

To: Chair and Members of Oxford County Land Division Committee

From: Dustin Robson, Development Planner, Community Planning

Application for Consent B26-31-1 – 1561535 Ontario Ltd.

REPORT HIGHLIGHTS

- The application for consent proposes to sever a lot for residential purposes and retain a lot for residential purposes as well. It is proposed that the lot to be severed would contain a duplex while the lot to be retained would contain a single detached dwelling.
- Planning staff are recommending approval of the application, as it is consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan regarding residential infill development.

DISCUSSION

Background

OWNER/APPLICANT: 1561535 Ontario Ltd.
59 Prospect Street, Drumbo, ON N0J 1G0

AGENT: Bob Ritzmann
867558 Township Road 10, ON N0J 1B0

LOCATION:

The subject lands are described as Lot 8 and Part Lot 10, Plan 218, Part Lot 6 North of Powell Street, Plan 123, Part 1, 41R-10955, Township of Blandford-Blenheim. The lands are located on the north side of Prospect Street, lying between Harmer Crescent and Morrow Street, and are municipally known as 59 Prospect Street in the Village of Drumbo.

OFFICIAL PLAN:

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

Schedule "B-3" Village of Drumbo Low Density Residential
Land Use Plan

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

Lot to be Severed

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

Requested Zoning: 'Residential Type 2 Zone (R2)'

Lot to be Retained

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

SERVICES:

Lots to be Severed Municipal water and sanitary services
and Retained

ROAD ACCESS:

Lots to be Severed Paved, Township Road (Prospect Street)
and Retained

PROPOSAL:

	<u>SEVERED LOT</u>	<u>RETAINED LOT</u>
Area	971 m ² (10,451.7 ft ²)	476 m ² (5,123.6 ft ²)
Frontage	20.1 m (65.9 ft)	25.4 m (83.3 ft)
Depth	54.1 m (177.4 ft)	35 m (114.8 ft)

The purpose of the application for consent is to create one new residential lot from an existing vacant lot. The lot to be severed would be approximately 971 m² (10,451.7 ft²) in size and would maintain approximately 20.1 m (65.9 ft) of frontage on Prospect Street. A duplex dwelling is proposed on the lot to be severed. The lot to be retained would be approximately 476 m² (5,123.6 ft²) and would maintain approximately 25.4 m (83.3 ft) of frontage on Prospect Street. A single detached dwelling is proposed on the lot to be retained.

The subject lands are located within an established residential neighbourhood. The surrounding uses are predominantly single detached dwellings, however, duplexes and semi-detached dwellings also exist within the vicinity of the subject lands.

Plate 1, Location Map and Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2025) with Existing Zoning, provides an aerial view of the subject lands and immediate vicinity. Note that the dwelling shown on the aerial has since been removed.

Plate 3, Applicant's Sketch, depicts the proposed configuration of the lots to be severed and retained, as provided by the applicant.

Application Review

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) provides policy directions 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.

As per the PPS, settlement areas are urban and rural settlements, which include cities, towns, villages and hamlets and can vary significantly in terms of size, density population, economic activity, diversity and intensity of land uses, service levels and types of infrastructure available.

Section 2.3 of the Provincial Planning Statement (PPS) outlines that healthy, liveable, and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and development patterns and standards to minimize land consumption and servicing costs.

Section 2.3 directs that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 2.4 of the PPS directs that planning authorities shall provide for an appropriate mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by, among other matters, establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements.

Official Plan

The subject lands are located within the Village of Drumbo, which is identified as a ‘Serviced Village’ according to the Settlement Strategy Plan for the County of Oxford. The lands are also designated ‘Low Density Residential’ according to Schedule B-3, Village of Drumbo Land Use Plan.

Section 4.2.2 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.

As per Section 6.2.2.1.1, the introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is consistent with the characteristics of existing development in the immediate area. In order to ensure that the street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the County Land Division Committee will ensure that the proposal is consistent with street frontage, lot area, setbacks and spacing of existing development within the immediate residential area.

All infill proposals in Serviced Villages are subject to the following criteria:

- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- existing municipal services or private services and community facilities will be adequate to accommodate the proposed infill project;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- all infill proposals will be evaluated as to the environmental impacts and constraints associated with the proposed development in accordance with Section 3.2, as well as to the potential effect of the development on heritage resources (Section 3.2.7.5);
- compliance of the proposed development with the provisions of the Zoning By-Law of the Township and other municipal by-laws.

Zoning By-law

The subject lands are zoned 'Residential Type 1 Zone (R1)' in the Township of Blandford-Blenheim Zoning By-Law. The R1 zone permits a limited range of uses including a single detached dwelling, converted dwelling, and home occupations. The applicant is proposing that the lot to be severed would be rezoned to the 'Residential Type 2 Zone (R2)' to accommodate a duplex while the lot to be retained will remain R1 to accommodate a single detached dwelling.

The R1 zone requires a minimum lot area of 450 m² (4,844 ft²), a minimum lot depth of 30 m (98.4 ft), and a minimum frontage of 15 m (49.2 ft) where the lots are serviced by both municipal water and sanitary sewer services. The R1 zone also requires a minimum front yard and rear yard depth of 7.5 m (24.6 ft) and an interior side yard width of 3 m (9.8 ft) for a dwelling without an attached garage and 1.2 m (3.9 ft) for a dwelling with an attached garage.

When considering a duplex, the R2 zone requires a minimum lot area of 600 m² (6,458.5 ft²), a minimum lot depth of 30 m (98.4 ft), and a minimum frontage of 18 m (59.1 ft). The R2 zone requires a minimum front yard and rear yard depth of 7.5 m (24.6 ft) and an interior side yard width of 3 m (9.8 ft) for a duplex without an attached garage and 1.2 m (3.9 ft) for a duplex with an attached garage.

Agency Comments

Oxford County Public Works Department advised of the following:

1. If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water and sanitary sewer services, to the satisfaction of the County. Both properties must be serviced (water/sanitary) independently, and any/all services crossing the proposed property line be disconnected to the satisfaction of the County of Oxford Public Works Department.
2. Upon conditional approval of a consent, capacity will be conditionally reserved for a period of two years, consistent with duration of conditional approval under the Planning Act.

Canada Post advised that mail delivery for the lands will be via an existing community mailbox.

Canadian Pacific Kansas City (CPKC) recommended that any development within the vicinity of rail operations should be developed in accordance with the 2013 Proximity Guidelines. CPKC also recommended that the following condition be inserted in all property and tenancy agreements or future offers of purchase and sale for all dwelling units in the proposed building(s):

“CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard.”

The Township Chief Building Official, Southwestern Public Health, Source Water Protection, and Backflow Prevention have indicated no concerns with the proposal.

Public Consultation

Notice of the public meeting for the proposal was circulated to neighbouring landowners on August 20, 2026 in accordance with the requirements of the *Planning Act*. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

Planning staff are of the opinion that the proposal is generally consistent with the PPS and the County's Official Plan regarding residential intensification within a settlement area.

Specifically, staff are of the opinion that the proposal will facilitate increased density that will assist in meeting housing requirements of the regional market on lands designated for such use. Further, staff are satisfied that the proposal will also assist in utilizing existing and planned servicing infrastructure and public service facilities, while maintaining intended density targets and efficiently utilizing existing underutilized lands.

With respect to the policies of the Official Plan regarding street oriented infilling, residential development along Prospect Street and Powell Street is predominately single detached dwellings, however, duplexes and semi-detached dwellings also exist as well. The proposal for a single detached dwelling on the proposed lot to be retained and a duplex on the proposed lot to be severed will be similar to existing development in the vicinity and staff are of the opinion that the

proposed severed and retained lots resulting from this proposal will be in-keeping with the character of the immediate neighbourhood.

Staff are also of the opinion that the proposal complies with the review criteria for infill proposals contained in the Official Plan. Adequate municipal services are present to accommodate the development, the lands will be of a sufficient size to provide for required off-street parking, and adequate outdoor amenity area will be provided.

In reviewing the proposal against the zoning requirements for the R1 and R2 zones, both the lot to be retained and lot to be severed would have a larger lot frontage, lot area, and lot depth than is required. Similarly, both lots will have sufficient space to meet the required front yard depth, rear yard depth, and interior side yard widths in accordance with the provisions of their respective zones. No relief from the Zoning By-law is being proposed at this time.

While the applicant has advised that the intent is for a duplex on the lot to be severed, staff are not recommending a condition to rezone the lot to be severed. The proposed severance would also be supportable if two R1 lots were being proposed and staff do not feel it necessary to require a zone change to finalize the severance. Should the applicant wish to pursue the duplex a zone change application will be required regardless before a building permit may be granted.

In regard to the received CPKC comments, staff note that the Official Plan includes policies pertaining to development within the vicinity of rail lines. Generally, minimum separation distances shall be observed between sensitive land uses, such as housing, and industrial or rail facilities. Notwithstanding this, where residential infill development is proposed and the development is no closer to the industrial lands or facilities than existing sensitive uses in the immediate area any otherwise required reports/studies may be waived. Given that six single detached dwellings currently exist between the subject lands and the rail line, staff are of the opinion that no additional noise and vibration measures are necessary to permit the subject development.

In light of the foregoing, Planning staff are satisfied that the consent application is consistent with the PPS and maintains the intent and purpose of the Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration, subject to the conditions noted below.

RECOMMENDATIONS

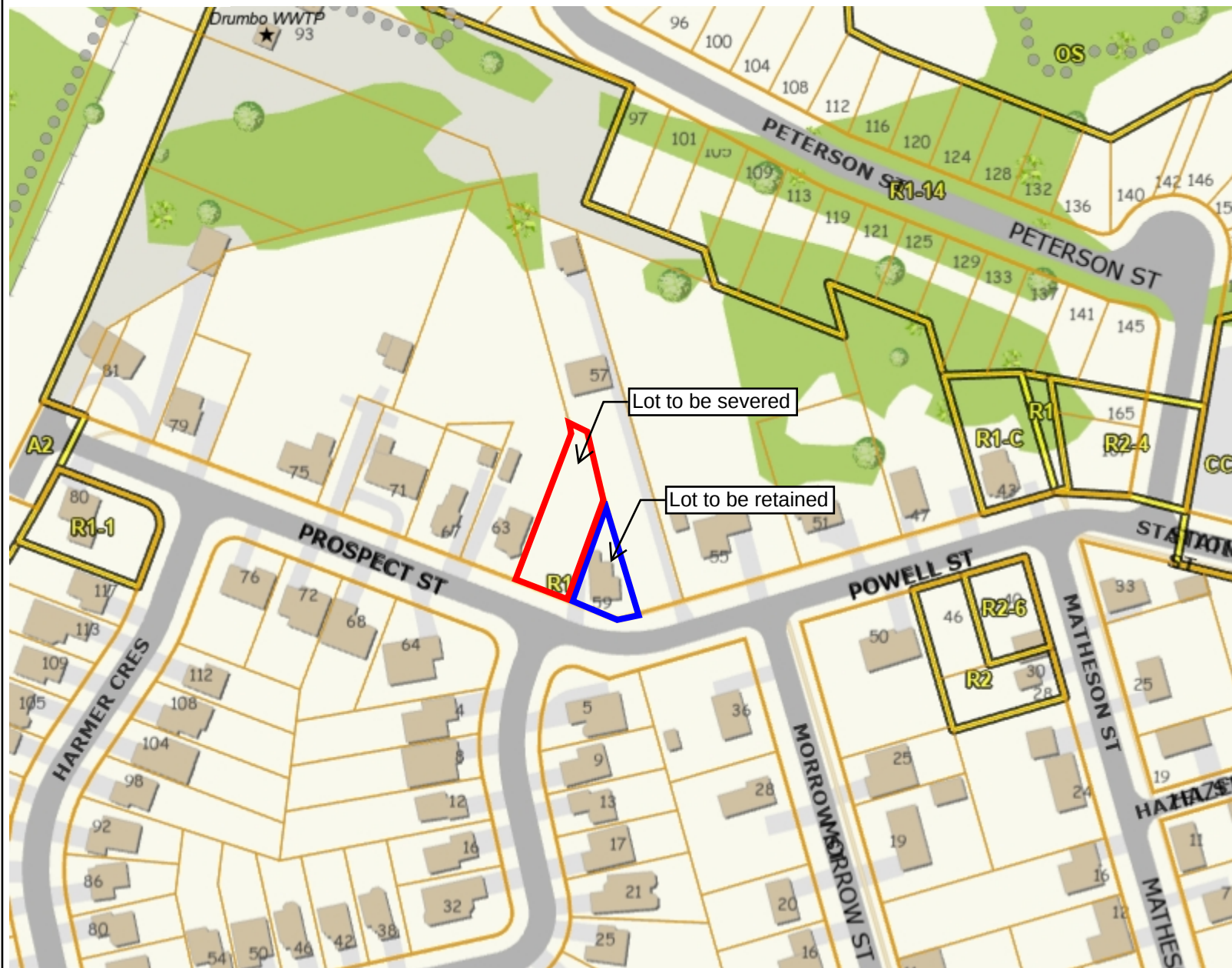
Whereas the application for consent is consistent with the 2024 Provincial Planning Statement and complies with the policies of the County of Oxford Official Plan, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:

- 1. The County of Oxford Public Works Department advise the Secretary-Treasurer of the Land Division Committee that all requirements, financial and otherwise, of the County of Oxford with respect to provision of water and sewer services to the subject property have been complied with.**
- 2. If required, a drainage assessment reapportionment be undertaken, pursuant to Section 65 of the Drainage Act, R.S.O. 1990, at the Owner's expense, to the satisfaction of the Township of Blandford-Blenheim.**

- 3. If required, the Owner shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township.**
- 4. The Owner shall provide cash-in-lieu of parkland, to the satisfaction of the Township of Blandford-Blenheim.**
- 5. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township, financial, services and otherwise, have been complied with.**

SIGNATURES

Authored by:	<i>'Original signed by'</i>	Dustin Robson, MCIP, RPP Development Planner
Approved for submission:	<i>'Original signed by'</i>	Heather St. Clair, MCIP, RPP Senior Development Planner



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

July 21, 2026



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 13 26 Meters

NAD_1983_UTM_Zone_17N



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July 21, 2026

Plate 3: Applicant's Sketch
 File No. B26-31-1 (1561535 Ontario Ltd.)
 Lot 8, Part Lot 10, Plan 218, Part Lot 6, North of Powell Street, Plan 123, Part 1, Plan 41R-10955, 59 Prospect Street, Drumbo

