

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

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change
ZN 1-26-02 – Township of Blandford-Blenheim

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from ‘Institutional Zone (I)’ and ‘Special Recreational Zone (REC-6)’ to ‘Special Village Zone (V-sp)’ to permit the full range of permitted uses in the ‘V’ zone on an undersized parcel in the Village of Princeton.
- Relief is required from the lot area, lot frontage, and lot depth provisions of the Township Zoning By-law.
- Planning staff are satisfied that the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan respecting development in settlement areas.

DISCUSSION

BACKGROUND

OWNER/APPLICANT: The Corporation of the Township of Blandford-Blenheim
47 Wilmot Street South, Drumbo, ON N0J 1G0

LOCATION:
The subject lands are described as Part Lot 13, Concession 1 (Blenheim), Part 1, 41R-2675, Parts 1 and 2, 41R-5445. The lands are located on the west side of Main Street South, between Peter Street and Elgin Street West and are municipally known as 67 Main Street South, in the Village of Princeton.

COUNTY OF OXFORD OFFICIAL PLAN:

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

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

Existing Zoning: ‘Institutional Zone (I)’ and ‘Special Recreational Zone (REC-6)’

Proposed Zoning: 'Special Village Zone (V-sp)'

PROPOSAL:

The lands subject to the submitted zone change application are comprised of two parcels of land owned by the Township of Blandford-Blenheim. The predominant parcel is 67 Main Street South, which is approximately 1,416 m² (15,241.7 ft²) in size and contains a municipal firehall. The smaller parcel is an approximately 226 m² (2,432.6 ft²) parcel of land that is currently a part of Princeton Park, located directly to the west of the firehall lands. The 226 m² (2,432.6 ft²) parcel is currently vacant of any buildings and structures. The Township of Blandford-Blenheim is currently undergoing the severance process in order to merge the two parcels together. Once merged, the subject lands will be approximately 1,642 m² (17,67.3 ft²) in area.

The submitted zone change application proposes to rezone the subject lands from 'Institutional Zone (I)' and 'Special Recreational Zone (REC-6)' to 'Special Village Zone (V-sp).' The purpose of the rezoning is to permit the full range of permitted uses within the 'V' zone. In addition to the 1,642 m² (17,67.3 ft²) lot area, the subject lands have a lot frontage of approximately 36 m (118.1 ft) and a lot depth of approximately 44 m (145 ft). As the lot area, lot frontage, and lot depth are deficient the requirements for a non-residential use in the 'V' zone, special provisions are being requested to recognize the deficiencies.

The subject lands are located on the main thoroughfare of the Village of Princeton (Main Street). To the north is an industrial use, to the south is a residential use, and to the east are both industrial and residential uses. To the west of the subject lands is Princeton Park, which offers various recreational activities.

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, shows an aerial view of the subject lands.

Plate 3, Applicant's Sketch, identifies the proposed configuration and dimensions of the subject lands.

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.

As per the PPS, settlement areas are urban and rural settlement areas, 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.

The PPS provides that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use changes will vary across Ontario, but it is in the interest of all communities to use land and resources wisely, to

promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

As such, the PPS provides that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which, among other matters, efficiently use land and resources and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

Section 3.6 of the PPS states that where municipal sewage and water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.

OFFICIAL PLAN

The subject lands are located within the Village of Princeton according to the Official Plan. Within the Village designation, a range of commercial and residential uses are permitted with the exception of multiple unit residential development involving more than two units. Commercial uses permitted within the Village designation consists of retail and service commercial facilities and cottage industries that are small scale, suitable on private services, and which serve either the local population or the travelling public.

Section 6.3.2 of the Official Plan advises that when reviewing an amendment to rezone lands for commercial uses, the following shall be considered:

- Commercial uses in the Village will be located on a principal road, providing access through the Village;
- On-site sewage and water facilities shall satisfy the requirements of the County and Board of Health and the policies of Section 3.2, Environmental Resource Protection policies relating to water quality and quantity, as appropriate;
- The lands proposed to be zoned for commercial uses will reasonably reflect the land area required for the proposed use and will not be excessive in size;
- The effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2;
- Accessory residential units, to a maximum of two units, will be permitted in the Rural Cluster or Village designations subject to servicing capacities.

ZONING BY-LAW

The subject lands are currently zoned 'Institutional Zone (I)' and 'Special Recreational Zone (REC-6)' in the Township of Blandford-Blenheim Zoning By-law. The submitted zone change application proposes to rezone the lands to 'Special Village Zone (V-sp).' The 'V' zone permits a variety of commercial uses including, but not limited to, a business or professional office, an eating establishment, a financial institution, and a retail store. Additionally, the 'V' zone also permits a single detached dwelling.

For non-residential uses within the 'V' zone, a minimum lot area of 3,700 m² (39,828 ft²), a minimum lot frontage of 40 m (131.2 ft), and a minimum lot depth of 92.5 m (303.5 ft) are required.

The subject lands have an approximate lot area of 1,642 m² (17,67.3 ft²), a lot frontage of approximately 36 m (118.1 ft), and a lot depth of approximately 44 m (145 ft). Special provisions are being requested as part of the subject zone change application in order to recognize the existing deficiencies in lot area, lot frontage, and lot depth.

AGENCY COMMENTS

The Backflow Prevention By-law Compliance Officer advised that the property is subject to Bylaw No. 6544-2023.

The Oxford County Public Works Department, the Township Chief Building Official, Canada Post, and Southwestern Public Health have indicated no concerns with the proposal.

PUBLIC CONSULTATION

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on March 5, 2026 and the Notice of a Public Meeting was circulated on May 14, 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

The subject zone change proposes to rezone the subject lands from 'Institutional Zone (I)' and 'Special Recreational Zone (REC-6)' to 'Special Village Zone (V-sp).' The purpose of the rezoning is to permit the full range of permitted uses within the 'V' zone. The 'V' zone permits a variety of commercial uses including, but not limited to, a business or professional office, an eating establishment, a financial institution, and a retail store. Additionally, the 'V' zone also permits a single detached dwelling.

Planning staff have reviewed the application under the policy direction of the Provincial Planning Statement (PPS) and the Official Plan.

With regard to the PPS, staff are satisfied that the effect of the proposed rezoning will be the redevelopment of an existing lot within the designated settlement area of the Village of Princeton. The proposal is consistent with the intent of the PPS with respect to providing for the efficient use of lands within a settlement area, as it will facilitate the utilization of an existing undersized lot for commercial development.

Planning staff are also of the opinion that the proposal maintains the general intent and purpose of the Official Plan with respect to directing commercial development within designated settlement areas. The proposal would constitute a redevelopment of an existing lot and meet the applicable criteria for commercial proposals in Villages on partial municipal services (i.e. water only), as contained in the Plan. The following commentary provides further detail on how the above noted PPS and OP policies and criteria are addressed in this particular case.

The subject lands are located on Main Street South, which is a County road and also a principal road providing access through the Village of Princeton. The Official Plan advises that commercial uses within Villages shall be on such roads.

Staff are of the opinion that proposed commercial use of the subject lands will be compatible with surrounding uses, which includes commercial uses to the north and northeast. Given the historic use of the subject lands as a municipal fire hall, staff are of the opinion that the conversion of the building and lands for a commercial use will not introduce a use that is drastically different from the current day to day operations and will have minimal impact on the existing character of the area.

Typically, a hydrogeological study would be required as part of the supporting information for a Zoning By-law amendment to permit development on a parcel with less than the minimum required lot area. The hydrogeological study would confirm the availability of potable water, location of water table, soil types, and the ability of the soil to accommodate a private onsite sewage disposal system. The study would recommend a minimum lot size to accommodate the sewage disposal system and provide appropriate attenuation of nitrates. In this particular circumstance, there is minimal opportunity to increase the lot area and, as such, a hydrogeological study was not required.

In this instance, the determination of whether the development of an existing lot on private septic services is appropriate from a private services perspective will be based on confirmation from the Chief Building Official that the septic system for the proposed development meets the requirements of the Ontario Building Code, and the assumption that such system will be installed and maintained appropriately.

It is recognized that the subject lands are undersized with respect to the minimum lot area, lot frontage, and lot depth provisions of the Zoning By-law. However, given that the subject lands involve an existing lot of record (i.e. created before the current zoning standard was established), it can be considered somewhat differently than a new lot from a zoning perspective. In this case, the subject lands contain an existing holding tank and septic bed which currently service the municipal firehall on-site. In consultation with the Township Chief Building Official, it was advised that the existing septic system is Ontario Building Code compliant and is sufficient to service the firehall. Any proposed redevelopment of the subject lands will need to undergo a septic review to ensure that the current septic system will be sufficient to service the proposed use or if a new system to serve the needs of the future use would be required.

In light of the foregoing, it is the opinion of this Office that the proposal is consistent with the policies of the PPS and maintains the intent of the Official Plan and Planning staff recommend that the subject zone change application be approved.

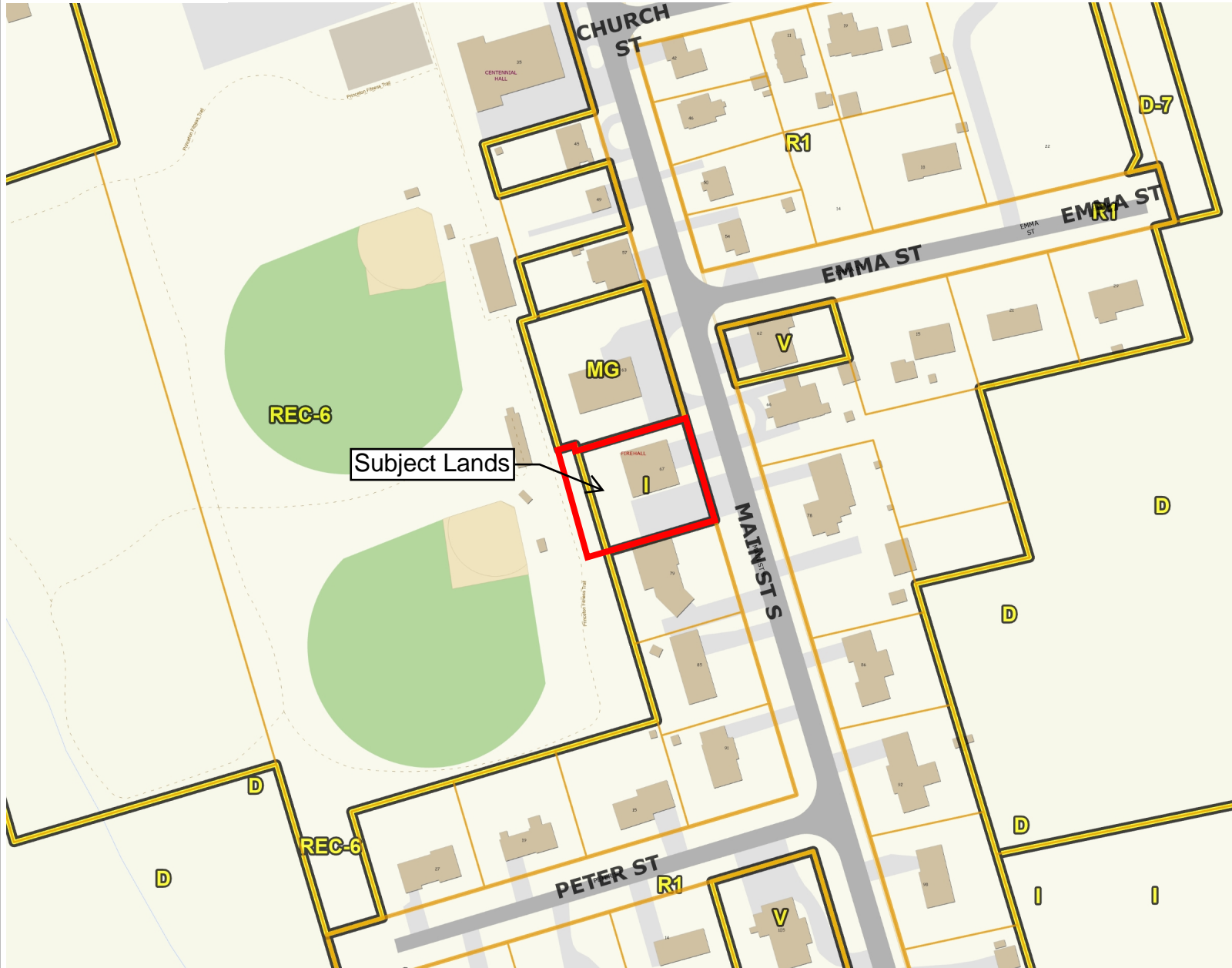
RECOMMENDATIONS

It is recommended that the Council of the Township of Blandford-Blenheim approve the zone change application submitted by the Corporation of the Township of Blandford-Blenheim, whereby the lands described as Part Lot 13, Concession 1 (Blenheim), Part 1, 41R-2675, Parts 1 and 2, 41R-5445, in the Township of Blandford-Blenheim, are to be rezoned from 'Institutional Zone (I)' and 'Special Recreational Zone (REC-6)' to 'Special Village Zone (V-sp).'

SIGNATURES

Authored by: Original Signed By Dustin Robson, MCIP, RPP
Development Planner

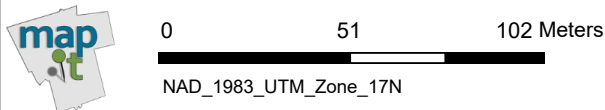
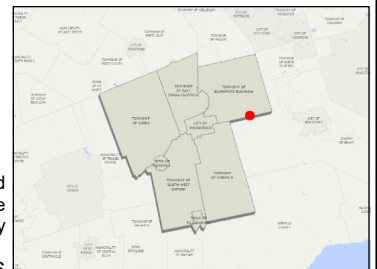
Approved for submission: Original Signed By Heather St. Clair, MCIP, RPP
Senior Development Planner



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



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

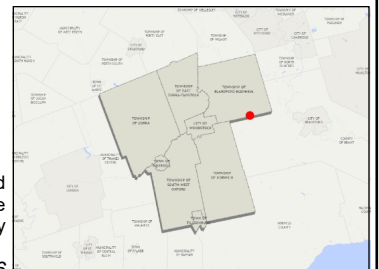
March 5, 2026



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
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 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
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Notes



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NAD_1983_UTM_Zone_17N

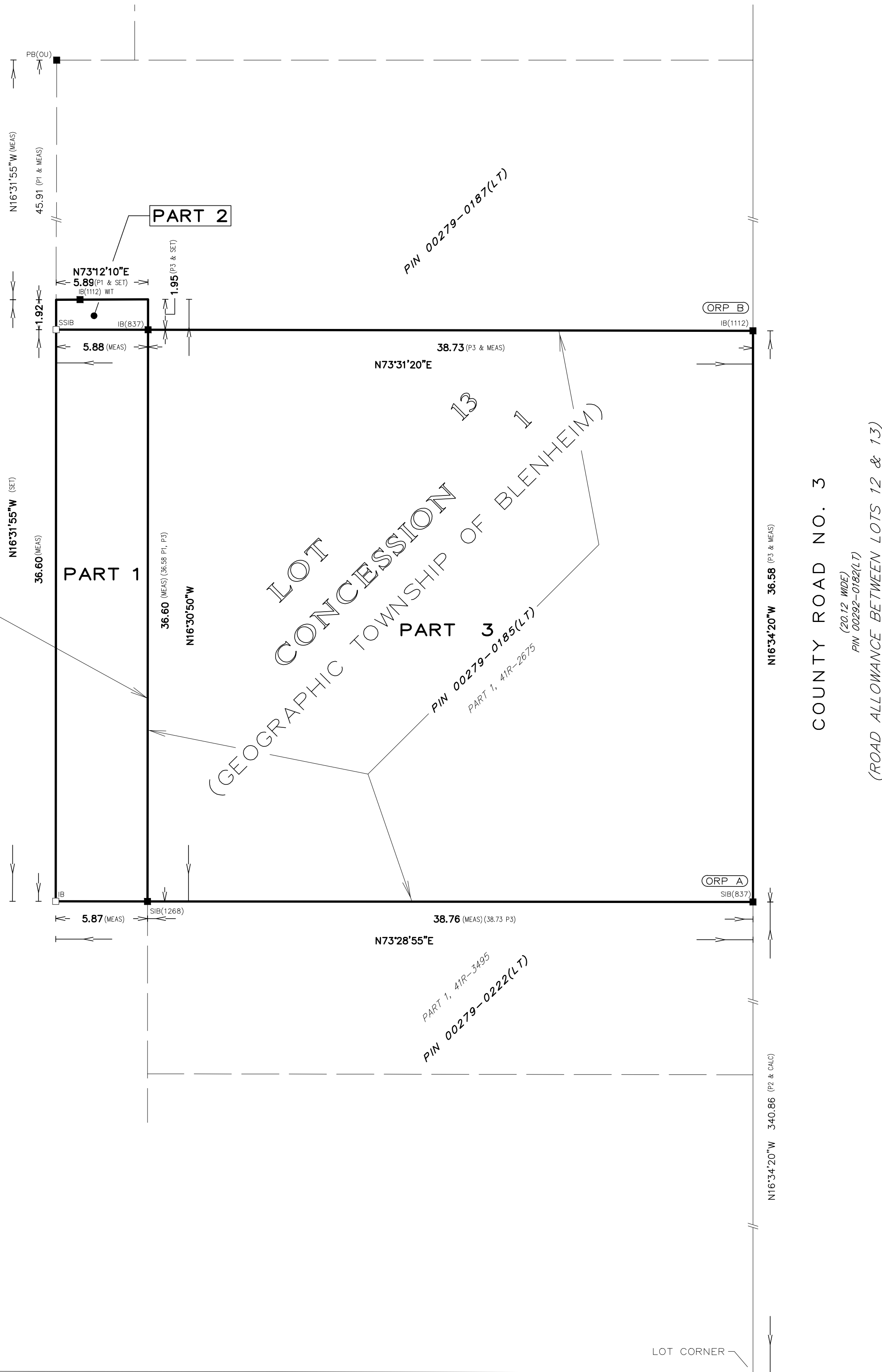
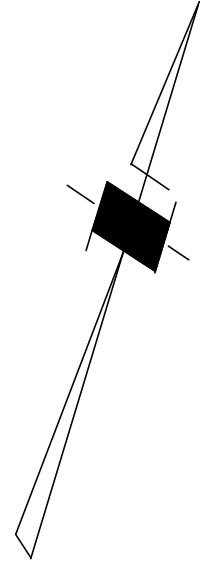


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March 5, 2026

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT .

DATE _____

DAVID J. RATHBY O.L.S.

PLAN 41R-_____

RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OXFORD (NO. 41)

PART SCHEDULE

PART	LOT	CONCESSION	PIN
1			PART OF PIN 00279-0256(LT)
2	PART OF LOT 13	1	PART OF PIN 00279-0187(LT)
3			PART OF PIN 00279-0185(LT)

PART 1 COMPRISES PART OF PIN 00279-0256(LT).
 PART 2 COMPRISES PART OF PIN 00279-0187(LT).
 PART 3 COMPRISES PART OF PIN 00279-0185(LT).

PLAN OF SURVEY
 OF PART OF
LOT 13
CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF BLENHEIM)
 IN THE
TOWNSHIP OF BLANDFORD-BLENHEIM
COUNTY OF OXFORD

SCALE: 1 : 200 METRIC

MCKECHNIE SURVEYING LTD.
 ONTARIO LAND SURVEYORS

INTEGRATED SURVEY INFORMATION

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999574227.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0)
 COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4779539.24	538536.97
ORP B	4779574.26	538526.55

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS, A ROTATION OF 0°18'20" CLOCKWISE CAN BE APPLIED TO MATCH DEPOSITED PLAN 41R-5445.

LEGEND

- denotes SET
- denotes FOUND
- IB denotes IRON BAR
- SIB denotes STANDARD IRON BAR
- SSIB denotes SHORT STANDARD IRON BAR
- PB denotes PLASTIC BAR
- P1 denotes PLAN 41R-5445
- P2 denotes PLAN 41R-3495
- P3 denotes PLAN 41R-2675

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON APRIL 28, 2026

DATE _____ DAVID J. RATHBY, OLS
 MCKECHNIE SURVEYING LTD.

THIS PLAN OF SURVEY RELATES TO THE AOLS PLAN SUBMISSION V-123077.

DRAWN BY S.R.	CHECKED BY D.J.R.	FILE NO. 26-044
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CADD: 2026\26-044 R-PLAN Aa

85 McINTYRE DRIVE
 KITCHENER, ONTARIO
 N2R 1H6

TEL : (519) 578-5570
 email : plans@kwsurveys.ca

Plate 3: Applicant's Sketch
 File No. ZN 1-26-02 (Township of Blandford-Blenheim)
 Part Lot 13, Concession 1 (Blenheim), Part 1, 41R-2675, Parts 1 and 2, 41R-5445, Township of Blandford-Blenheim - 67 Main Street South

26-044