



Plate 1: Location Map and Existing Zoning

File No. CD 24-06-1 (2825085 Ontario Inc.)

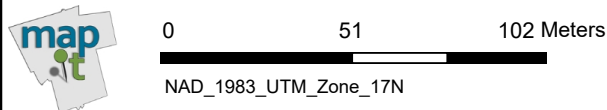
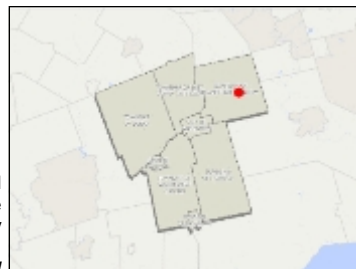
Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St.



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 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

September 17, 2024



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines Regulation Limit**
 - ◆ 100 Year Flood Line
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 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



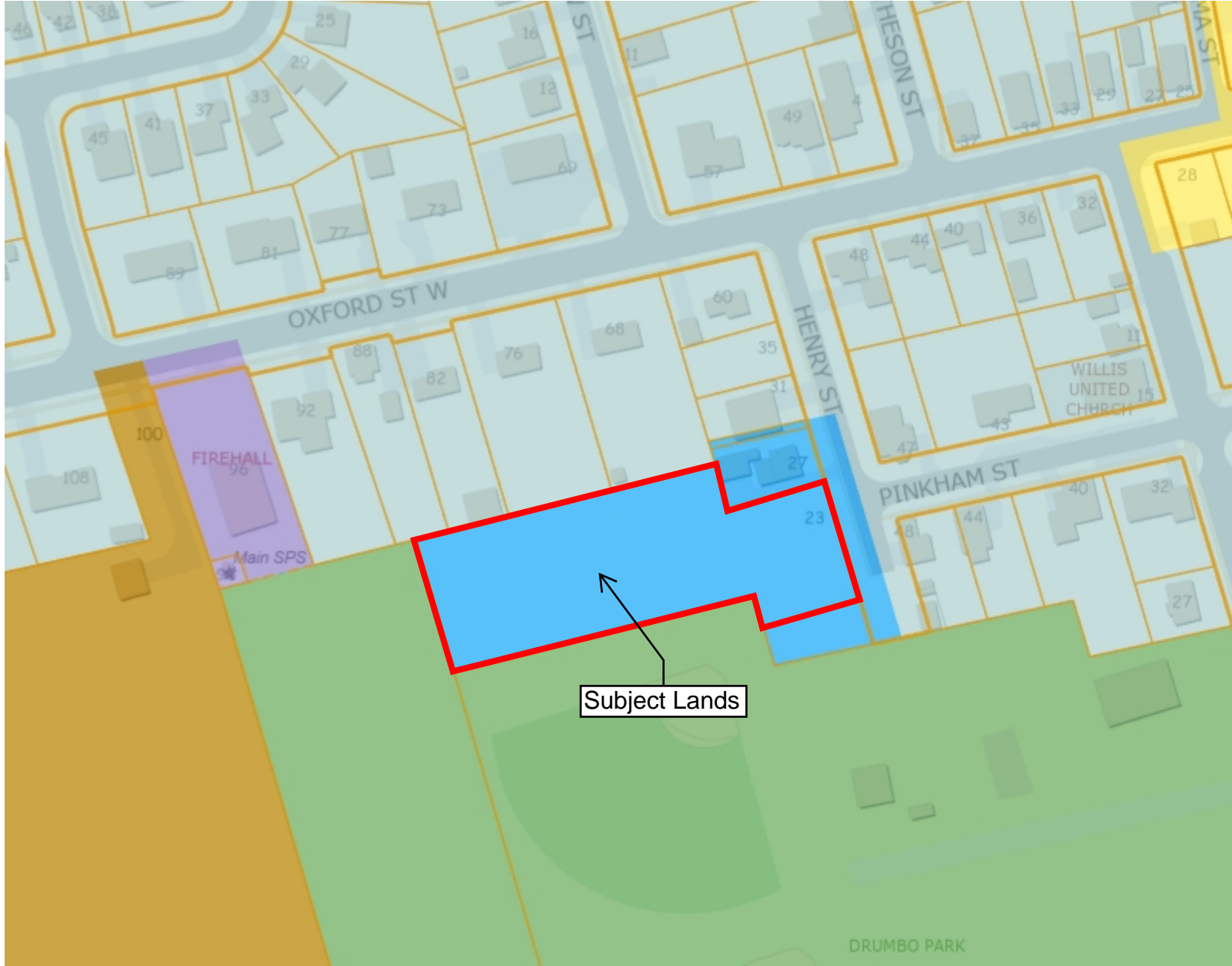
0 26 51 Meters

NAD_1983_UTM_Zone_17N



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October 17, 2025



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 100 Metre Buffer Ingersoll
- Site Specific Policy Areas
- Village Land Use Designation**
 - Village Core
 - Service Commercial
 - Low Density Residential
 - Medium Density Residential
 - Industrial
 - Minor Institutional
 - Major Institutional
 - Future Urban Growth
 - Open Space
 - Environmental Protection
 - School
 - Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation**
 - Residential
 - Residential Reserve
 - Central Business District
 - Entrepreneurial District
 - Neighbourhood Shopping Centre
 - Service Commercial
 - Regional Commercial Node
 - Business Park
 - Traditional Industrial
 - Community Facility
 - Open Space
 - Environmental Protection
 - Future Urban Growth

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N

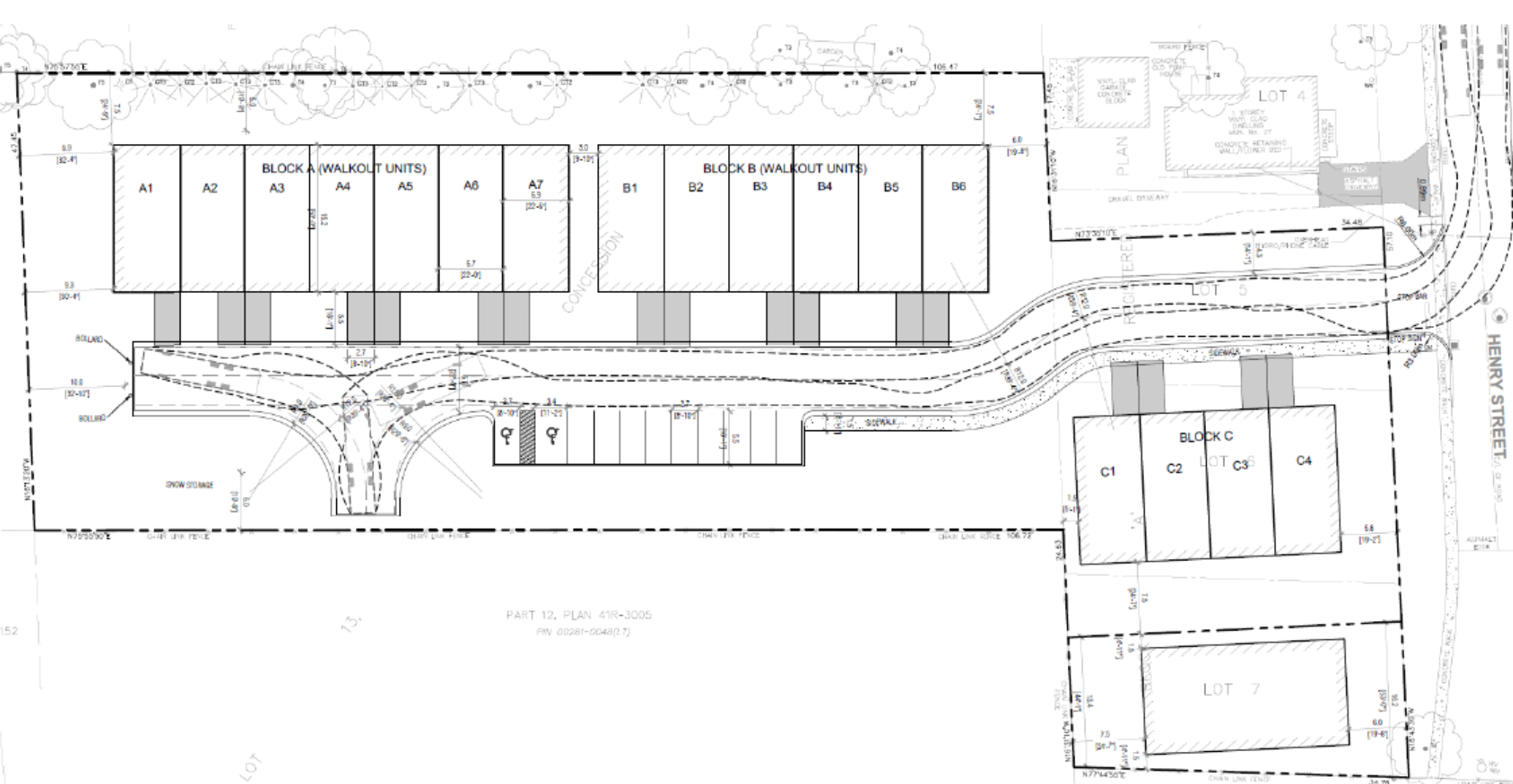


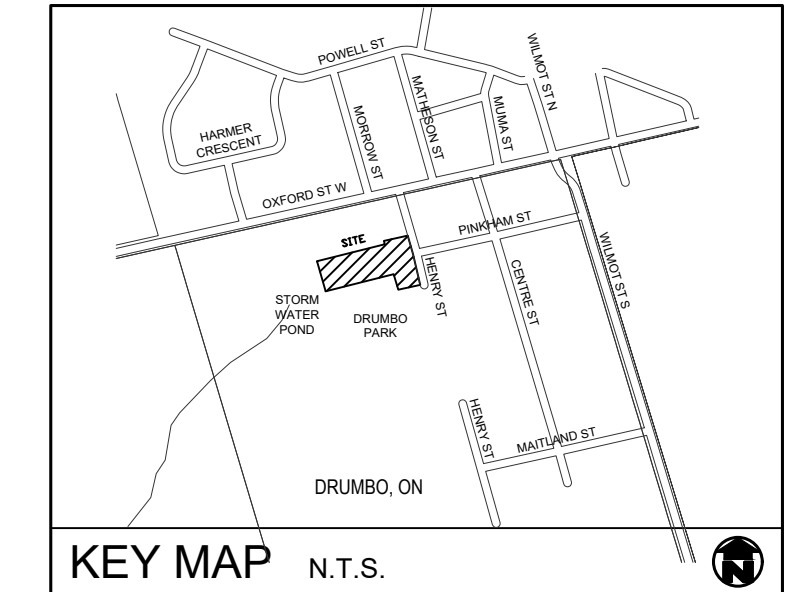
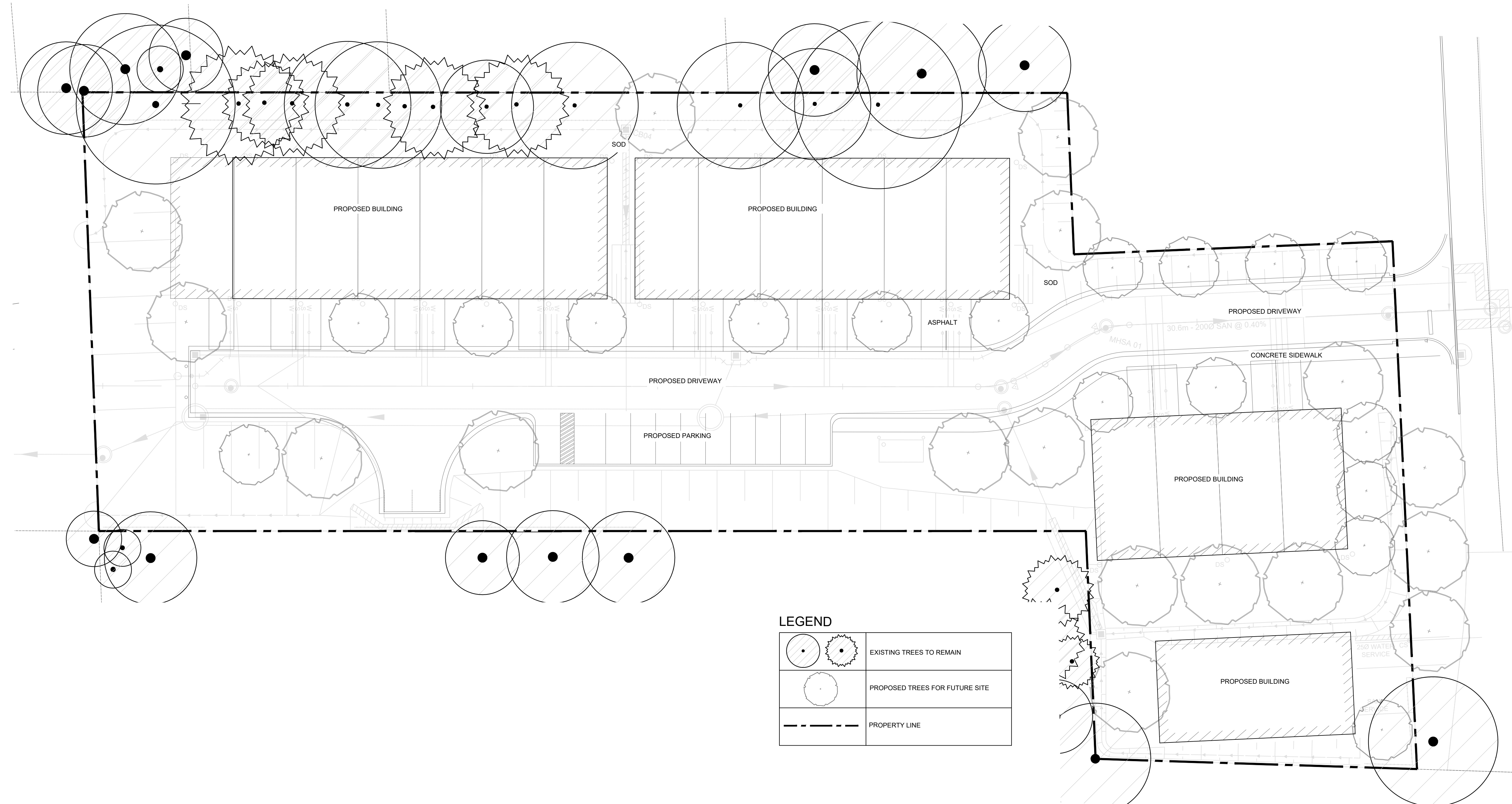
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October 17, 2025

Plate 4: Draft Plan of Condominium
File No. CD24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St



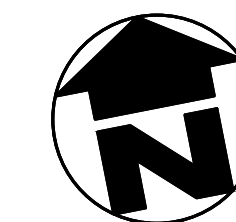


GENERAL NOTES

1. SITE PLAN INFORMATION AS PER GEI ENGINEERING.
2. EXISTING CONDITIONS AS PER GM BLUEPLAN.
3. PROPOSED SITE GRADING AND SERVICING PLAN PROVIDED BY GEI ENGINEERING AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

		EXISTING TREES TO REMAIN
		PROPOSED TREES FOR FUTURE SITE
		PROPERTY LINE



no.	date	description	by
1.	JUN 06 25	Issued for Review	EA

PRELIMINARY
For Discussion Purposes Only

J.P.B Developments
27 Henry St.
Drumbo, ON

Preliminary Concept



PROJECT NO: 2024-86	DRAWN BY: EA
SCALE: 1:250	DESIGNED BY: EA
SHEET: L2	APPROVED BY: AWH
	PLOT DATE: JUN 06 2025

Plate 5: Tree Management Plan

File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St

Plate 6, Page 1: Applicant's Rendering

File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St

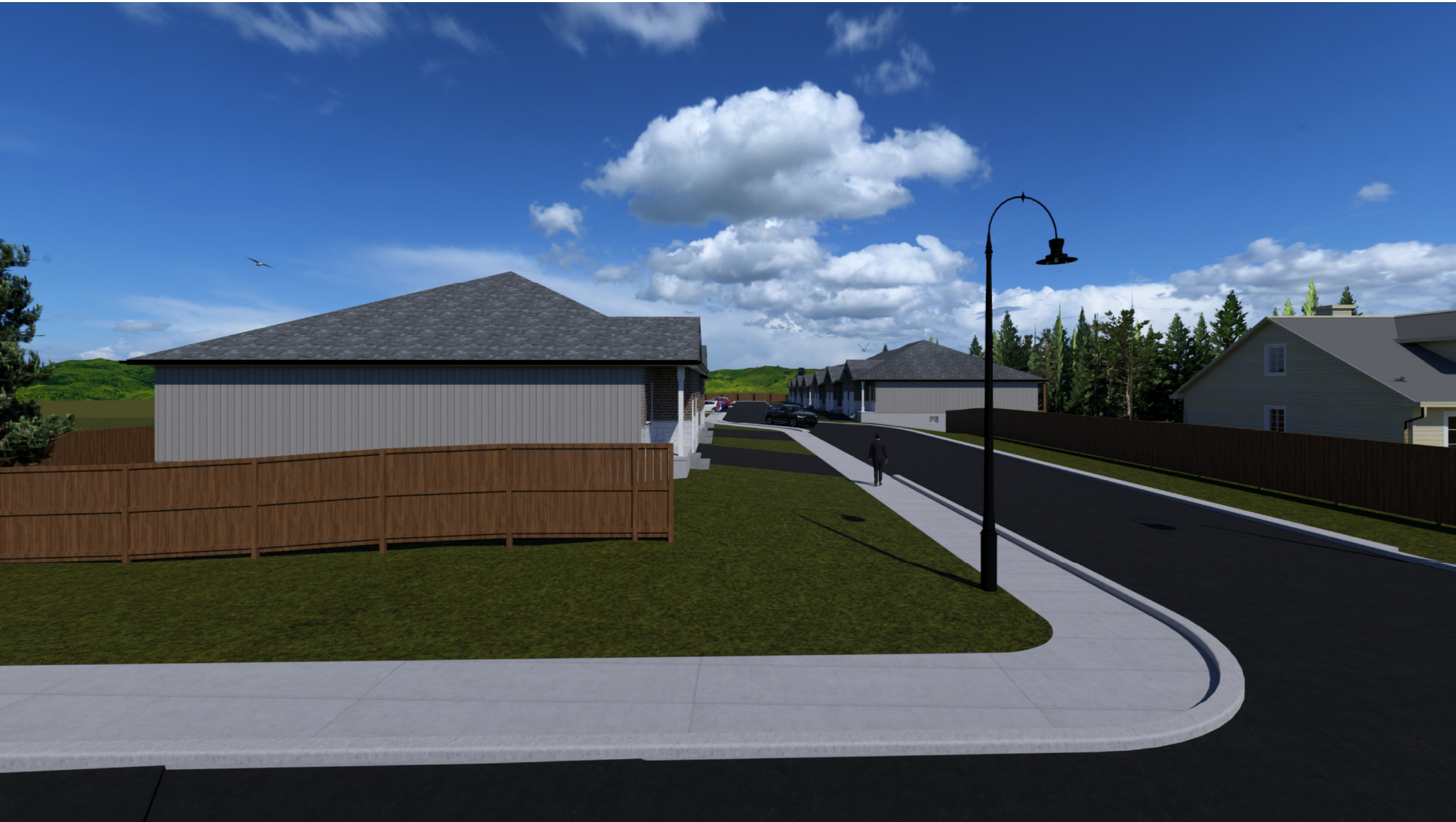


Plate 6, Page 2: Applicant's Rendering

File No. CD 24-06-1 (2825085 Ontario Inc.)

Part Lot 5, Block A, Plan 104, Part 3, Plan 41R10349, Lots 6-7, Plan 104, Part Lot 13, Concession 6 (Blenheim), Part 4, Plan 41R10349, Township of Blandford-Blenheim - 23 Henry Street

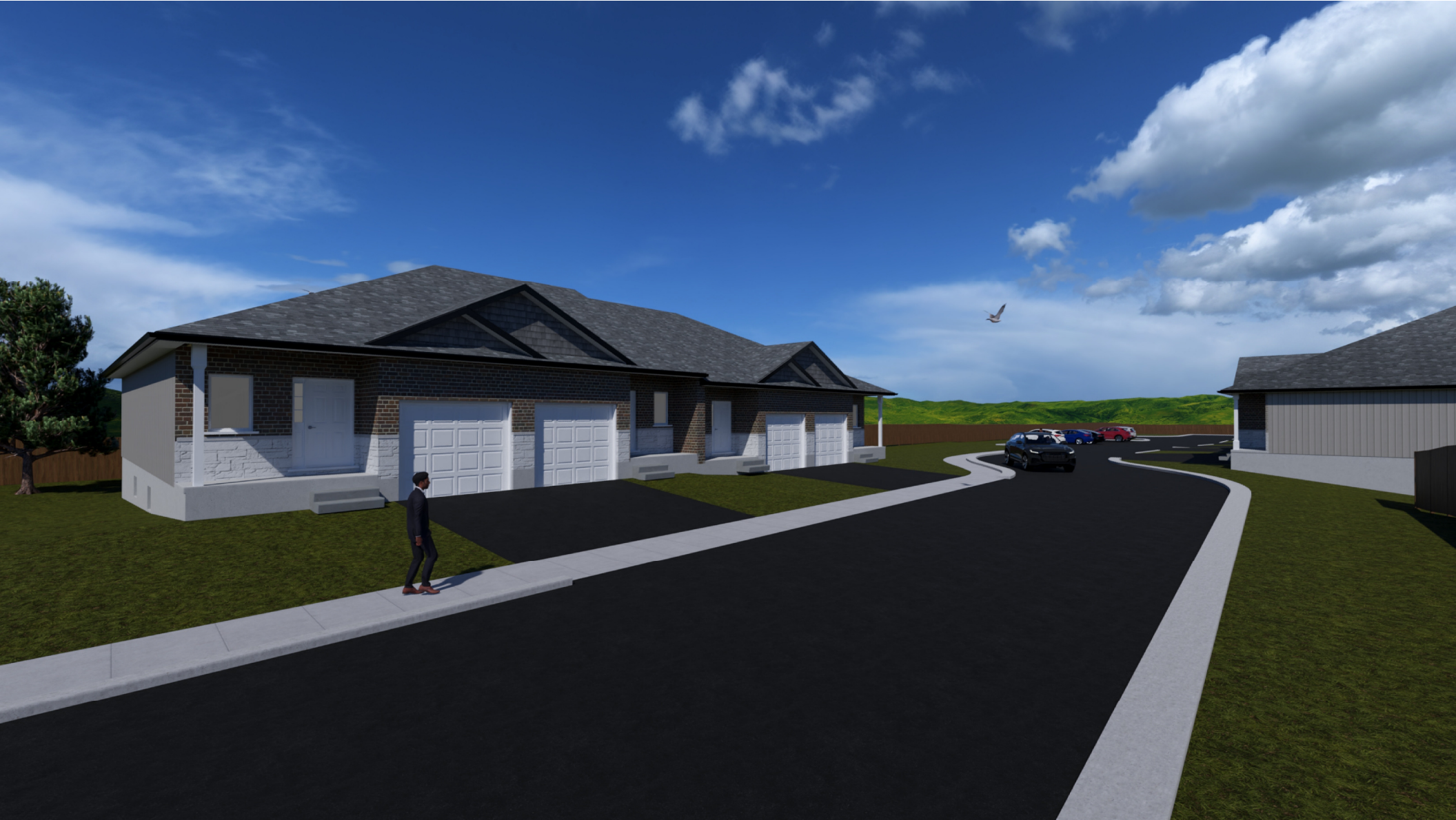


Plate 6, Page 3: Applicant's Rendering

File No. CD 24-06-1 (2825085 Ontario Inc.)

Pt Lt 5, Blk A, Plan 104, Pts 3 & 4, Plan 41R-10349, Lts 6-7, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Twp of Blandford-Blenheim, 23 Henry St





From:
To: [Planning](#)
Cc: [Dustin Robson](#)
Subject: RE: 76 Oxford street W
Date: Monday, October 7, 2024 10:32:23 AM
Attachments: [image001.png](#)

Excellent thanks

My concern/request is that the tree's at the back of the property between the new builds and the homes on Oxford Street are NOT removed.

These builds are already extremely invasive to the quiet nature/privacy of our backyards. The tree's are the only thing maintaining some of that privacy.

Can I also ask what the variance request is for the back yards on these homes?

Thank you,
Tania Tryon

From:
To: [Dustin Robson](mailto:Dustin.Robson@blandfordblenheim.ca); [Mark Peterson](mailto:Mark.Peterson@blandfordblenheim.ca); jbrick@blandfordblenheim.ca; dbarnes@blandfordblenheim.ca; ndemerest@blandfordblenheim.ca; bbanbury@blandfordblenheim.ca; tyoung@blandfordblenheim.ca; [Planning files :CD24-06-01 and ZN 1-24-18 \(2825085 Ontario Inc.\)](#)
Subject:
Date: Monday, November 17, 2025 8:16:31 PM

Blandford-Blenheim council and Oxford planning dept.,

We would like to voice our objection to the file listed above for the proposed development of townhouses on the west side of Henry Street in the village of Drumbo. This would be the largest project of this nature in Drumbo. This development is not required for this village and should not be jammed on a lot that is too small and is bordered by other residents and the Drumbo Park. The developer is requesting a zoning change as well as multiple variances to facilitate this project. There are also not nearly enough parking places to accommodate the number resident vehicles or guests. A project of this nature should be on a street that has street front access for each unit. This is planned to have a single laneway that serves all 17 units. This will drastically increase traffic at this area. The laneway will enter onto Henry Street which will create a safety issue for children as this is the main walking access to the Drumbo playground, splash pad and ball diamonds. There are numerous children who use this route passing the proposed laneway. Future residents of this proposed built will be affected by the ball diamond lights, noise and foul balls potentially doing damage to their property. This will create serious problems for the municipality in the form of complaints or possible legal action. This proposal will also have adverse effects on the adjoining residents to their quality of life and enjoyment of their properties. This proposal is not being driven by need or wanted by the residents of this village. It is being driven by a developer who is trying to make a profit at the expense of the existing residents. This developer has already shown his lack of respect for residents by illegally cutting down 100 year old maple trees lining the access to the park. He did this under the guise of requiring their removal to facilitate driveways for 4 townhouses fronting on Henry Street. If you look at his application there are no driveways required as he has now turned the houses 90* and utilized the single laneway for all units. He has destroyed the tree lined entrance to one of the best parks in the township. I respectfully request this council to physically visit this site and evaluate this project from the perspective of local residents who elected you to look after the interests of the people of this township. This project belongs in a new subdivision not dropped into an existing area.

Respectfully,

Tom and Cathy Dezell

Schedule "A"
To Report No. CP 2026-25

CONDITIONS OF DRAFT APPROVAL – CD 24-06-1 – 2825085 Ontario Inc.

1. This approval applies to the draft plan of condominium submitted by 2825085 Ontario Inc., (File No. CD 24-06-1) and prepared by GEI Consultants, as shown on Plate 4 of Report No. 2025-319 and comprising lands described as Lot 6 and Part Lots 5 and 7, Block A, Plan 104 and Part Lot 13, Concession 6 (Blenheim), Part 1, Plan 41R-10730, Township of Blandford-Blenheim, consisting of 17 townhouse units serviced by an internal private condominium road.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks, and drainage facilities, and other matters pertaining to the development of the condominium in accordance with the standards of the Township of Blandford-Blenheim.
3. The Owner shall enter into a condominium agreement with the Township of Blandford-Blenheim and this agreement shall be registered by the Township against the land to which it applies.
4. The condominium agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of Blandford-Blenheim.
5. If required, the Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of Blandford-Blenheim.
6. The Owner agrees in writing, to ensure the new private condominium street on this condominium plan is connected to Henry Street at no cost to the Township, to the satisfaction of the Township of Blandford-Blenheim.
7. The Owner agrees in writing, that 0.3 meter (1 foot) reserves shall be conveyed to the Township as required, free of all costs and encumbrances, to the satisfaction of the Township of Blandford-Blenheim.
8. The condominium agreement shall include appropriate disclosure provisions noting the proximity of the development to a municipal park that includes baseball diamonds and associated recreational uses. Purchasers shall be advised that periodic noise, lighting, and activity may occur as part of normal park operations. These provisions shall be included in any purchase agreement and be included in the condominium agreement, to the satisfaction of the Township of Blandford-Blenheim.
9. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges and water connection charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the condominium in accordance with County Guidelines.

10. Prior to the final approval of the condominium plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Drumbo water and sanitary sewer system to service the plan of condominium. Confirmation shall be given in accordance with the most current "County-Wide Water and Wastewater Capacity Allocation for Residential Development" protocol, and/or to the satisfaction of Oxford County Public Works. Given that the availability of servicing capacity can change over time due to a number of factors, any conditional allocation of reserve capacity to a particular proposed development (or phase of development) by the County is not considered final approved until such time as the application(s) for that development (or phase of development) has/have been final approved (e.g. registered).
11. The Owner shall agree to prepare and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
 - o Both PDF and CAD design drawings will be provided to the County.
 - o The Owner shall agree to prepare and submit final as-built PDF and CAD drawings of the condominium upon completion of each phase of construction.
 - o The Owner shall provide a Functional Servicing Report (FSR) for the proposed condominium for review during detailed design submissions.
12. The Owner shall provide confirmation from the Township Fire Department that fire protection has been discussed and approved by the Fire Department, to the satisfaction of the Oxford County Public Works Department.
13. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the Oxford County Public Works Department.
14. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate the existing infrastructure. These costs shall be borne solely by the Developer.
15. Garbage and recycling may be managed through either private or municipal collection, to the satisfaction of the Oxford County Public Works Department. While municipal collection is available only at the municipal curb. Municipal collection on private property may be approved if the owner or developer demonstrates that the completed site meets the requirements outlined in the County's *Entry onto Private Property for Waste Collection Service Provision Operations Policy*.
16. Prior to the approval of the final plan by the County, the owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.

17. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, to the satisfaction of Canada Post.
18. The Owner agrees in writing, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the condominium.
19. Prior to the approval of the final plan by the County, the owner shall agree in writing, to satisfy the requirements of applicable utility providers and that the owner/developer provide applicable utility providers with the necessary easements and/or agreements required for the provisions of gas services or other utilities.
20. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority to the satisfaction of the County of Oxford.
21. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of Blandford-Blenheim that Conditions 2 to 8 (inclusive) have been met to the satisfaction of the Township. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
22. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 9 to 15 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
23. Prior to the signing of the final plan by the County of Oxford, the County of Oxford shall be advised by the Ministry of Heritage, Sport, Tourism, and Culture Industries that Condition 16 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
24. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 17 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
25. Prior to final approval by the County, the County of Oxford shall be advised by applicable utility companies that Condition 18 and 19 has been met to the satisfaction of each applicable utility provider. The clearance letter shall include a brief statement detailing how this condition has been satisfied.