

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

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change

ZN 1-26-07 – Desmond Lewis

REPORT HIGHLIGHTS

- The zone change application proposes to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-sp)' in order to permit an additional residential unit (ARU) within a single detached dwelling.
- Planning staff are supportive of the proposed rezoning as it maintains the intent and purpose of the Official Plan and Zoning By-law with respect to ARUs.

DISCUSSION

BACKGROUND

OWNER: Desmond Lewis
92 Mechanic Street, Drumbo, ON N0J 1G0

APPLICANT: James Lewis
92 Mechanic Street, Drumbo, ON N0J 1G0

LOCATION:

The subject lands are described as Part of Lots 9 and 10, Plan 41M-151, Part 14, Plan 41R-7638, Township of Blandford-Blenheim. The lands are located on the west side of Mechanic Street, lying between Jarvis Street and Taylor Street, and are municipally known as 92 Mechanic Street in the Village of Drumbo.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	'Village'
Schedule "B-3"	Village of Drumbo Land Use Plan	'Low Density Residential'

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

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

Proposed Zoning: 'Special Residential Type 1 Zone (R1-sp)'

PROPOSAL:

The lands subject to the submitted zone change application are approximately 999 m² (10,753.1 ft²) in size and are currently zoned 'Residential Type 1 Zone (R1).' The subject lands currently contain a 288 m² (2,455 ft²) single detached dwelling with a 45.9 m² (494 ft²) attached garage. The lands are located within an established residential neighbourhood predominately comprising of single detached dwellings. A converted dwelling is located within the vicinity as well.

The submitted zone change application proposes to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-sp).' The zone change application proposes to permit an ARU within the basement of the existing single detached dwelling. The ARU would have an approximate gross floor area of 74.3 m² (800 ft²).

Plate 1, Location Map and Existing Zoning, indicates 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 surrounding uses as existing in the Spring of 2025.

Plate 3, Applicant's Sketch, identifies the general site area 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 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 minimise 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 and 'Low Density Residential' according to Schedule B-3, Village of Drumbo Land Use Plan, both of which are found in the Official Plan.

Section 4.2.2 directs that Serviced Villages are settlements characterised by a broad range of uses and activities which have been developed or are proposed for development on centralised wastewater and water supply facilities.

As per Section 6.2.2, the development of ARUs within Rural Clusters, Villages, and Serviced Villages shall be encouraged, where appropriate, with the objective of increasing the range and availability of housing options while maintaining the residential character of the settlement areas, avoiding off-site impacts and ensuring that appropriate water and wastewater services are provided. When reviewing ARU proposals, the following policies shall be considered:

- the additional residential unit(s) shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area no greater than 50% of the gross floor area of the principal dwelling on the lot, to a maximum of 100 m² (1,076 ft²), except that Area Municipal zoning by-law provisions may permit the entire basement of the principal dwelling to be used;
- additional residential units are not permitted where a lot or dwelling already contains other accessory residential dwellings and/or uses, including: a group home, a boarding or lodging house; or a home occupation that is characterised by higher occupancy, such as a bed and breakfast or other similar use;
- an additional residential unit within the principal dwelling may be permitted on the same lot as a garden suite, through a site specific zone change or minor variance, where the applicable policies of this section are met;
- centralised wastewater and water supply and/or individual on-site water supply and sewage services are demonstrated to be adequate to serve the proposed use, in accordance with the applicable policies of Section 3.3 and Section 5.5;
- the existing principal dwelling and lot are of sufficient size to accommodate the creation of additional residential unit(s) and to provide adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas without detracting from the visual character of the lot or area;
- any new or expanded structures and/or exterior alterations (e.g., new parking areas, doors, windows, stairways, decks) to accommodate an additional residential unit will maintain the general built form and exterior character of the principal dwelling and the surrounding area;
- the principal dwelling must have direct, individual vehicular access to a public street and all additional residential units shall generally use the same driveway and parking area as the principal dwelling;
- there is adequate access from the front lot line and parking area to each additional residential unit for both occupant use and emergency response;
- to the extent feasible, existing trees and other desirable vegetation are preserved;

- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- land use compatibility concerns (e.g., due to proximity to industrial areas or on major facilities) will not be created or intensified; and,
- all other municipal requirements, such as servicing, stormwater management, waste management and emergency access, can be adequately addressed.

Section 6.2.2 also advises that ARUs within a settlement serviced by a centralised wastewater and/or water supply shall be required to connect to all available services and shall only be permitted where adequate capacity has been confirmed by the County and all applicable connection requirements can be met.

ZONING BY-LAW

The subject lands are currently zoned 'Residential Type 1 Zone (R1)' in the Township of Blandford-Blenheim Zoning By-law. The zone change application proposes to rezone the lands to 'Special Residential Type 1 Zone (R1-sp).' The 'R1' zone permits a range of low density uses, such as a single detached dwelling, a group home, and a home occupation. Generally, the 'R1' zone permits ARUs, however, a prohibition was included in the Zoning By-law for ARUs in the Villages of Drumbo and Bright given the constrained local municipal servicing systems.

The 'R1' zone requires a minimum lot area of 2,800 m² (30, 140 ft²), a minimum lot frontage of 15 m (49.2 ft), and a minimum lot depth of 30 m (98.4 ft). A minimum front yard and rear yard depth of 7.5 m (24.6 ft) and a minimum interior side yard width of 1.2 m (3.9 ft) for a dwelling with an attached garage is required.

AGENCY COMMENTS

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

The Oxford County Public Works Department has advised that the Department is unable to support the subject zone change application based on the following considerations:

- Wastewater Treatment Plant (WWTP) Capacity: Sanitary servicing capacity in Drumbo is currently limited, and the allocation of any remaining available capacity from the Phase 1 WWTP expansion to infill development (including Additional Residential Units) will need to be very carefully considered to ensure it will not jeopardize other planned development in the community.
- Impact on Planned Growth: Utilizing uncommitted WWTP capacity for ad-hoc ARUs consumes the allocation that may be necessary to move forward with other planned development in the Village, which could directly impact the progression of future planned growth in Drumbo.
- Infrastructure Sequencing: To ensure orderly capacity management and protect the functionality of WWTP operations, Phase 1 capacity should only be considered for allocation to priority developments. This can be further reviewed once the Phase 2 expansion is complete and further WWTP capacity is commissioned.
- Financial & Capital Recovery: Development Charges (DCs) levied for new subdivisions fund municipal infrastructure expansion and cost recovery. Permitting ARUs to absorb the limited wastewater capacity does not generate the necessary capital recovery to offset

system upgrades, which is why capacity should be prioritized for new development wherever possible.

The Township Chief Building Official have indicated no concerns or objections regarding the proposed zoning amendment.

PUBLIC CONSULTATION

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on August 19, 2026 and the Notice of a Public Meeting was circulated on September 17, 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

Provincial policy direction encourages municipalities to support density and intensification within settlements in order to make efficient use of land and existing/planned services while also promoting alternative housing options and affordability. Staff are of the opinion that permitting an ARU within an established single detached dwelling will promote efficient use of land and services without the need for additional infrastructure investment. The inclusion of an ARU on an existing residential lot will also help the Township meet its intensification and density targets while maintaining the residential character of established neighbourhoods.

The proposal would introduce an alternative form of housing within a designated settlement, which is where the majority of residential development is to occur. By introducing alternative forms of housing, such as ARUs, it provides new and future residents of a community options in housing that better fit their needs. The inclusion of ARUs as housing options also helps to provide a range of affordability levels for housing in communities.

When considering ARUs, whether within an existing single detached dwelling or located within a detached ancillary structure, the servicing capacity equivalent of a single detached dwelling is considered to be allocated to the ARU. The Official Plan, through Section 5.5.4, requires municipalities to maintain on-going monitoring of the uncommitted reserve capacity for wastewater and water systems to ensure that development approvals are consistent with system capabilities. Given the constrained nature of the Drumbo Wastewater Treatment Plant (WWTP), the Zoning By-law includes a prohibition of ARUs within settlements with constrained municipal servicing systems, which includes the Villages of Drumbo and Bright. The inclusion of the prohibition on ARUs within the Zoning By-law ensures the ability for staff and municipalities to review and critically assess decisions for each unit with relevant and up to date servicing information through on-going monitoring. In the opinion of staff, the proposal meets the general intent and purpose of the PPS and Official Plan.

Table 5.5.2.3 of the Zoning By-law, which speaks to the requirements for ARUs, limits ARU gross floor area to 50% of the gross floor area of the existing dwelling, or 50 m² (538 ft²) of gross floor area (whichever is lesser) for R1 zoned lands. If an ARU is located within a basement, however, the entire basement may be used for an ARU regardless of the size.

The proposed ARU will maintain a separate entrance on the south side of the dwelling located in the interior side yard. A 1.2 m (3.9 ft) unobstructed pathway will be maintained from the front lot line to the ARU entrance to ensure access for both the tenant and emergency services. A designated parking space for the ARU will be located within the driveway shared with the principal

dwelling. Parking spaces for the principal dwelling will be located within the driveway and the attached garage. Sufficient amenity space will be provided on-site for both the ARU and the principal dwelling as the rear yard is approximately 540 m² (5,812.5 ft²) in size.

Following the most recent upgrade, the WWTP currently operates with a rated capacity of 450 m³/day. A second upgrade to the WWTP is planned in the near future that would increase the rated capacity of the WWTP from 450 m³/day to 660 m³/day. The maximum wastewater servicing capacity that will be available to accommodate development in Drumbo is currently expected to be limited to these two expansions. As such, the allocation of that capacity to a development needs to be carefully considered to ensure the various planning objectives for the Village (residential intensification, greenfield development, ICI etc.) can be appropriately balanced and achieved within the confines of that capacity. At present, there appears to be adequate remaining wastewater servicing capacity to consider residential intensification and infill development on a site specific basis. However, this could change as the Village continues to grow and the remaining capacity servicing becomes more constrained.

Planning Act applications are reviewed on a case-by-case basis to ensure that the proposal is reasonable for the subject lands. Each application is reviewed on its own merit and a decision does not necessarily set a precedent moving forward, as development that is deemed appropriate in one particular circumstance (e.g. based on its nature, location, availability of servicing capacity) may not necessarily be appropriate in another circumstance or point in time.

When reviewing ARU applications, a number of criteria are considered to determine the appropriateness for the site. One such criteria is the size of the ARU in comparison to the principal dwelling as the ARU is to be secondary to the principal dwelling. For lots zoned R1, the Zoning By-law permits an ARU within a single detached dwelling to be 50% of the principal dwelling's gross floor area up to a maximum of 50 m² (538 ft²), whichever is lesser. Where an ARU is proposed within a basement of a single detached dwelling however, the entire basement may be used as an ARU regardless of the size.

The subject application is for a 74.3 m² (800 ft²) ARU in the basement of the existing 288 m² (2,455 ft²) single detached dwelling. If approved, the ARU would equate to approximately 32.5% of the principal dwelling. In the opinion of staff, the 74.3 m² (800 ft²) ARU is appropriate in this instance given that it would represent just 32.5% of the existing gross floor area. However, the same proposal of a 74.3 m² (800 ft²) ARU in the basement of another site where it would represent perhaps 50% of the existing gross floor area may not be viewed as appropriate by staff.

The Zoning By-law prohibition of ARUs within Drumbo requires all proposed ARUs to apply for a zone change application in order to be permitted. This allows staff and council to review each unit for appropriateness, while also closely monitoring the available capacity within the WWTP. This provides the opportunity to ensure that all development in the Village that will consume some of the limited remaining wastewater service capacity is occurring in an orderly and sustainable manner that balances intensification with planned greenfield development, to try to ensure a broad range of housing options (i.e. from rental apartment units to single detached dwellings) and key complete community elements are provided for within the confines of the limited wastewater servicing capacity.

In light of the information above, Staff are supportive of an ARU within the basement of a single detached dwelling as the proposal meets the general intent and purpose of the Official Plan and Zoning By-law. Staff recommend that the application be approved as presented.

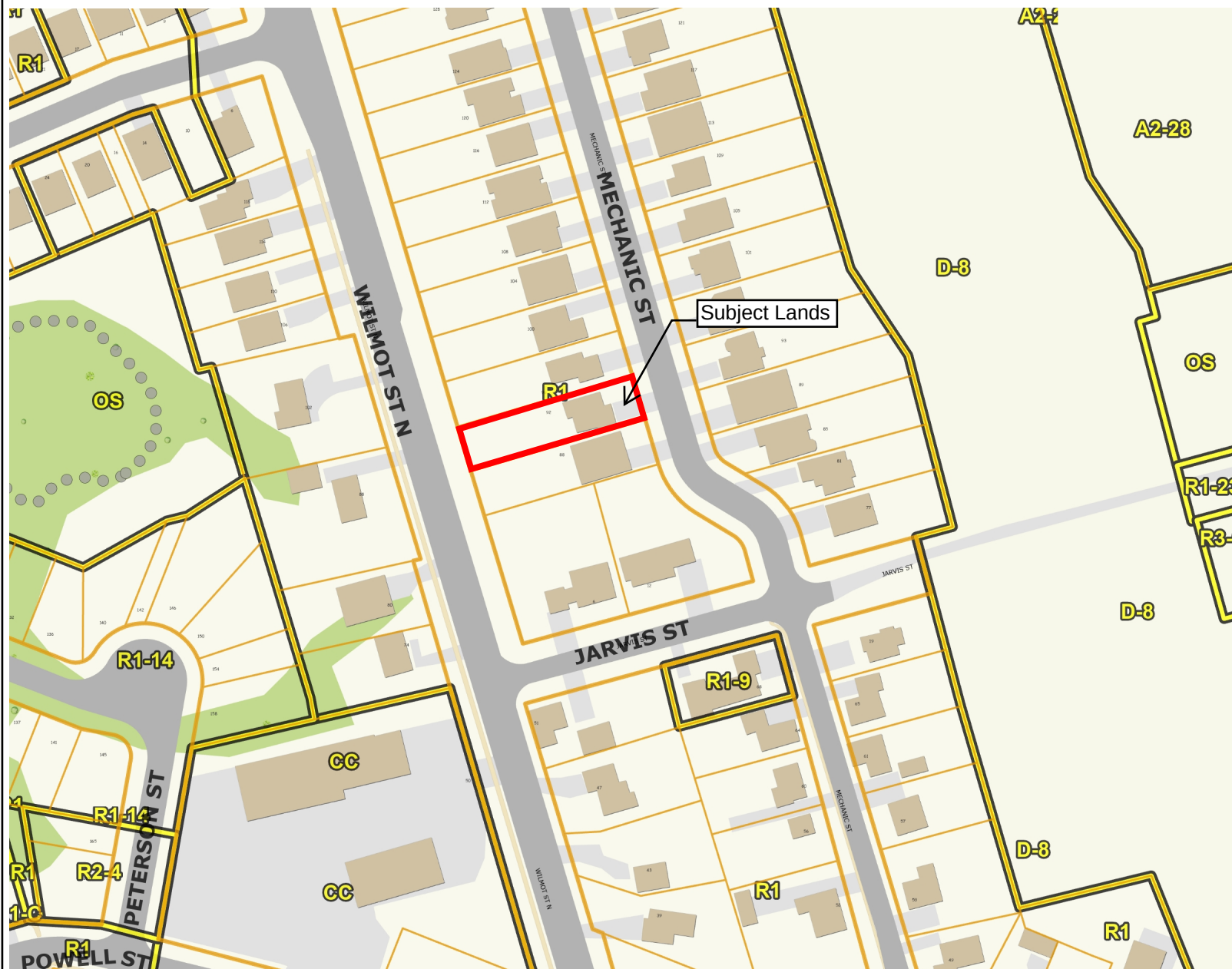
RECOMMENDATIONS

It is recommended that the Council of the Township of Blandford-Blenheim approve the zone change application submitted by Desmond Lewis, whereby lands described as Part of Lots 9 and 10, Plan 41M-151, Part 14, Plan 41R-7638, in the Township of Blandford-Blenheim, are to be rezoned from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-sp)' to permit an additional residential unit (ARU) in the basement of a single detached dwelling.

SIGNATURES

Authored by:	Original Signed By	Dustin Robson, MCIP, RPP Development Planner
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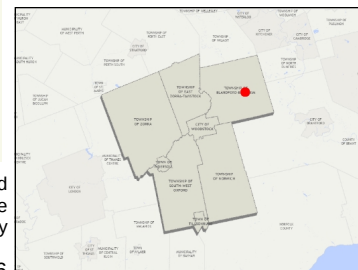
Approved for submission:	Original Signed By	Eric Gilbert, MCIP, RPP Manager of Development Planning
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Legend

- 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 17, 2026



Legend

Parcel Lines

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

Environmental Protection

Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

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



92 Mechanic Street Site Plan

