P U B L I C N O T I C E

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

APPLICATION FOR 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 15, 2026 **FILE**: ZN 1-26-08 (Church Street Properties Inc)

Purpose and Effect of the Proposed Zone Change

The Application for Zone Change proposes to rezone both the lot to be retained and the lot to be severed from Severance Application B26-39-1 from 'Institutional Zone (I)' to 'Special Residential Type 1 Zone (R1-sp)' to permit a single detached dwelling on both lots. Special provisions for minimum lot area, lot depth, and front yard depth are being requested for both the lot to be severed and the lot to be retained.

The subject lands are described as Lots 105-106, 112-113, and Part Lot 109, Plan 99. The lands are located on the north side of Elgin Street East and the south side of Victoria Street East, lying to the east of Main Street South. The subject lands are currently municipally addressed as 24 Elgin Street East and 23 Victoria Street East.

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 4, 2026**
Time: **4:00 p.m.**
Place: **Council Chambers, 47 Wilmot St. S, Drumbo, ON, N0J 1G0**

Other Planning Act Applications: **B26-39-1**

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

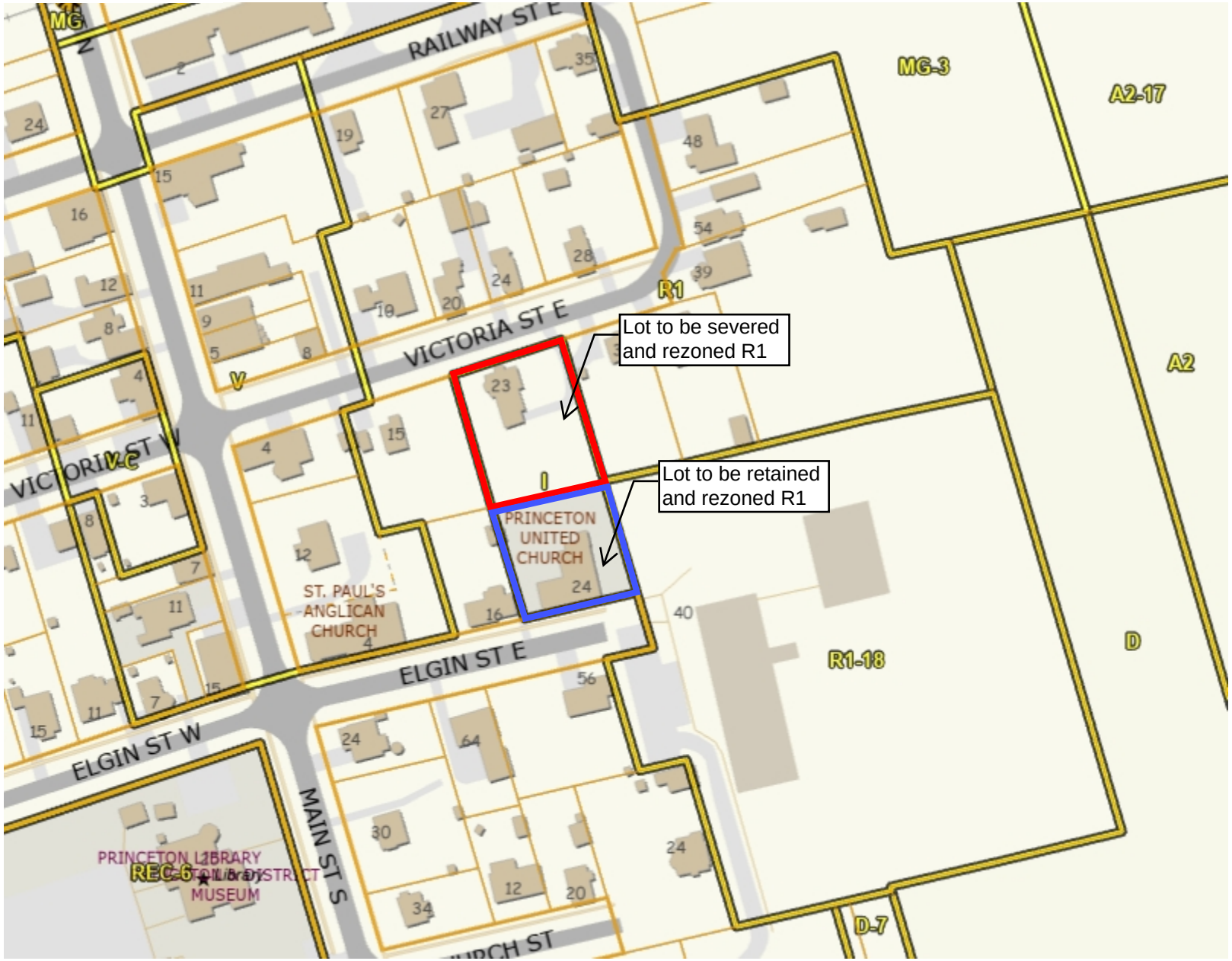
Yours truly,

Heather St.Clair

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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 1: Location Map and Existing Zoning
File No. B26-39-1 and ZN 1-26-08 (Church Street Properties Inc.)
Lots 105-106, 112-113 and Part Lot 109, Plan 99, Township of Blandford-Blenheim, 24 Elgin Street East and 23 Victoria Street East



Legend

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



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

August 31, 2026