Report No: CP 2026-321
COMMUNITY PLANNING
Council Date: November 4, 2026

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

From: Dustin Robson, Development Planner, Community Planning

Zone Change Application
ZN 1-26-08 – Church Street Properties Inc.

REPORT HIGHLIGHTS

- The zone change application proposes to rezone the retained lot and severed lot resulting from Consent Application B26-39-1 from 'Institutional Zone (I)' to 'Special Residential Type 1 Zone (R1-sp).'
- Special provisions are required to permit reduced lot areas and lot depths for both the lot to be severed and the lot to be retained. A special provision is also required to recognize existing deficient front yard depths on both the lot to be severed and the lot to be retained.
- The related consent application, B26-39-1, was approved by the Oxford County Land Division Committee on October 1, 2026. The subject zone change application is required to fulfill a condition of the consent.
- Planning staff are recommending that the application be approved-in-principle pending receipt of a final survey, as it is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to infill residential development within a settlement.

DISCUSSION

BACKGROUND

OWNER: Church Street Properties Inc.
827482 Township Road 5, Drumbo, ON N0J 1G0

APPLICANT: Brad Kaufman
827482 Township Road 5, Drumbo, ON N0J 1G0

LOCATION:

The subject lands are described as Lots 105-106, 112-113, and Part Lot 109, Plan 99, Township of Blandford-Blenheim. The lands are located at the south side of Victoria Street East and the north side of Elgin Street East and are municipally known as 23 Victoria Street East and 24 Elgin Street East, in the Village of Princeton.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy	Serviced 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)'

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

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

PROPOSAL:

The zone change application proposes to rezone the retained and severed lots resulting from consent application B26-39-1 from 'Institutional Zone (I)' to 'Special Residential Type 1 Zone (R1-sp).' Special provisions are required to permit reduced lot areas and lot depths for both the lot to be retained and the lot to be severed. The lot to be severed would be approximately 1,980.5 m^2 (21,318 ft^2) in size and have a lot depth of approximately 49.2 m (161.5 ft). The lot to be retained would be approximately 1,618.7 m^2 (17,424 ft^2) and have a lot depth of 40.2 m (132 ft). A special provision is also required to recognise existing deficient front yard depths on both the lot to be severed and the lot to be retained.

The related consent application, B26-39-1, was approved by the Oxford County Land Division Committee on October 1, 2026. The subject zone change application is required to fulfill a condition of the related consent.

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.

Plate 3A, Applicant's Sketch – Lot to be Retained, depicts the proposed configuration of the lot to be retained, as provided by the applicant.

Plate 3B, Applicant's Sketch – Lot to be Severed, depicts the proposed configuration of the lot to be severed, 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.

Section 2.2 of the PPS 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 immediate area and regional market 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 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; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3.1 of the PPS indicates 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;

a) Efficiently use land and resources;
b) Optimize existing and planned infrastructure and public service facilities;
c) Support active transportation;
d) Are transit-supportive as appropriate, and
e) Are freight supportive.

Section 2.3.1.3 directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

Section 2.8 directs that planning authorities shall promote economic development and competitiveness by encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.

Section 3.6 provides the following servicing hierarchy to support the protection of the environment and minimize potential risks to human health and safety.

i) municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. For clarity, *municipal sewage services* and *municipal water services* include both centralized servicing systems and decentralized servicing systems.
ii) where municipal sewage services and municipal water services are not available, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development; and
iii) where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or

feasible, individual on-site sewage services and individual on-site water services may be used provided that the site conditions are suitable for the long-term provision of such services with no negative impacts.

OFFICIAL PLAN

The subject lands are located within the Village of Princeton, designated as '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, in the Official Plan.

According to Section 2.1.1 (Growth Management), to manage growth, it is a strategic initiative of the Official Plan to ensure 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 4.2.2.3, Villages, establishes that a Village is characterized by a broader range of land uses and activities which have been developed in depth as well as through infilling. Villages are settlements which are predominantly serviced by individual private sewage disposal systems and by either individual wells or existing centralized water supply facilities. Growth within Villages will occur through infilling and by small plans of subdivision.

Section 4.2.2.3.1 outlines that development within the Village designation will be by private sewage disposal systems and individual wells or expansion to an existing centralized water supply facility. Applications for rural residential development in the Village designation will be required to demonstrate, to the satisfaction of the County, that development proposed on private septic systems will not adversely affect the quality of groundwater and the water in active wells operating in the general vicinity.

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.

Section 6.2.2, Low Density Residential Areas, permits Low Density Residential development in Villages. Low Density Residential areas are those lands that are primarily developed for low-rise, low density housing forms consisting of single detached, semi-detached, duplex and triplex dwellings. Notwithstanding this policy, residential development within Villages involving more than two units per lot is not permitted. Within the Village designation, the density of development will be restricted by the land area required for the proper operation of individual private septic systems.

ZONING BY-LAW

The subject lands are zoned 'Institutional Zone (I)' in the Township of Blandford-Blenheim Zoning By-Law. The 'I' zone permits a range of institutional uses including, but not limited to, a funeral home, a long term care facility, a place of worship, and a public library. The applicant is proposing that both the lot to be severed and lot to be retained would be rezoned to the 'Residential Type 1 Zone (R1)' to permit a single detached dwelling on each lot.

Where a municipal sewage system in not available, the R1 zone requires a minimum lot area of 2,800 m^2 (30,140 ft^2), a minimum lot depth of 50 m (164 ft), and a minimum frontage of 35 m (114.8 ft) for a single detached dwelling. 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.

AGENCY COMMENTS

CN Rail advised of the following:

"Given the distance of the proposed residential use to active railway operations, CN requests that the following warning clause shall be included in all development agreements and purchase/sale or lease agreements for units within 300 metres of the railway right-of-way, advising of potential impacts from current and future railway operations:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 meters from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

In addition, the Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favor of CN."

Canada Post advised that mail for the subject lands would be delivered by P.O. Box at the Princeton Post Office.

The Township Chief Building Official advised that each property would require its own septic system and that permits may be required.

The Oxford County Public Works Department and Southwestern Public Health have indicated no concerns or objections regarding the proposed zoning amendment.

PUBLIC CONSULTATION

Notice of a complete application and notice the public meeting for the proposal was circulated to neighbouring landowners on September 2, 2026 and Octobber 15, 2026, respectively, 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 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. Staff are satisfied that the proposal will utilise existing infrastructure and maintain intended density targets and efficiently utilising underutilised lands. Further, the proposed development is appropriate to the level of servicing existing within the municipal water system in Princeton.

With respect to the policies of the Official Plan regarding street-oriented infilling, residential development along Victoria Street East and Elgin Street East is predominately single detached dwellings. The proposal for a single detached dwelling on both the proposed lot to be retained and the lot to be severed will be similar to existing development in the vicinity. Further, staff note that the single detached dwelling on the lot to be severed already exists while the existing place of worship will be converted into a single detached dwelling meaning that the existing built form on both lots, which has been integrated into the immediate neighbourhood, will not change.

Staff are 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 zone, both the lot to be retained and lot to be severed would have sufficient lot frontages but deficient lot areas and lot depths. A nitrate impact assessment (NIA) was required as part of the supporting information for the subject application to permit the creation of parcels with less than the minimum required lot area. The intent of requiring the NIA was to confirm the ability of the soil to accommodate a private on-site sewage disposal system and provide appropriate attenuation of nitrates, with a view to ensuring that groundwater resources are appropriately protected.

The submitted NIA, which was prepared by Hydrogeology Consulting Services Inc. (HCS), acknowledged that calculations using conservatively assessed values for daily sewage flow and annual recharge under existing conditions on the existing lot cannot meet the Ministry of the Environment, Conservation, and Parks (MECP) Procedure D-5-4 calculations without the use of enhanced tertiary systems. The NIA, however, concluded that dividing the lands into two lots would not change the existing impact on the natural environment provided that the daily sewage flow does not exceed 1,500 L/day. Given this, the NIA further concluded that in this situation there should not be a need to replace the existing private septic systems to support the proposed severance. Oxford County retained a third-party consultant (Onterris) to peer review the NIA, which concluded that the provided information and interpretations by HCS were reasonable.

To facilitate a single detached dwelling on both the lot to be severed and the lot to be retained the subject lands are required to be rezoned from the existing ‘Institutional Zone (I)’ to ‘Special Residential Type 1 Zone (R1-sp).’ Special provisions are required to permit the reduced lot area and lot depths. Additionally, both lots will have deficient front yard depths. Given that the front yard depths have existed since approximately the 1880s, staff are of the opinion that recognising the deficient depths is appropriate and will not create an unnecessary precedent.

In regard to the received CN Rail 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. Recognising that a residential block of single detached dwellings currently exists between the subject lands and the rail line and that the buildings on-site have existed since the 1880s, staff are of the opinion that no additional noise and vibration measures are necessary to permit the proposed severance. A condition of approval requiring the registering of a warning clause on title was included in the approval of the associated severance application.

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-in-principle.

The proposed amending Zoning By-Law will be brought forward for Council's consideration once the associated reference plan has been received to generate the appropriate by-law schedules.

RECOMMENDATIONS

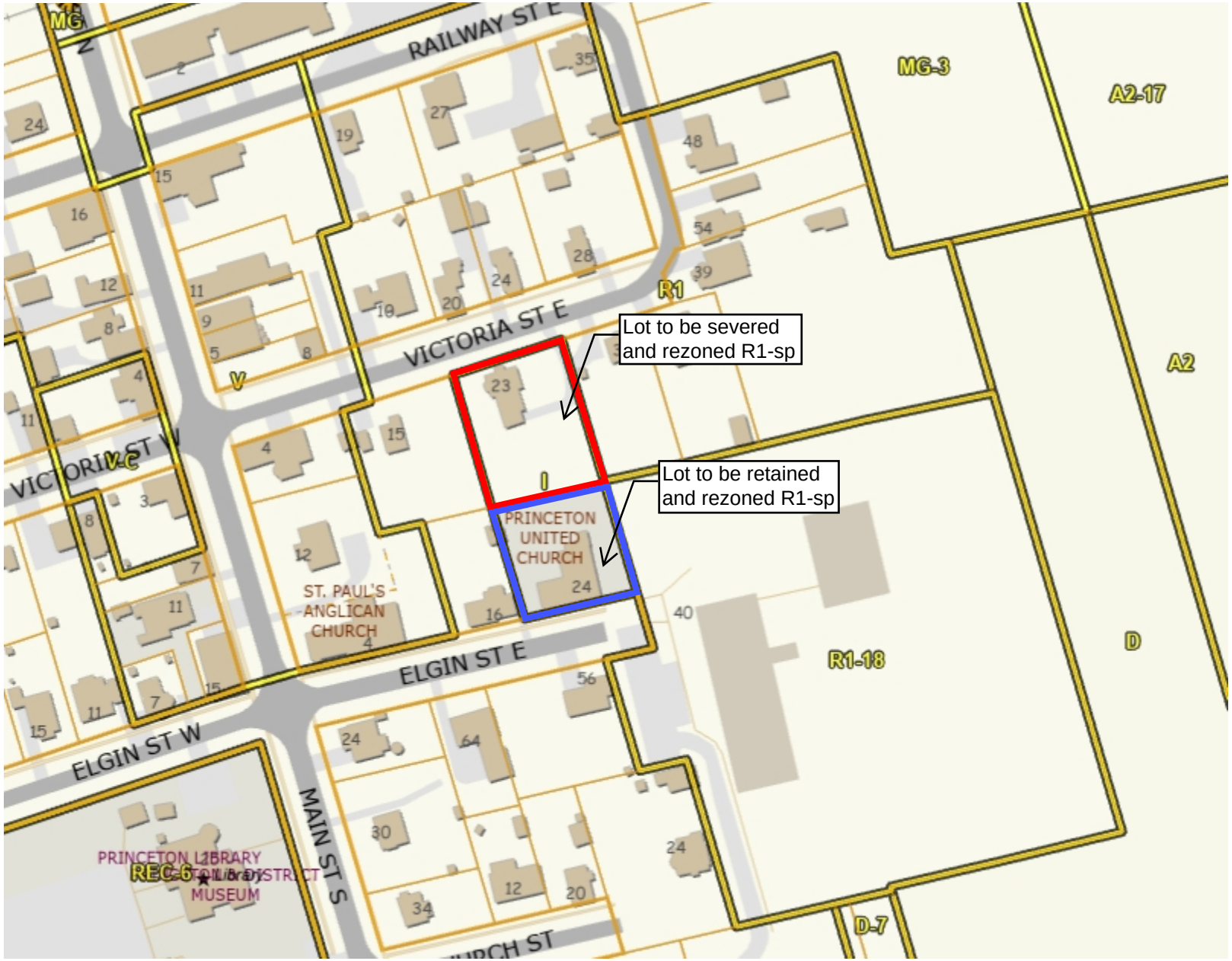
It is recommended that the Council of the Township of Blandford-Blenheim approve-in-principle the zone change application submitted by Church Street Properties Inc., whereby the lands described as Lots 105-106, 112-113, and Part Lot 109, Plan 99, in the Township of Blandford-Blenheim, are to be rezoned from 'Institutional Zone (I)' to 'Special Residential Type 1 Zone (R1-sp).'

SIGNATURES

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

Approved for submission: Original Signed By
Eric Gilbert, MCIP, RPP
Manager of Development Planning

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

Plate 2: Aerial Map (2025) with 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

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



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August 31, 2026

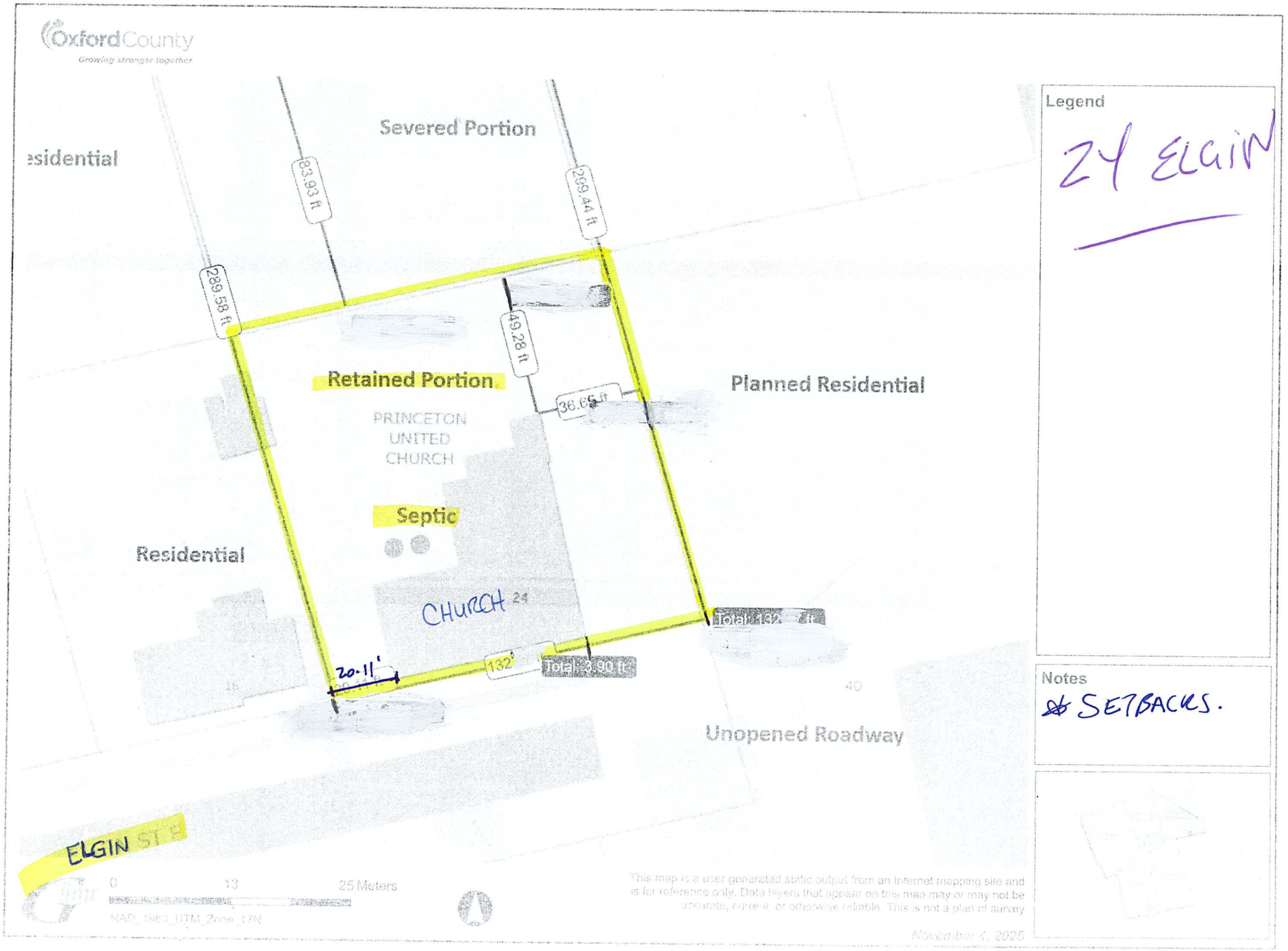


Plate 3A: Applicant's Sketch - Lot to be Retained
File No. B26-39-1 and ZN 1-26-08 (Church Street Properties Inc.)
Lots 105-106, 112-113 and Part Lot 109, Plan 99, Township of Blandford-Blenheim, 24 Elgin Street East and 23 Victoria Street East



Plate 3B: Applicant's Sketch - Lot to be Severed
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