate space between buildings/structures and municipal thoroughfares to facilitate parking and amenity space. While the townhouse units of the proposal face inward onto a private condominium road, the lot line abutting onto Henry Street is considered to be the front lot line and is subject to the front yard depth provisions. Given that the designated front yard will not be required to accommodate parking and will functionally be used as an exterior side yard, Planning staff are of the opinion that the relief sought is supportable.

The applicant has also requested a reduction to the required rear yard depth from 10 m (32.8 ft) to 9.1 (29.8 ft). The intent of the rear yard setback is to ensure that adequate amenity space is provided and to maintain adequate separation between the proposal and existing development to ensure no negative impacts on adjacent properties. In the case of the proposed reduction, Planning staff are of the opinion that the proposal represents a minor reduction. Further, the designated rear yard lot line abuts a Township owned stormwater management pond which satisfies Planning staff concerns about privacy impacts.

The zoning by-law requires a minimum interior side yard width of 6 m (19.7 ft) or, provided that an interior side yard adjoining an end wall containing no habitable room windows, it may be reduced to 3 m (9.8 ft). Due to the unique shape of the subject lands, there are a number of applicable interior side yards. The applicant is requesting a reduction to the interior side yard width requirements to facilitate a 1.5 m (4.9 ft) width between Block 1 and the interior side yard lot line to the immediate west. Staff are supportive of this request as the identified interior side yard lot line abuts a recreational area rather than existing residential uses.

The remainder of the interior side yard widths exceed the required 6 m (19.7 ft) requirement as they are currently shown as being 7.5 m (24.6 ft). As the interior side yards act as de facto rear yards for the proposed townhouse units, the applicant has proposed to maintain a 7.5 m (24.6 ft) to reflect the rear yard requirements for other residential zones. If the subject zone change application is approved, Planning staff recommend that a special provision be included to require a minimum 7.5 m (24.6 ft) interior side yard setback for the most northern and most southern interior side yard lot lines.

Section 13.2.1 of the Township Zoning By-law states:

“Where more than one residential building is erected on a lot, a minimum landscaped open space of 6 m (19.7 ft) shall be provided adjacent to the front of any exterior wall of the building containing a window to a habitable room. A landscaped open space of 3 m (9.8 ft) shall be provided adjacent to a blank wall.”

The applicant has requested relief to permit a minimum of 1.5 m (4.9 ft) of landscaped open space adjacent to each blank exterior walls. The applicant is proposing 3 m (9.8 ft) between Block A and Block B. Staff note that the 3 m (9.8 ft) landscaped open space requirement represents the total requirement between two residential buildings and given that the proposal already provides this requirement, staff are of the opinion that the requested relief is not required.

The Township's Zoning By-law requires a parking ratio of 1.5 parking spaces per dwelling unit within a multiple unit dwelling. With 17 townhouse units being proposed, 25.5 parking spaces is required. Additionally, one parking space for visitors is required per every 10 units. With 17 units proposed, 1.7 spaces for visitors are required, for a total of 27.2 parking spaces (rounded up to 28 parking spaces). A minimum of 4% (1.1 parking spaces) of the required parking spaces must be accessible parking spaces. Legal parking spaces are to be 5.5 m (18 ft) x 2.7 m (8.9 ft) when not abutting a wall or fence and 5.5 m (18 ft) x 3 m (9.8 ft) when abutting a wall or fence.

The applicant is proposing for each townhouse unit to contain two legal parking spaces with one in the individual driveway and one in the attached garage. This would result in 34 parking spaces being provided in private driveways and attached garages. In addition, 11 parking spaces are proposed to be provided in a communal parking area, which would include two accessible parking spaces. A total of 45 parking spaces are being proposed, which is 17 more parking spaces than required by the Township Zoning By-law.

In light of the foregoing, Planning staff are satisfied that the proposed applications are consistent with the policies of the Provincial Planning Statement and are in-keeping with the strategic initiatives and objectives of the Official Plan respecting development in designated settlement areas, and further, can be supported from a planning perspective.

RECOMMENDATIONS

That the Council of the Township of Blandford-Blenheim approve-in-principle the zone change application (File No. ZN1-24-18) submitted by 2825085 Ontario Inc., whereby a portion of the 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, are to be rezoned from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 3 Zone (R3-sp)' to facilitate the proposed draft plan of condominium;

And further, that the Council of the Township of Blandford-Blenheim advise County Council that the Township supports the Draft Plan of Condominium (File No. CD24-06-1), submitted by 2825085 Ontario Inc., for the 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, subject to the following conditions being met prior to final approval of the plan for registration:

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.

SIGNATURES

Authored by: *'original signed by'*

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission by: *'original signed by'*

Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

Parcel Lines

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

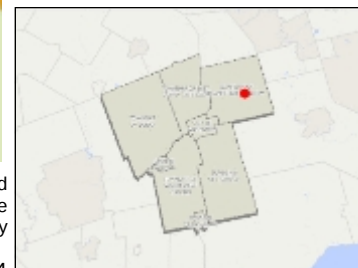
Zoning Floodlines

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





Legend

Parcel Lines

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

Zoning Floodlines

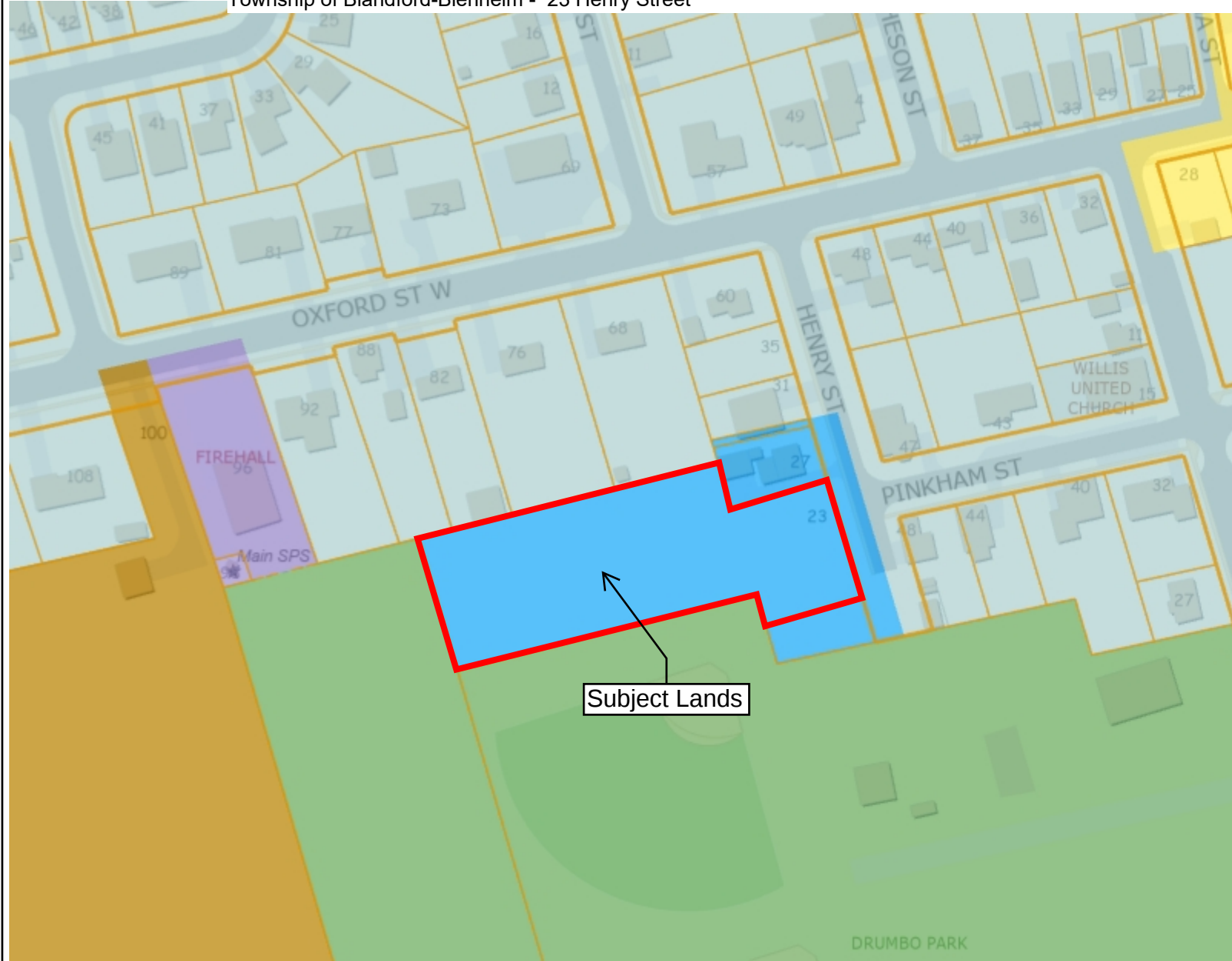
Regulation Limit

- ◆ 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





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

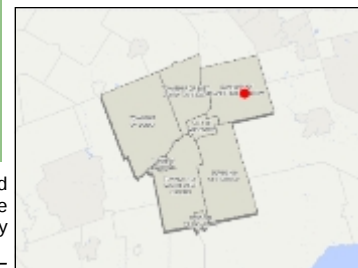
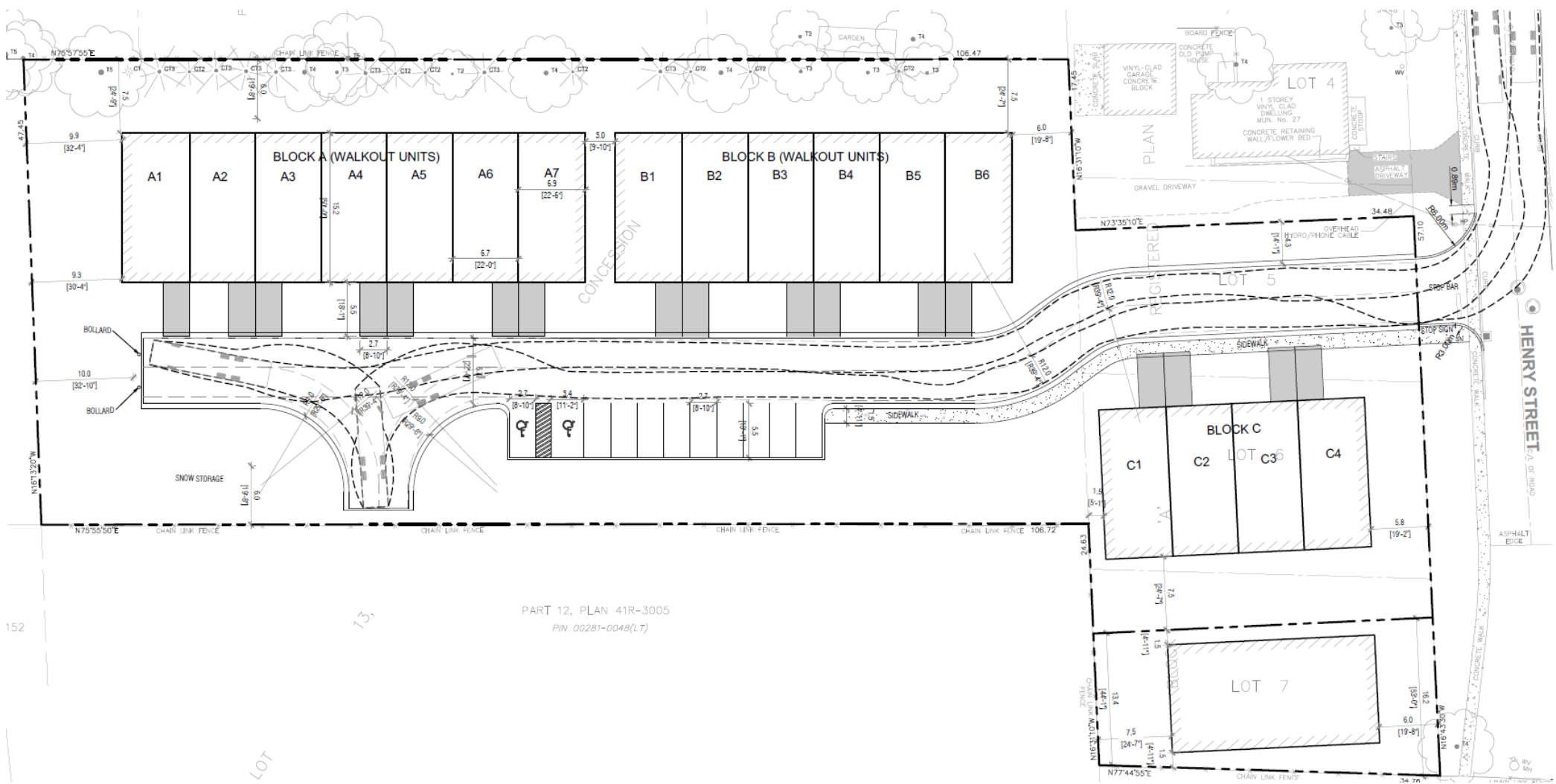
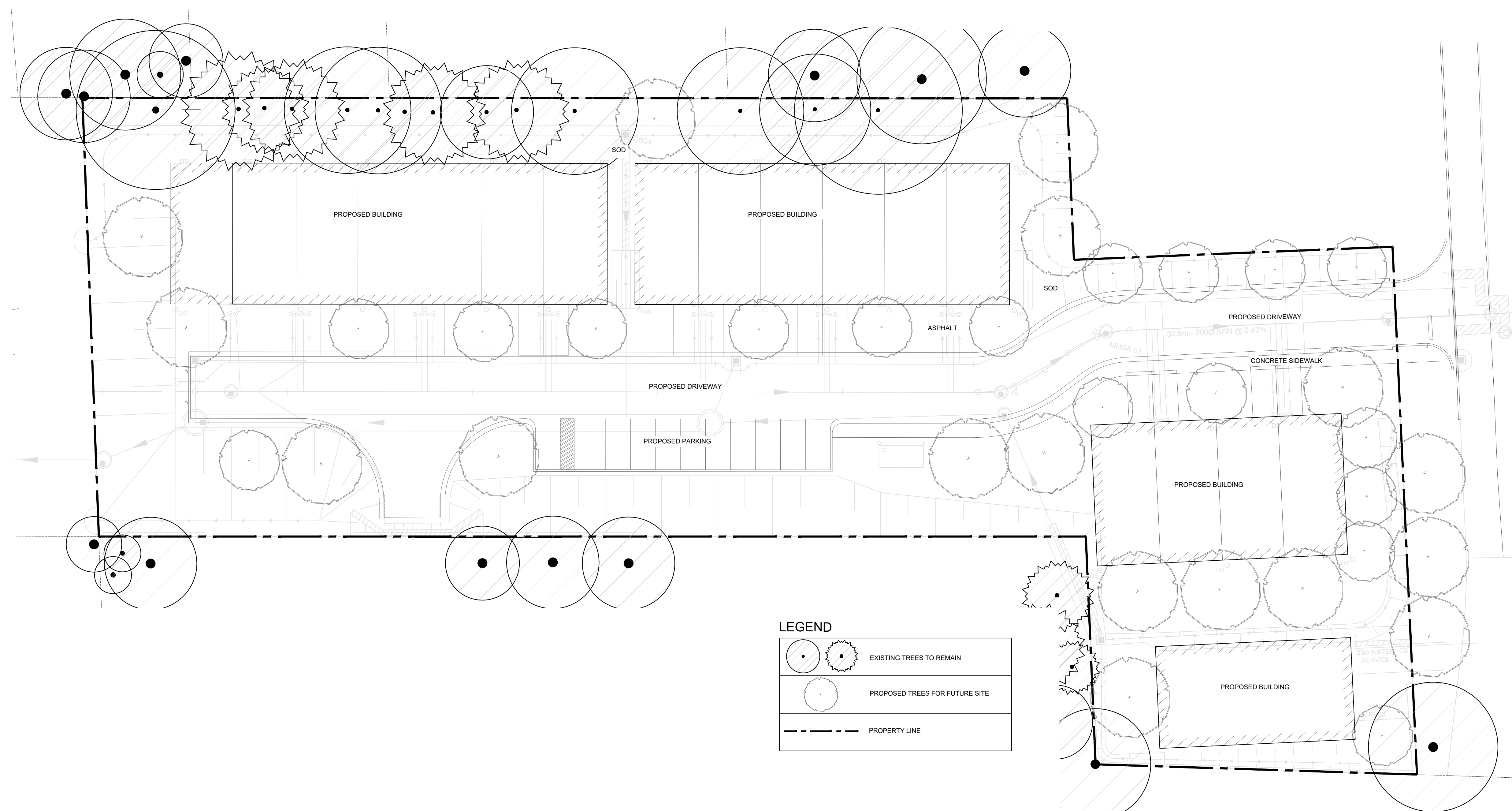
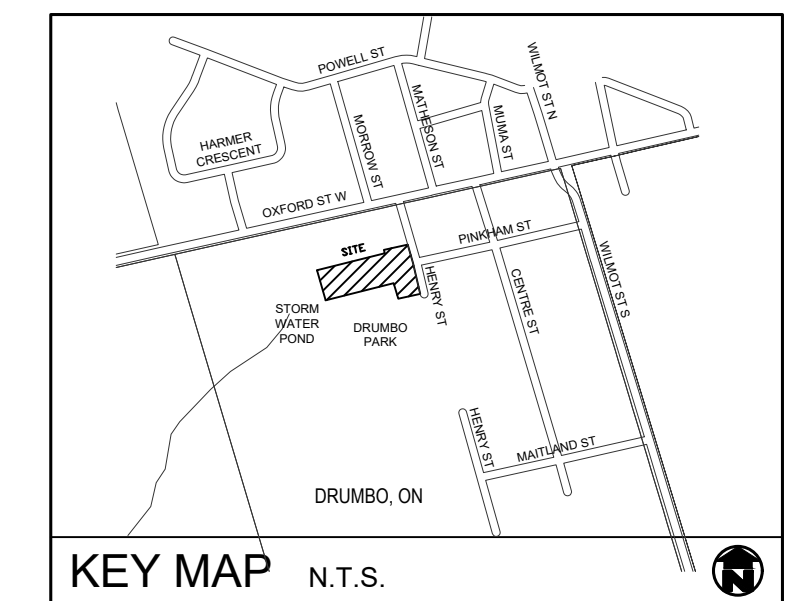


Plate 4: Draft Plan of Condominium
 File No. CD24-06-1 and ZN1-24-18 (2825085 Ontario Inc.)
 Part Lot 5, Block A, Plan 104, Part 3, Plan 41R10349, Lots 6-7, Plan 104, Part Lot 13, Concession 6 (Blenheim), Part 4, Plan 41R10349, Township of Blandford-Blenheim - 23 Henry Street



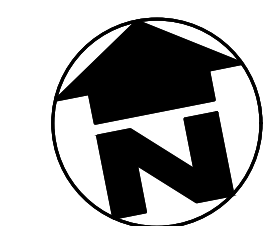


LEGEND	
	EXISTING TREES TO REMAIN
	PROPOSED TREES FOR FUTURE SITE
	PROPERTY LINE



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
1.	JUN 06 25 Issued for discussion

PRELIMINARY
For Discussion Purposes Only

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

Preliminary Concept



PROJECT NO.: 2024-86	DRAWN BY: EA
SCALE: 1:250	DESIGNED BY: EA
SHEET: L2	APPROVED BY: AWH PLOT DATE: JUN 06 2025

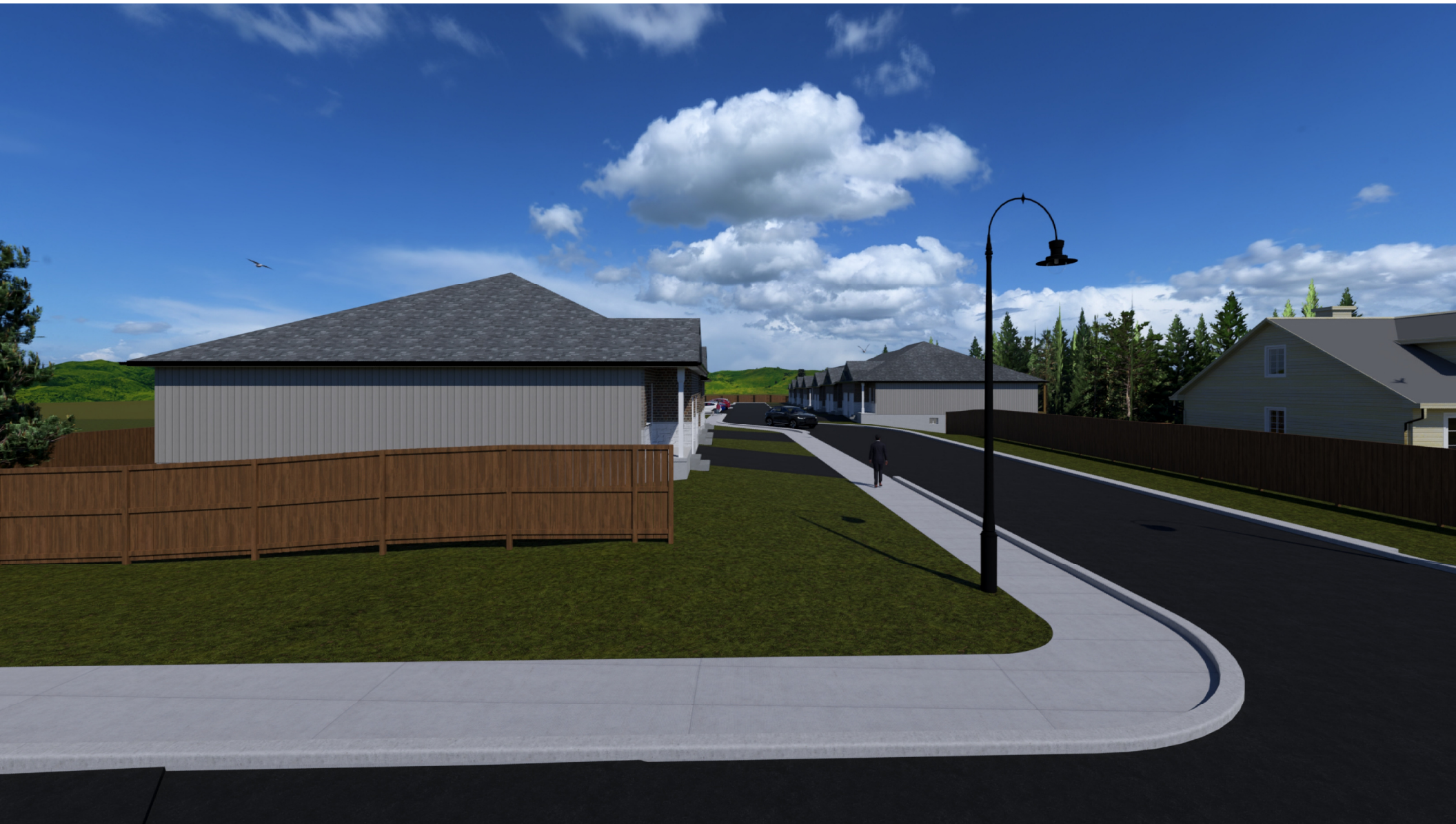




Plate 6, Page 3: Applicant's Rendering Drawings
File No. CD24-06-1 and ZN1-24-18 (2825085 Ontario Inc.)
Part Lot 5, Block A, Plan 104, Part 3, Plan 41R10349, Lots 6-7, Plan 104, Part Lot 13, Concession 6 (Blenheim), Part 4, Plan 41R10349, Township of Blandford-Blenheim - 23 Henry Street



Plate 6, Page 4: Applicant's Rendering Drawings
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



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](#)