

TOWNSHIP OF BLANDFORD-BLENHEIM

COUNCIL MEETING AGENDA

Wednesday, October 19th, 2022

Watch via Live Stream on Township's YouTube:
<https://www.youtube.com/channel/UCdKRV0GAEuFaGbWHRPzoEXA>

4:00 p.m.

1. Welcome

2. Call to Order

3. Approval of the Agenda

Recommendation:

That the agenda for the October 19th, 2022 Regular Meeting of Council be adopted.

4. Disclosure of Pecuniary Interest

5. Minutes

a. [October 5th, 2022 Minutes of Council](#)

Recommendation:

That the minutes of the October 5th, 2022 Meeting of Council be adopted, as printed and circulated.

6. Business Arising from the Minutes

7. Public Meetings

None.

8. Delegations / Presentations

a. [Trevor Hawkins & Juliane von Westerholt, MHBC Planning, Re: Village of Drumbo Recommendation Report for Secondary Plan](#)

9. Correspondence

a. Specific

None.

b. General

None.

10. Staff Reports

a. Dustin Robson – Planner

- i. [CP2022-380 – Request for Extension of Draft Approved Plan of Subdivision SB18-08-1 – Carson Reid Homes \(Cambridge\) Ltd.](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim advise Oxford County that the Township supports a one (1) year extension of draft approval for the plan of subdivision submitted by Carson Reid Homes (Cambridge) Ltd. (SB18-08-1), for lands described Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim, to November 14, 2023 to provide the owner with additional time to complete all conditions of draft plan approval and have the subdivision registered.

b. Rick Richardson – Director of Protective Services

- i. [FC-22-22 – Monthly Report](#)

Recommendation:

That Report FC-22-22 be received as information.

c. John Scherer – Chief Building Official

- i. [CBO-22-11 – Monthly Report](#)

Recommendation:

That Report CBO-22-11 be received as information.

d. Jim Harmer – Drainage Superintendent

- i. [DS-22-22 – Appointment of Engineer for Baker Drain](#)

Recommendation:

That Report DS-22-21 be received as information; and,

Whereas the Grand River Conservation Authority have not registered any comments to the petition for drainage works from Don Steinman and 1058672 Ontario Inc. for repair and improvements of the Baker Drain at Part of lot 5 and 4 con 11 at 906072 Township Road 12; and further,

Be It resolved that Council appoints K Smart & Associates Ltd., 85 McIntyre Dr. Kitchener, Ont. N2R 1H6, to prepare a new drainage report as per the petition accordance with Section 4 of the Drainage Act.

e. Rodger Mordue – Chief Administrative Officer / Clerk

i. CAO-22-23 – Centre Street Drumbo Closure and Transfer

Recommendation:

That Report CAO-22-23 be received; and,

That the Centre Street Drumbo unopened road allowance property be split and that the north piece be offered to the owner of 24 Maitland Street and the south piece be offered to the owner of the surrounding development land; and,

That in the event that either party declines the purchase prior to the transfer, then that land will be offered for purchase to the other party.

11. Reports from Council Members

12. Unfinished Business

13. Motions and Notices of Motion

14. New Business

15. Closed Session

None.

16. By-laws

a. 2313-2022, Being a By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford (Princeton Drainage System, 2022); and,

b. 2319-2022, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-law be now read a first and second time: 2319-2022.

Recommendation:

That the following By-laws be now given a third and final reading: 2313-2022 & 2319-2022.

17. Other

a. Remembrance Day Services

- i. Drumbo
- ii. Chesterfield
- iii. Plattsville
- iv. Princeton

18. Adjournment and Next Meeting

Wednesday, November 2nd, 2022

Recommendation:

That Whereas business before Council has been completed at _____ pm;

That Council adjourn to meet again on Wednesday, November 2nd 2022 at 4:00 p.m.

MINUTES

Council met at 4:00 p.m. for their first Regular Meeting of the month.

Present: Mayor Peterson, Councillors Balzer, Banbury, Demarest and Read.

Staff: Baer, Borton, Harmer, Krug, Matheson, Mordue, Scherer and VanWyk.

Mayor Peterson in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the agenda for the October 5th, 2022 Regular Meeting of Council be adopted as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. September 21st, 2022 Minutes of Council

RESOLUTION #2

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the Minutes of the September 21st, 2022 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Public Meetings

- a. Public Meeting under the Drainage Act
 - i. Princeton Drainage System 2022, Court of Revision

RESOLUTION #3

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that pursuant to the provision of Section 52 of the Drainage Act, R.S.O. 1990, as amended, Chapter D. 17, the Court of Revision for the purposes of hearing appeals to the Princeton Drainage System 2022 is convened at 4:03 p.m.

.Carried

RESOLUTION #4

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that Council appoint Mayor Mark Peterson, Councillor Bruce Banbury, Councillor Randy Balzer, Councillor Justin Read and Councillor Nancy Demarest serve on the Court of Revision for the Princeton Drainage System 2022;

And that Mayor Mark Peterson be appointed as the Chair of the Court of Revision.

.Carried

RESOLUTION #5

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the Court of Revision for the Princeton Drainage System 2022 sustain the assessment as outlined in the report of K. Smart dated July 29, 2022.

.Carried

RESOLUTION #6

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the Court of Revision on the Princeton Drainage System 2022 be closed at 4:06 p.m.

.Carried

8. Delegations / Presentations

- a. Fred Sinke, Rural Blandford-Blenheim Resident, Re: Manure Management

Fred Sinke, Resident, presented issues regarding manure waste management at a neighbouring property. Particularly that manure is piled in a neighbouring field at a close proximity. The immediate problem was solved through contacting the Ministry of Environment. Mr. Sinke asked what can be done in the future for recourse with manure management issues. Mr. Sinke was advised that the Township does not have any jurisdiction on manure management and was advised to contact the Ministry of Environment for any future issues specifically the Spills Action Hotline.

RESOLUTION #7

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that the delegation from Fred Sinke be received.

.Carried

9. Correspondence

- a. Specific

None.

- b. General

- i. Police Services Board, Re: Wednesday, June 22, 2022 Minutes

RESOLUTION #8

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that the general correspondence items be received as information.

.Carried

10. Staff Reports

a. Trevor Baer – Manager of Community Services

- i. CS-22-14 – Monthly Report

RESOLUTION #9

Moved by – Councillor Balzer
Seconded by – Councillor Read

That Report CS-22-14 be received as information.

.Carried

b. Jim Borton – Director of Public Works

- i. PW-22-19 – Monthly Report

RESOLUTION #10

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report PW-22-19 be received as information.

.Carried

c. Jim Harmer – Drainage Superintendent

- i. DS-22-21 – Monthly Report

RESOLUTION #11

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report DS-22-21 be received as information.

.Carried

d. John Scherer – Chief Building Official

- i. CBO-22-10 – Monthly Report

RESOLUTION #12

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report CBO-22-10 be received as information.

.Carried

e. Rick Richardson – Director of Protective Services

- i. FC-22-21 – Fire Dispatch Services

RESOLUTION #13

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Staff Report FC-22-21 entitled Fire Dispatch Services be accepted as information;

And that Council direct staff to sole source a new dispatch agreement within Oxford County.

.Carried

f. Sarah Matheson – Deputy Clerk

i. DC-22-04 – Electronic Monitoring Policy

RESOLUTION #14

Moved by – Councillor Banbury

Seconded by – Councillor Demarest

Be it hereby resolved that Report DC-22-04 be received as information; and,

That Council accept the Electronic Monitoring Policy as presented, effective October 11th, 2022.

.Carried

11. Reports from Council Members

Councillor Balzer reported that the Plattsville Fire Station is having their Fire Prevention Event on Saturday from 12 – 3 pm.

Councillor Banbury reported that he viewed a W5 program on the response times for fire departments in rural areas. Wanted to know if we have issues recruiting local volunteer fire fighters. Staff replied that we are nearly at full complement.

Councillor Demarest reported that on Thursday, October 20th 5:00 pm to 7:00 pm REODC is Sponsoring a Networking Opportunity at the Snyder Family Farm.

Mayor Peterson reported that residents did a food drive township-wide for the Foodbank and was very successful. He further reported that Meet the Candidates Night for the upcoming election will be held in Drumbo Thursday, October 13th, 7:00 pm at the Agricultural Hall. Finally, he reported that the ROMA Conference will be held in Toronto on January 22nd, 23rd, & 24th at the Sheridan.

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

None.

15. Closed Session

None.

16. By-laws

- a. 2318-2022, Being a By-law to confirm the proceedings of Council.

RESOLUTION #15

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-law be now read a first and second time: 2318-2022.

.Carried

RESOLUTION #16

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-law be now read a third and final time: 2318-2022.

.Carried

17. Other Business

None.

18. Adjournment and Next Meeting

RESOLUTION #17

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 4:53 p.m.;

Be it hereby resolved that Council does now adjourn to meet again on Wednesday, October 19th. 2022 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Rodger Mordue CAO / Clerk
Township of Blandford-Blenheim

Village of Drumbo Recommendation Report for Secondary Plan

October 2022

Prepared by:

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Appendices

Appendix A – Final Draft of Secondary Plan

ACKNOWLEDGEMENTS

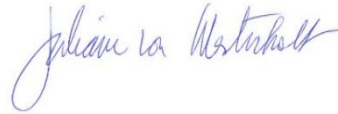
This report acknowledges the assistance provided by County of Oxford and Township of Blandford-Blenheim Staff. We also acknowledge all those who participated in the public consultation events on December 8, 2021, as well as those who provided their comments to the County/Township throughout the project.

Respectfully submitted,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner



Juliane vonWesterholt, BES, MCIP, RPP
Associate

EXECUTIVE SUMMARY

The goal of the Drumbo Secondary Plan is to identify and plan for the anticipated growth of Drumbo, as a result of additional wastewater treatment capacity approved through the recent Environmental Assessment, and where capacity (existing and future) exist, to plan for the phased growth within the Village for the planning horizon through to 2046.

The Secondary Plan process considered and established land uses and related policies for the existing vacant lands within the Settlement Boundary, while also reviewing the existing development patterns and opportunities for infill that align with Provincial and County policies. The evaluation of the existing land uses and the consideration of any potential expansion or minor adjustment to the Settlement Area Boundary was conducted as part of the Secondary Planning process in accordance with the applicable Provincial and County policies, which regulate the expansion of settlement areas. The Secondary Plan project also assessed the viability and appropriateness of the large block of lands designated “Industrial” in the County’s Official Plan, and whether any change in land use should be considered by the County. Further, the Secondary Plan process identified a phased approach toward growth given the existing and long term wastewater capacity constraints.

The Land Use Plan for Drumbo considered and evaluated the following as part of the Secondary Plan exercise:

- The alignment of the existing Village Area Boundary to ensure that properties are not improperly being fragmented (i.e. that the boundary does not bisect individual properties or existing buildings and structures).
- Projected growth forecasts prepared for the County, as well as the forecasts contained in the Wastewater Environmental Assessment were reviewed to determine if the available capacity and available vacant land meet the population projections.
- This led to the development of the 3 Land Use Options for lands within the Secondary Plan area of the Village of Drumbo. Further evaluation determined whether an expansion to the Village Area Boundary was needed or whether minor refinements to the existing boundary were adequate to accommodate the projected growth in accordance with Provincial and County planning policies.
- The existing land use designations in the County Official Plan were also reviewed and considered when developing land use designations and related policies for the Village.
- Finally, the existing lot fabric and road network were reviewed to determine potential new collector roads in the undeveloped areas of the Village, and to plan for active transportation.

In addition to the review of the Village Area Boundary, the Drumbo Secondary Plan process also established some site specific policies for the vacant lands within the Village, while considering public input, existing identified constraints and the availability of municipal services.

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning) has been retained by the Township of Blandford Blenheim to prepare a Secondary Plan for the Village of Drumbo. The purpose of this report is to summarize the Secondary Plan and to provide recommendations/action items for the Township and County to consider as part of the implementation of the recommendations made in the Secondary Plan.

Based on the unique characteristics and existing conditions of Drumbo, the village of Drumbo Secondary Plan Study is intended to address several goals, including:

- To plan for the future growth of Drumbo, including a modest rounding out of the Village boundary to align with approved population projections prepared for the County;
- To address the servicing challenges for wastewater – that currently exist in the Village together with Secondary Plan policies to align with the Provincial Policy Statement; and
- To develop a land use framework that allows for the orderly growth of the community, that retains its unique character and ensures that the new development and the existing community complement one another.

1.1 Public Consultation

The content of the Secondary Plan was informed feedback that was received from the local business owners and broader community, through involvement through several public consultation opportunities including private stakeholder discussions, engagement questionnaires, and broader community engagement consultations. A Public Open House was scheduled May 26th, 2021, but had to be cancelled due to COVID restrictions and subsequently individual stakeholder meetings were held. Additionally, once COVID restrictions were lifted a Public Open House was scheduled for December 8th of 2021. The feedback received from the community was critical in the development of the Secondary Plan.

The Secondary Plan was provided to the Township/County for their review. Additional opportunities for consultation, public review and participation will be provided through the County's intention to proceed with an Official Plan Amendment to incorporate the Drumbo Secondary Plan into the County Official Plan as part of its formal approval of the Secondary Plan.

1.2 Servicing Capacity

A Wastewater Treatment Plant Expansion Environmental Study Report (ESR) was prepared for the County of Oxford in May of 2018 and subsequently revised in September 2018 and April of 2019 by CH2M Hill Canada Limited. This ESR forecasted the residential unit demand for the Township of Blandford-Blenheim (Township) for a 20 year planning horizon from 2018-2038 and the current estimated residential land supply. In accordance with the County Official Plan, the majority of the forecasted growth is intended to be directed to serviced villages within the Township. The Township has two "Serviced Villages," Drumbo and Plattsville, with a total forecasted growth of 548 units not taking into account any servicing capacity

limitations. The majority of this supply, 411 units, will be accommodated in the Village of Drumbo with the balance of 137 units to be accommodated in the Village of Plattsville

The Village of Drumbo continues to have servicing constraints and therefore will be undergoing an upgrade to its Waste Water Treatment Plant (WWTP) in order to meet the immediate and long term needs of the Village. Despite the upgrades to the WWTP, the projected growth exceeds the servicing capacity available and as a result, the Secondary Plan contemplates a phased in approach to development in order to ensure capacity is available to accommodate the projected growth.

1.3 Population Projections, Residential and Employment Land Growth Needs

The County, through their consultant, undertook growth projections for all of the municipalities, including Drumbo. The following summarizes the projected and employment growth for Drumbo.

Residential Land Needs

Population, housing and employment projections prepared for the County of Oxford by the Hemson Consulting in March 2020. The Hemson Study forecasted the need for 600 units for residential growth for the Township for the planning horizon to 2046. Based on the land need assumption in this study, a total of approximately 35 net hectare (86 acres) or 59 gross developable hectares (146 ac) is required to accommodate forecasted population growth in Drumbo.

Employment Land Needs

The Hemson Study further that growth related to projected employment will be accommodated on designated industrial land. The study concludes that approximately 13 net ha (22 gross developable ha) will be required to meet the employment land needs in the Village. As there is no remaining industrial land and limited servicing capacity in Plattsville, it is expected that this forecasted growth will be accommodated within the Village of Drumbo.

Commercial Land Needs

Lastly, the Hemson Study also indicated that with population growth some employment needs will be accommodated on commercial or institutional lands to serve the needs of the community. The study indicates that some commercial uses will be required to meet the needs of the population as the village grows.

1.4 Settlement Boundary Adjustment

Additional lands have been included in the boundary of the Village of Drumbo.

This is resultant from the modest rounding out of the boundary to account for natural features and account for entire lots within the lot fabric that were previously divided by the original boundary line. The existing Village was 130.86 hectares in size. The preferred option has incorporated an additional 12 hectares of land for a total of 142.86 hectares. The details of the boundary adjustments are outlined in Section 3 of the

report, which describes each land use proposed in the preferred option. Generally speaking the boundary adjustment was regularized, so it did not cross property lines and better aligned with the actual boundaries of lands within the Village.

1.5 Future Urban Growth Areas

Lands designated Future Urban Growth (FUG) are included within the Settlement Area Boundary in anticipation of their future development. However, based on population projections, the lands are not required at this time to accommodate projected residential growth and is likely beyond the servicing capacity. Until such time as the County and Township identify the need for and adequacy of servicing capacity for additional residential lands, the interim land use shall be agricultural uses as they existed on the date of approval of the Secondary Plan. No expansions or additions to the agricultural uses shall be permitted within the Secondary Plan boundary area.

In addition, the lands currently zoned Agriculture that are proposed for development and have an active plan of subdivision application on them have been incorporated in the Future Urban Growth Area. These lands have been designated as a FUG, as servicing capacity may have to be upgraded to permit these lands to be developed. In this regard, the FUG area will be phased in accordingly.

2.0 SECONDARY PLAN OPTIONS

This section of the report will describe the Secondary Plan process including the development of 3 options for the Land Use Plan and the final preferred option. These options were presented at a Public Open House on December 8, 2021, discussed with County and Township staff, and other interested stakeholders in multiple meetings in 2022. The comments and feedback received were considered in the development of the preferred Option.

2.1 Option 1

Option 1 proposed a minor boundary adjustment in the northeast quadrant of the Village to align with existing property lines. The boundary adjustment included the removal of 0.71 hectares of land and the addition of 2.93 hectares for a rounding out of the Village boundary based on property lines.

This option had proposed that 37.4 hectares of vacant and undeveloped land be developed for Low Density Residential uses and 3.02 hectares of land be developed for Medium Density Residential uses. It is important to note that there exist 66 units within an approved Draft Plan of Subdivision that are not yet developed due to servicing constraints.

This Option proposed the following:

- New Residential Growth 337 - 494 new Low Density Residential units 40 - 63 new Medium Density Units
- 66 existing vacant lots (within a draft plan)
- 443 - 623 Total new units

Option 1 also proposed that the projected employment growth needs be accommodated on 19.33 ha of vacant industrial land. In addition, 1.51 ha of Service Commercial lands and 1 ha of Convenience Commercial lands were included to provide for employment growth that is related to population demand

A site specific policy was recommended for the triangular shaped medium density parcel that is located north of Oxford Street and backing onto the rail line to ensure compatibility with the rail and address to require noise and vibration studies prior to development which may recommend minimum setbacks from the rail corridor.

A second site specific policy was recommended for lands currently undeveloped but designated Low Density Residential that are not currently being actively pursued for development by the landowner. The specific policy was intended to allow the Township and /or County the ability to reallocate the capacity

commitments made to these lands in favour of other lands that are ready to be developed in a more timely manner.

In addition, two new potential park locations were identified in the northeast and southeast quadrants of the Village. This will ensure that when plans of subdivision are considered for these lands that parks are centrally located within the community to ensure walkability. The plan recommends that these parks be centrally located and along local collector street frontage for visibility and access. The size of both proposed parks should meet the 5% of the land dedication requirement in the Planning Act.

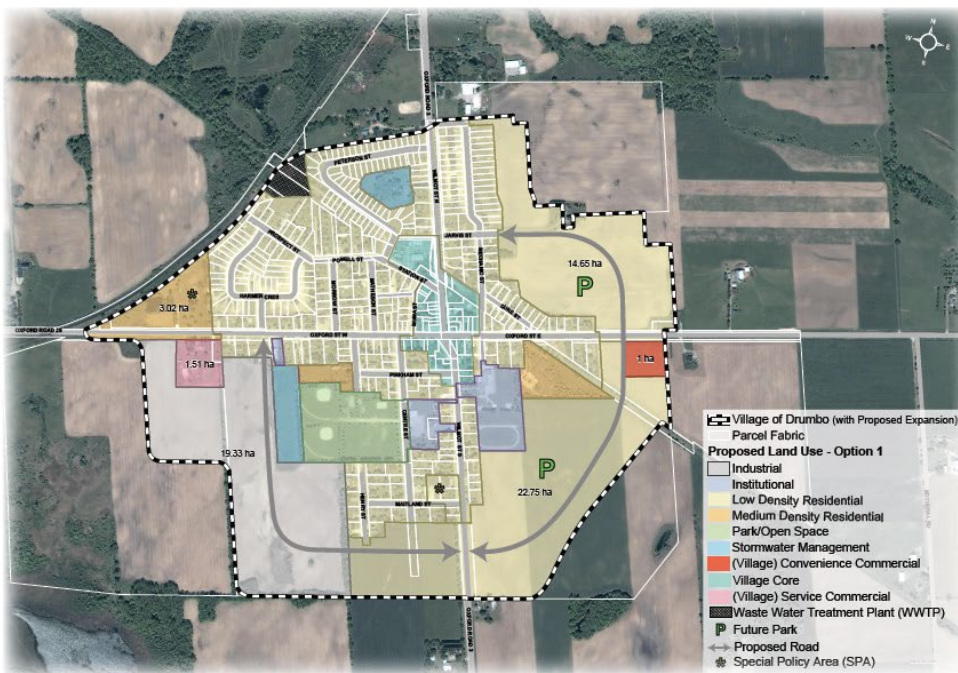
See image of Option 1 below.




Area Study and Secondary Plan - Village of Drumbo

Public Open House December 8, 2021

Land Use Option 1



- Minor boundary adjustment in the northeast to align with property lines
- Vacant Residential lands (not developed)
 - 37.4 ha Low Density Residential
 - 3.02 ha new Medium Density Residential with SPA for max # units
 - 66 units that are approved but undeveloped due to servicing constraints
- New Residential Growth
 - 337 - 494 new Low Density Residential units
 - 40 - 63 new Medium Density Units
 - 443 - 623 Total new units (including 66 undeveloped lots)
- Industrial Land (vacant) - 19.33 ha
- New Village Service Commercial - 1.51 ha
- Village Convenience Commercial - 1.00 ha
- Parks - 2 new parks at 5% dedication

2.2 Option 2

Option 2 proposes the removal of 0.71 ha of land from the Settlement Area boundary, with an addition of 1.89 hectares of land which amounts to a minor rounding out of the boundary to the northeast and adding an additional 9.37 hectares of vacant land in the southeast that will be designated Future Urban Growth, as well as Low Density Residential uses. All of the additional lands comprise land that is in a single ownership and has been incorporated in order to avoid fragmentation of the land use designation.

In this option, approximately 38.11 hectares of vacant (undeveloped) land was available and designated for Low Density Residential use with 2.76 hectares of land designated for Medium Density Residential use in addition to the 66 existing vacant lots located within approved Draft Plan of Subdivision that are currently undeveloped as a result of the existing servicing constraints.

This Option proposed the following:

- New Residential Growth 343 - 503 new Low Density Residential units
- 36 - 58 new Medium Density Residential units
- 66 existing vacant lots (in plan of subdivision)
- 445 - 627 Total new units

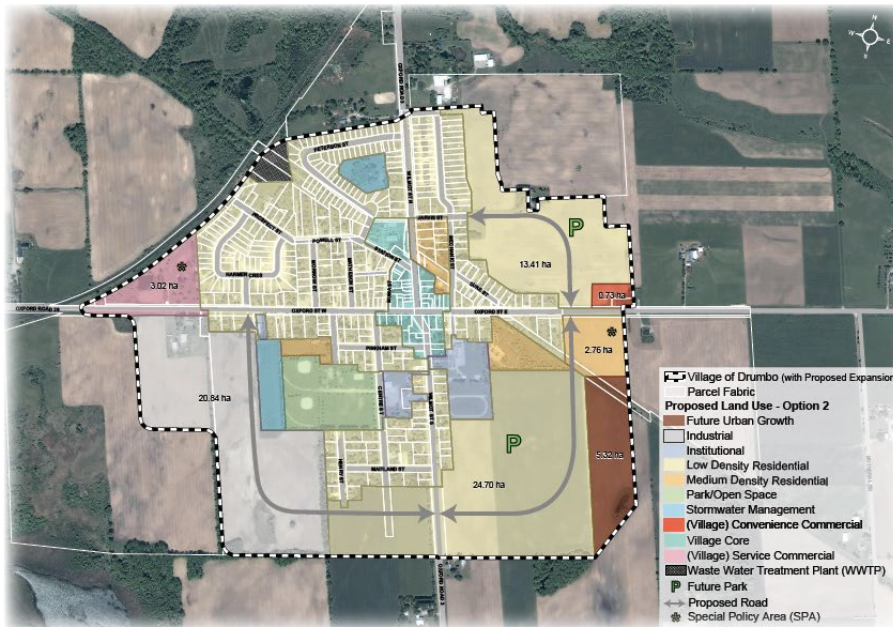
Option 2 proposed that projected employment growth needs be accommodated on 20.84 ha of vacant industrial land. In addition, new population related employment can be accommodated on 3.02 ha of Service Commercial lands and 0.73 ha of Convenience Commercial lands. This represents a slight increase in the amount of employment lands over Option 1 with the Serviced Commercial lands remaining unchanged. This option proposes the least amount of Convenience Commercial lands of the three options.

In this option, the Village Core boundary was slightly adjusted to include the Morrow's of Drumbo within the core. Additionally, and similar to Option 1, this option also recommended two new parks within the draft plans of subdivision at 5% of the land dedication requirement.

This option proposed to include all the lands owned by the property owner in the southeast quadrant within the Village boundary. These lands are proposed for a future plan of subdivision. The inclusion of the entire lands comprising the subdivision within the village boundary will exceed the current available servicing capacity, therefore, 5.32 hectares of these lands were designated Future Urban Growth Lands. At this time, it would have been pre-mature to designate these lands for residential land uses, as this would have committed servicing capacity, which may not be available and may require upgrades in order to permit the future development of these lands. The Future Urban Growth designation identifies that these lands as planned for future growth when population and growth forecasts warrant subject to the availability of municipal services.

See image of Option 2 below.

Land Use Option 2



- Boundary Adjustment to the northeast and southeast
- Vacant Residential Land (undeveloped)
 - 38.11 ha Low Density Residential
 - 2.76 ha Medium Density Residential
 - 66 existing vacant lots
- New Residential Growth
 - 343 - 503 new Low Density Residential units
 - 36 - 58 new Medium Density Residential units
 - 66 existing vacant lots
 - 445 - 627 Total new units
- Industrial Land (vacant) - 20.84 ha
- Village Service Commercial - 3.02 ha
- Village Convenience Commercial - 0.73 ha
- Village Core boundary adjusted
- Parks - 2 new parks at 5% dedication
- Future Urban Growth Lands - 5.32 ha

2.3 Option 3

The third option is proposing the same boundary adjustments to the northeast with the same amount of lands being added to the Village as in Option 2 above. In this option 7.64 hectares of lands are intended for Future Urban Growth in the southeast end of the Village.

This option proposes 37.48 hectares of vacant and undeveloped lands designated for Low Density Residential uses with 1.67 hectares designated for Medium Density Residential uses in addition to the 66 existing vacant lots located within an approved plan of subdivision, but currently undeveloped due to servicing capacity constraints.

This Option proposed the following:

- New Residential Growth 337 - 495 Low Density Residential units
- 22 - 35 Medium Density Residential units
- 66 existing vacant lots
- 425 - 596 Total new units

Option 3 proposed that projected employment land needs be accommodated on 19.88 ha of vacant industrial land and that employment land needs related to population growth will be provided on 3.02 ha of Service Commercial lands and 0.97 ha of Convenience Commercial lands. This demonstrates a slightly lower amount of industrial land than Option 2 and presents a modest increase in Service and Convenience Commercial uses.

Similar to the other two options, Option 3 also recommended two new parks within the draft plans of subdivision at 5% of the land dedication requirement.

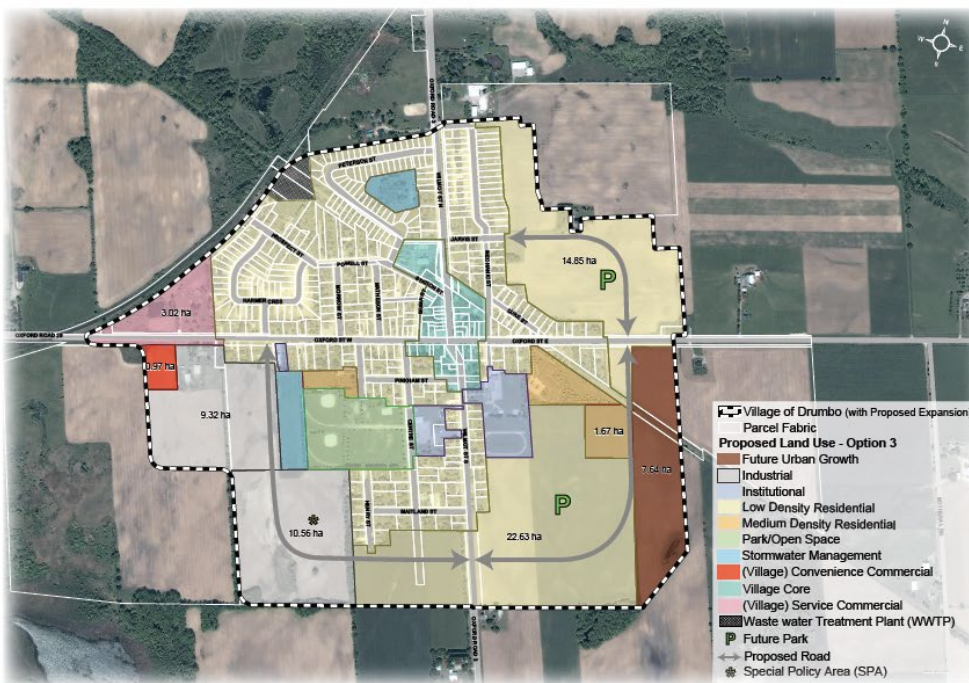
In this option, 7.64 hectares of Future Urban Growth lands have been identified for the same reasons as cited above in Option 2.

See image of Option 3.



Area Study and Secondary Plan - Village of Drumbo
 Public Open House December 8, 2021

Land Use Option 3



- Boundary Adjustment to the northeast and southeast
- Vacant Residential Land (undeveloped)
 - 37.48 ha Low Density Residential
 - 1.67 ha Medium Density Residential
 - 66 existing vacant lots
- New Residential Growth
 - 337 - 495 Low Density Residential units
 - 22 - 35 Medium Density Residential units
 - 66 existing vacant lots
 - 425 - 596 Total new units
- Industrial Land (vacant) - 19.88 ha
- Village Service Commercial - 3.02 ha
- Village Convenience Commercial - 0.97 ha
- Parks - 2 new parks at 5% dedication
- Future Urban Growth Lands - 7.64 ha

3.0 RECOMMENDED

SECONDARY PLAN

After reviewing the feedback from the public and staff the following preferred option was derived. The recommended Secondary Land Use Plan document is attached in Appendix A. See the Land Use Plan Map 1.

3.1 Land Uses

3.1.1 Future Urban Growth

It is anticipated that the Village Settlement Area Boundary will accommodate planned growth through to the year 2046 and beyond, provided sufficient servicing capacity is available. The preferred plan identifies 11.00 hectares of land for Future Urban Growth.

However, based on current population projections, the lands are not required at this time to accommodate projected residential growth and are likely beyond the servicing capacity. These lands have been included in the Village boundary but no new development of these lands shall be permitted at this time until such time as the County and Township identify the need for and the capacity to service these additional lands exist. In turn, these lands will remain designated as Future Urban Growth and the interim land use shall be agricultural uses as they existed on the date of approval of the Secondary Plan

3.1.2 Low Density Residential

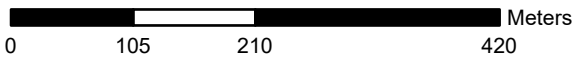
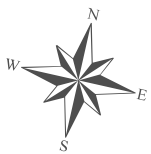
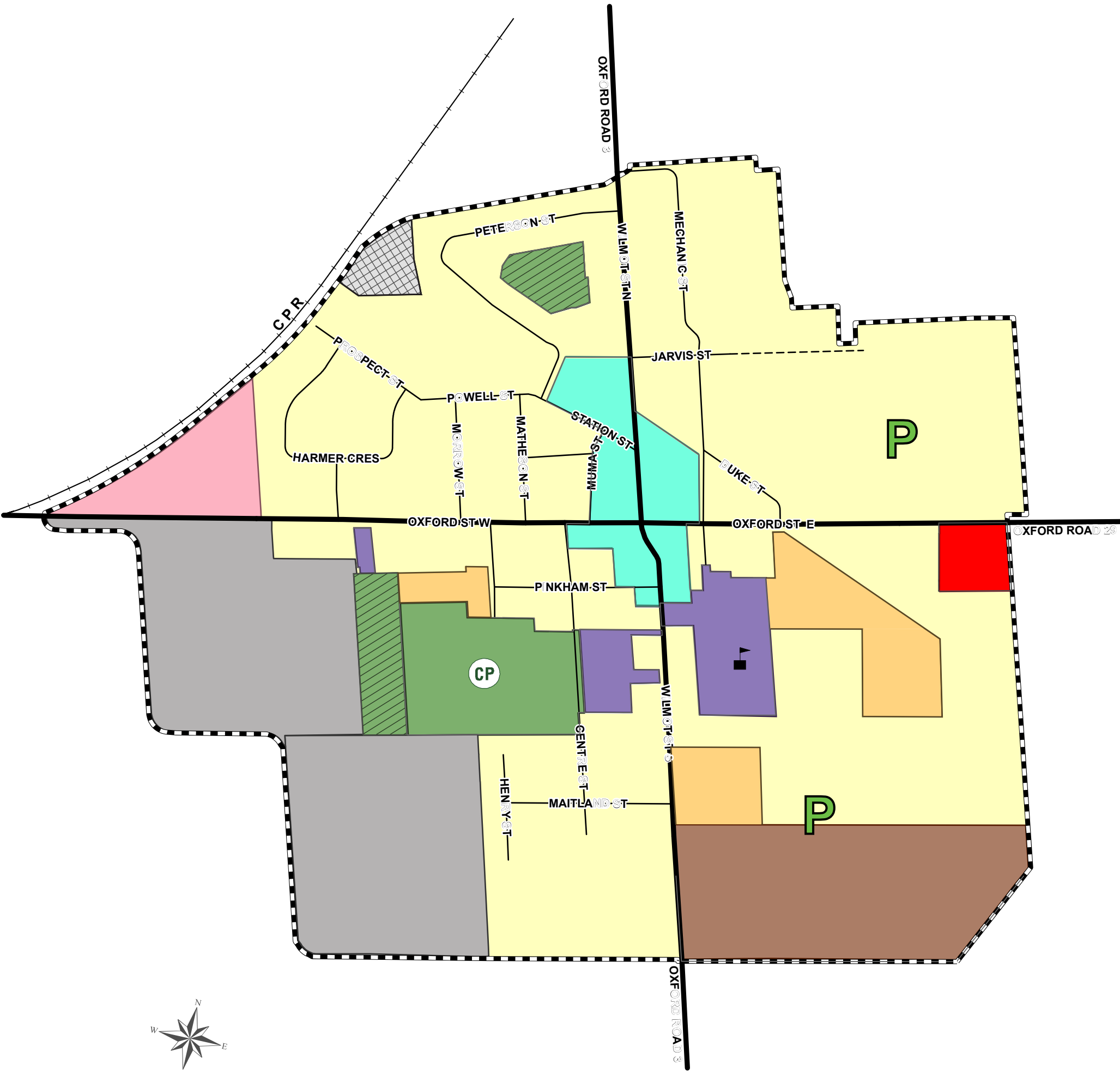
The Low Density Residential designation is intended to accommodate the development of low-rise residential land uses within the Village of Drumbo to achieve an overall minimum density of 18 units per hectare and a maximum density of 25 units per hectare with a maximum building height of 3 storeys.

The permitted uses in the Low Density Residential designation are the same as in the County Official Plan with the exception that new school sites shall be designated institutional. Home occupations and Places of Worship are also permitted within the Low Density Residential (LDR) designation.

The preferred option has designated 81.05 hectares of land for Low Density Residential (LDR). Since the adoption of the existing Land Use Plan, approximately 4.79 hectares of LDR lands have been removed and reallocated to other land uses including medium density residential and convenience commercial uses as part of the objective to create a complete community.

SECONDARY PLAN

MAP 1



THIS MAP FORMS PART OF THE VILLAGE OF DRUMBO SECONDARY PLAN AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

BASE MAP LEGEND

- SETTLEMENT BOUNDARY
- ARTERIAL ROADS
- LOCAL ROADS
- PROPOSED FUTURE LOCAL ROADS
- RAILWAY
- SCHOOL
- COMMUNITY PARK

LAND USE PLAN LEGEND

- VILLAGE CORE
- SERVICE COMMERCIAL
- (VILLAGE) CONVENIENCE COMMERCIAL
- FUTURE URBAN GROWTH
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- OPEN SPACE (SWM)
- WASTE WATER TREATMENT PLANT
- FUTURE PARK



NOTES: THIS MAP MAY INCORPORATE DATA UNDER LICENCE AGREEMENT(S) WITH THE UPPER THAMES RIVER CONSERVATION AUTHORITY, THE GRAND RIVER CONSERVATION AUTHORITY, THE LONG POINT REGION CONSERVATION AUTHORITY, THE MINISTRY OF NORTHERN DEVELOPMENT AND MINES, THE MINISTRY OF NATURAL RESOURCES AND THE QUEEN'S PRINTER OF ONTARIO. (c)2022

3.1.3 Medium Density Residential

The Medium Density Residential (MDR) designation is intended to accommodate the development of multi-unit residential land uses, with a greater density, within the Village of Drumbo, providing housing choice and building designs that differ from the Low Density Residential designation. The minimum net residential density shall be 25 units per hectare and the maximum net residential density shall be 50 units per hectare. The maximum building height shall generally be 4 storeys. Like the LDR designation, lands designated MDR shall be subject to the Servicing and Phasing policies of the Secondary Plan. In turn, the 6.12 hectares of land designated MDR show an increase of 4.13 hectares available for medium density residential uses which will provide additional housing choice. Furthermore, to provide housing opportunities for those requiring greater care, assisted living facilities and long term care homes are permitted within the MDR designation at a maximum height of 4 storeys.

3.1.4 Village Core

The preferred plan shows the Village Core as relatively unchanged from the existing land use plan at a size of approximately 5.43 hectares. In addition to the uses currently permitted in the County OP the following new permitted uses include: medical clinics, restaurants, bakery, café or coffee shops, hotel, dwelling units above the ground floor; museum; financial services and personal services.

The intent of expanding the uses within the core is to direct the focus on achieving a desirable pedestrian scale within the core that prioritizes the pedestrian over vehicles making the core very walkable and inviting through its land uses and streetscape elements such as landscaping, lighting, seating and sidewalks. To achieve this vision, non-residential uses at grade with individual store front entrances to activate the streets and create areas for people to meet, congregate or socialize are encouraged and no new vehicular accesses or new drive-throughs are permitted.

3.1.5 Village Convenience Commercial

The Secondary Plan has identified 1.20 hectares of lands for convenience commercial uses, to support the residential and employment growth over the planning horizon. The special policy area identified as Village Convenience Commercial is intended to provide convenience commercial uses to serve the residents and employees of the Village in close proximity to their homes and places of employment, as part of a complete community. The commercial uses are not intended to compete with the planned function of the Village Core, but rather, are intended to complement and supplement the commercial uses located in the Village Core. Retail uses are not permitted on lands with this designation, with the intent being that retail uses would be focussed in the core and in the Service Commercial designation. Uses are intended to be small in scale (300m² per unit for a total site maximum of 2000 m²).

3.1.6 Service Commercial

An additional 2.5 hectares of land has been designated Service Commercial within the Village in the preferred option. The existing land use plan had shown only 0.84 hectares of service commercial land and as the Village grows and accommodates approximately 600 additional persons, there will be an anticipated demand for more population related employment uses such as service commercial uses. This demand

forms a portion of the Population Related Employment lands (PRE) referred to in the Hemson Study, which informed this Secondary Plan process. Recognizing this need, the plan proposes to have lands on the west end of the Village (which back onto the railway lands) intended to accommodate this use. Service commercial uses will serve not only the Village residents, but will also serve the travelling public through the Village, given the site's access onto Oxford Street West.

The 0.84 hectares of land formerly designated for service commercial in the existing plan have been re-designated low density residential, as it will be more appropriate to redevelop these lands for residential uses over time.

Lands designated Service Commercial will be subject to site plan control. Additionally, given the servicing capacity issue within the Village, the Secondary Plan proposes that uses be generally limited to those that require low water and wastewater consumption, and makes provisions that these will be phased in accordance with the phasing policies of the Secondary Plan and subject to the County's Servicing Allocation policy.

3.1.7 Industrial

The preferred plan proposes 21.56 hectares of land for industrial purposes, which is a slight reduction (-4.28 hectares) from the current plan. Like the service commercial uses, industrial uses shall be generally limited to those that require low water and wastewater consumption, will be phased in accordance with the phasing policies of the Secondary Plan and subject to the County's Servicing Allocation policy. In addition to the uses permitted by the County Official Plan, the following new uses include: fulfillment centre, warehousing and distribution facilities, business incubator, makerspace, couriers and delivery services; data centre, major office, artisan studios, craftsman shops, and micro breweries.

Compatibility between the new industrial uses and existing and planned residential uses will be a key planning consideration through future development applications. Uses that do not generate on and off site adverse impacts such as noise, vibration, and odours, are encouraged adjacent to residential areas or other sensitive land uses. In situations where this is not possible, appropriate transition will be required to ensure a more compatible interface.

The Secondary Plan includes policies that provide direction where designated Industrial lands are adjacent to existing or planned residential uses or other sensitive land uses adequate transitioning and buffering must be provided or achieved through distance separation, landscaping and/ or fencing together with building siting and orientation, so as to avoid any potential impacts and ensure compatibility. The nature of the mitigation measures shall be determined through a Land Use Compatibility Study, the scale and scope of which shall be at the discretion of the Township and the County.

3.1.8 Parks and Open Space

The Open Space land use category has been refined to distinguish active open space lands from open space and storm water management areas (SWM) ponds.

The Secondary Plan identifies two new locations for parks within the Low Density Residential in the northeast and southeast quadrants of the Village to ensure that new parks are created as part of the approval of future plans of subdivision to provide park and recreational space for the community and the future residents.

To provide clarity, the waste water treatment facility (0.96 hectares) has been assigned its own category, which was formerly in the Open Space land use. Conceptual trails are shown on Transportation Map 2 below to illustrate potential future connections that will facilitate active transportation throughout the community.

3.1.9 Institutional Lands

A mapping change has resulted in the previous school site being removed from the Low Density Residential designation and being added to the Institutional designation as a result, the recommended Secondary Plan identifies 1.53 hectares of land as Institutional lands. Moving forward, new uses such as schools will be designated as institutional to ensure the creation of a complete community. In addition, the Township offices, which were formally designated as Open Space are also proposed with an Institutional designation.

3.2 Other Planning Implementation Consideration

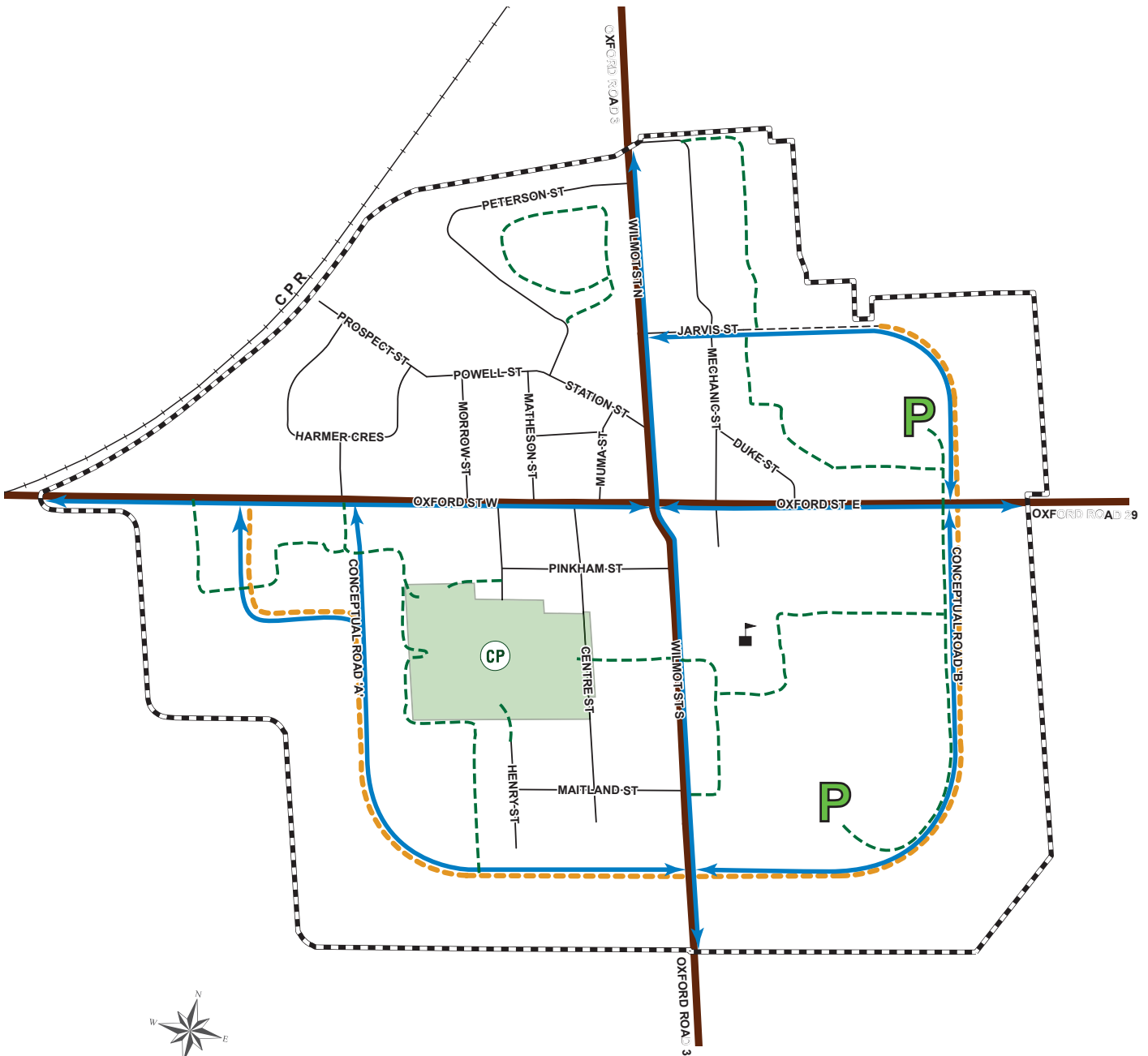
3.2.1 Transportation Network

The Secondary Plan also proposes a future collector road from the northeast quadrant to the southwest quadrant in order to move traffic off of the local roads. A future extension of the local road known as Jarvis Street has been proposed in order to provide connectivity and circulation through the northwest quadrant of the Village. The roads are conceptual and subject to future planning applications, but the intent is to signify the importance of facilitating pedestrian, cyclist and vehicular movement within the community and to the County roads.

Additionally, a trail network system has been proposed along Wilmot and Oxford Street, as well as along Conceptual Roads A and B connecting to the community parks and the SWM pond in order to link all areas of the Village through this trail route.

VILLAGE OF DRUMBO SECONDARY PLAN

MAP 2



THIS MAP FORMS PART OF THE VILLAGE OF DRUMBO SECONDARY PLAN AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

BASE MAP LEGEND

- RAILWAY
- SETTLEMENT BOUNDARY
- FUTURE PARK
- SCHOOL
- COMMUNITY PARK

MAP 2 - TRANSPORTATION NETWORK PLAN LEGEND

- ARTERIAL ROADS (COUNTY ROADS)
- LOCAL ROADS
- PROPOSED FUTURE COLLECTOR ROADS
- PROPOSED FUTURE LOCAL ROADS
- PROPOSED FUTURE CYCLING PATHS
- CONCEPTUAL TRAIL LOCATIONS



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3.2.2 Site Plan Control

The Secondary Plan is consistent with the existing practice as outlined in the County Official Plan.

3.2.3 Urban Design Policies

New urban design policies have been included in the Secondary Plan to guide development throughout the Village with the goal of creating great places that are pedestrian-oriented, walkable with activated street frontages.



The urban design policies provide direction regarding built form and the streetscape, as well as provide direction for building and land use transition between different uses that are adjacent to each other to ensure compatibility. These policies are to guide the elements in the village that create great spaces and places through attention to their terminating views (T intersections), priority lots (eg. corner lots, heritage lots), and specific urban design policies for the core.

The principles of Crime Prevention Through Environmental Design (CPTED) were also introduced through the Secondary Plan to provide further policy direction regarding the creation of developments that are safe for users and visitors.



Decorative lighting and street signage can enhance the character of the community (Image Credit: Town of Perth)



Large ground floor windows unobstructed by signs accompanied by outdoor patio areas create a sense of place, inviting people to gather and socialize (Image Credit: Brie Welton)

4.0 SERVICING

4.1 Background

It is the intent of the Secondary Plan that development will only proceed once servicing capacity is made available. It is recognized that the Village of Drumbo has limited sanitary servicing capacity. An expansion to the Wastewater Treatment Plan (WWTP) has been approved, with a two phased approach to the construction of the expansion. Once the WWTP is expanded, it is anticipated that there will be additional capacity to support approximately 330 equivalent residential units which will not meet the full build-out of the designated lands in Drumbo's settlement boundary.

The anticipated growth for the Township over the planning horizon is 600 additional units. The majority of those units should be accommodated within the two Serviced Villages of Drumbo and Plattsville. The Environmental Assessment prepared for the WWTP expansion indicated that Plattsville would accommodate 137 units, with the remainder to be accommodated through development within Drumbo, or other areas of the Township.

The PPS directs that growth occur first within fully serviced Settlement Areas, such as Drumbo.

The County maintains a Servicing Allocation Policy, which will be applied to all new development applications. No new development will be permitted if the servicing capacity is not available.

4.2 Phasing

In recognition that the development of all of the lands within the Settlement Area cannot be accommodated within the limitations of the existing and planned WWTP capacity, the Secondary Plan includes Phasing Policies and a Phasing Plan to ensure the orderly development of the lands within the Village and to ensure the expansion of municipal services occurs in a financially responsible and equitable manner.






The Phasing policies outline a number of principles and requirements for development to ensure that development within the Village occurs in a logical, efficient and well-coordinated manner, integrating with the existing developed area of the Village. These principles include:

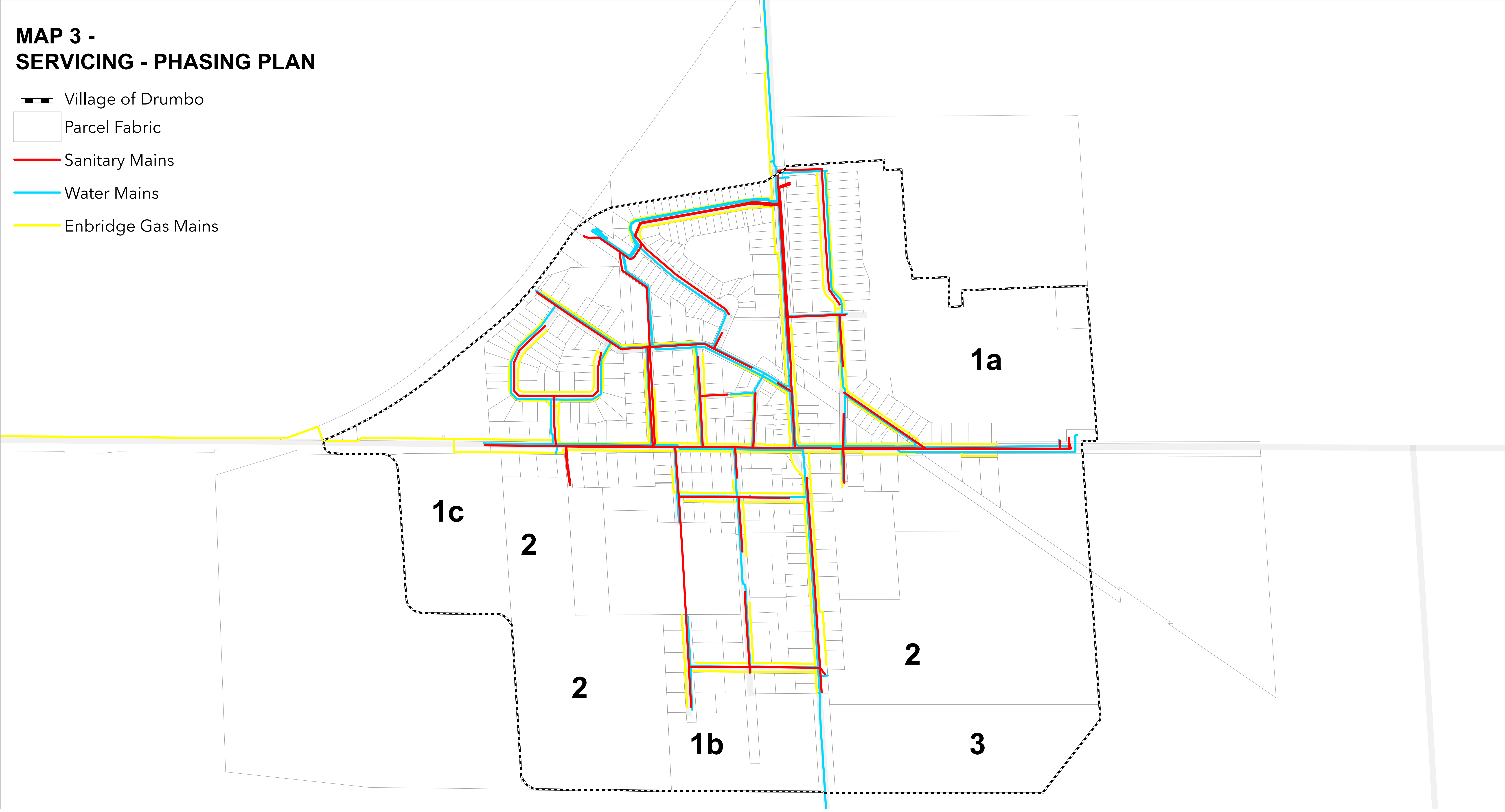
- Given the servicing capacity limitations in the Village, uses that have low water and wastewater requirements are preferred.
- Development related to growth only occurs where servicing is or will be available;
- The registration of plans of subdivision, final approval of site plan applications and the issuance of building permits do not occur until servicing capacity is available and secured

by the respective development;

- Phasing of development occurs in a contiguous manner including the extension of roads and pedestrian/cycling infrastructure;
- That technical engineering constraints and considerations are incorporated (e.g., gravity-based systems are considered in advance of other more costly systems);
- The provision of community services, such as trails, roads, and parks are coordinated and are available to new residents and or employees in a timely manner;
- For a draft plan of subdivision that contains multiple phases, that a majority of the units are completed and occupied in preceding phases before a new phase is permitted to proceed and building permits are issued.
- The phasing plan has been designated to ensure that infill opportunities within the built up area can be accommodated while also providing opportunities for new development. The allocation of services for development shall prioritize development within the built boundary over new Greenfield development. (See Servicing and Phasing Map 3 attached below)
- Map 3 is divided into 3 Phases, with a further subdivision of Phase 1 into three Phases. The intent of creating Phase 1 sub-phases is to ensure balance between residential and employment uses in the potential allocation of servicing capacity and to provide equity amongst landowners. The township and County recognize that not all of the lands identified with Phasing on Map 3 may be able to be serviced with the current planned expansion to the WWTP.

**MAP 3 -
SERVICING - PHASING PLAN**

-  Village of Drumbo
-  Parcel Fabric
-  Sanitary Mains
-  Water Mains
-  Enbridge Gas Mains



5.0 CONCLUSION

The Drumbo Secondary Plan provides direction for the growth of a complete community encompassing the Village of Drumbo. It meets the growth objectives of the County, while recognizing the servicing constraints and provides guidance for the creation of a safe community that is pedestrian oriented and provides for the fair and efficient way to accommodate planned and future growth for the current and future residents of Drumbo. The Secondary Plan is in conformity with the Provincial Policy Statement, and the County Official Plan. This report, together with the final version of the Secondary Plan, is being submitted for Council's consideration.

Appendix A

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1.0 INTRODUCTION

1.1 The Village of Drumbo Secondary Plan

- 1.1.1 Sections 3.1.6 and 4.2.2.4.1 of the County Official Plan provide the guiding policies for the preparation of secondary plans. It is intended that the Secondary Plan would be incorporated into the County Official Plan similar to other existing Secondary Plans for other municipalities in the County. The Secondary Plan is a Council approved planning document that provides additional detail and informs land use matters within the Village of Drumbo and is primarily implemented through the Official Plan.
- 1.1.2 The Secondary Plan is intended to complement and expand upon existing policies in the County of Oxford Official Plan. All development within the Village of Drumbo shall conform to the Secondary Plan.
- 1.1.3 The boundary of the Village of Drumbo is identified on Map 1. The Secondary Plan applies to the entire Village and is intended to accommodate a significant portion of the planned residential and employment growth for the Township of Blandford-Blenheim.

1.2 Purpose of the Plan

- 1.2.1 The purpose of the Secondary Plan is to provide a planning framework to guide the future development of Drumbo until 2046. The Secondary Plan ('Plan') builds on the policies established in the Provincial Policy Statement and the County Official Plan in order to provide direction for the complete and orderly development of the community and to accommodate a significant portion of the projected residential and employment growth for the Township of Blandford- Blenheim.
- 1.2.2 The Secondary Plan shall establish the principles and objectives for the development of the community.
- 1.2.3 The Secondary Plan includes general and specific land use and development policies, as well as urban design policies for the Village and its public spaces and streets. The Secondary Plan shall establish the land use patterns and conceptual identification of community infrastructure, such as trails, parks and collector roads that are anticipated through future draft plan of subdivision and other planning applications.
- 1.2.4 The Secondary Plan policies are intended to guide development in Drumbo in a manner that integrates new development with the existing community, while broadening the range of housing choice, making efficient use of existing and planned infrastructure and diversifying the supporting land uses.

1.3 Basis of the Plan

1.3.1 The Township of Blandford Blenheim is located in Oxford County, and has a population of approximately 7,600. The Village of Drumbo represents one of two fully serviced Settlement Areas within the Township, with an individual population of approximately 950. Its location and proximity to many large economic centres, such as the Region of Waterloo, Cities of London, Hamilton and Brantford through nearby connections to Hwy 401 and Hwy 403, make Blandford-Blenheim an ideal place to live, work, and visit. As one of the two serviced villages within the Township, it is anticipated that Drumbo will accommodate a significant portion of the Township's future growth.

1.3.2 The Secondary Plan is based upon:

- a) Policy Analysis including a detailed review of the applicable elements of the Provincial Policy Statement, the County of Oxford Official Plan and growth projections produced through the Phase One Comprehensive Review of Oxford County Report produced by Hemson Consulting Ltd (March 2020);
- b) A recognition that there is limited existing sanitary servicing capacity and a planned expansion to the wastewater treatment plant (WWTP) that will provide additional capacity during the planning horizon of the Secondary Plan;
- c) Drumbo accommodating a significant portion of the Township's future growth as one of two settlement areas with full municipal services and in consideration of the planned expansion of the WWTP;
- d) A projected need for the Township to accommodate 600 new residential units, with a significant portion of the planned growth accommodated within the Village of Drumbo, with an estimated land need of 35 gross hectares;
- e) A projected need for the Township to accommodate approximately 22 gross hectares of employment land and additional lands to accommodate commercial and institutional uses;
- f) The need to provide for a range of housing choice, including multiple residential units;
- g) Support for active transportation;
- h) The existing land use framework established in the County Official Plan and the existing development patterns and road networks in the Village;
- i) Establishing appropriate transitions between residential and employment land uses to ensure their compatibility;
- j) Opportunities for intensification and redevelopment, where appropriate; and,
- k) The need for appropriate public open spaces, including parks, to serve the existing and anticipated residents of the Village.

2.0 GUIDING PRINCIPLES

2.1 Goals of the Plan

- 2.1.1 The Village of Drumbo is planned to accommodate residential and employment growth that will be integrated with the existing Village through compatible built form, active transportation connections and a design that maintains the small town character that has been established.
- 2.1.2 Building on the policies of the County of Oxford Plan, Drumbo is to be developed as a complete community that:
- i) is pedestrian-oriented;
 - ii) contains a variety of housing types that offer choice to future residents;
 - iii) has a high level of urban design;
 - iv) enhances existing open space areas and provides new connections to key community destinations;
 - v) encourages active transportation;
 - vi) creates a sense of place that reflects and enhances the existing character of the Village.

2.2 Guiding Principles

- 2.2.1 The following principles shall guide the development within Drumbo:
- a) Open Space:
 - i) Establish an open space system within the Village of integrated and connected public spaces including parks, trails, recreational facilities and natural features;
 - ii) Locate and design parks and recreation spaces that will serve all age groups and physical abilities within individual neighbourhoods and connect the open spaces within the Village with an integrated active transportation system;
 - iii) Locate stormwater management facilities in proximity to other open space uses to create larger parcels and provide trail connections within the facilities to encourage physical activity and social interaction.
 - b) Built Form:
 - i) Ensure diversity in housing forms to improve choice and affordability;
 - ii) Ensure built form is human-scaled and pedestrian oriented;

- iii) Encourage a mix of uses in the Village Core;
 - iv) Provide appropriate transitions in built form and physical separation between non-residential and residential uses;
 - v) Encourage a connected active transportation system;
 - vi) Plan for a range of densities and housing types;
 - vii) Encourage a high quality of urban design;
 - viii) Design new development to orient the built form to the street to help establish a pedestrian scale and feel;
 - ix) Promote compatibility of building scale and form between new and existing development;
 - x) Encourage development to apply the principles of Crime Prevention Through Environmental Design (CPTED) to maintain a safe community;
 - xi) Encourage sustainable design throughout the built environment to promote the efficient use of energy, land, and infrastructure through conservation and energy-saving practices and systems.
- c) Mobility:
- i) Encourage pedestrian walkability and connectivity throughout the Village through a network of sidewalks, pathways and trails;
 - ii) Plan for a diversity of mobility routes for pedestrians; cyclists, and automobiles;
 - iii) Develop a well connected network and hierarchy of streets, paths, trails and active transportation routes that improve connectivity around the Village, while safely accommodating various modes of transportation, including walking, cycling, and automobiles;
 - iv) Develop new neighbourhoods within the Village that emphasize, promote and encourage social interaction, active streetscapes and overall walkability;
 - v) Ensure amenities such as parks, schools, places of employment and commercial and service uses are accessible without use of the automobile.
- d) Economic Development:
- i) The Village Core plays an important role in the community, by providing services and supporting commercial uses and by acting as a focal point and central area that is accessible from each neighbourhood;
 - ii) The Village Core should be supported through the Secondary Plan policies to maintain, and wherever possible, improve its vitality and viability;
 - iii) Outside of the Village Core, opportunities will be provided to accommodate commercial and industrial development of a compatible type, scale, and intensity

consistent with County Official Plan policies and the planned employment growth for the Township;

3.0 COMMUNITY STRUCTURE AND DESIGN

3.1 Land Use Plan

3.1.1 The Land Use Plan for the community is illustrated on Map 1– Land Use. The County Official Plan includes land use designations and policies that apply to the Village of Drumbo. The Secondary Plan contains additional area specific policy direction under those land use designations, to provide more specific policies and to help guide the growth and development of the Village.

3.2 General Policies

3.2.1 The Village of Drumbo is planned to accommodate a substantial portion of the Township’s residential and employment growth over the planning horizon (2021-2046) in recognition of the availability of full municipal services and the amount of undeveloped growth land located within the existing settlement area boundary.

3.2.2 The Village of Drumbo shall be planned to be accessible to all and to accommodate a variety of housing types, sizes and tenures with a general low-rise to mid-rise built form. Housing that is affordable and attainable is encouraged.

3.2.3 The Village of Drumbo is a fully serviced community. It is recognized that there is limited capacity in the WWTP to accommodate new development. The Township and County have approved an expansion to the existing WWTP that will provide additional capacity to support growth and development. It is recognized that even with the expansion of the WWTP, not all of the lands within the Settlement Area boundary will be able to be development. In this regard, the Secondary Plan includes servicing policies, with allowance for the phasing of development, to ensure that the expansion and use of existing and planned municipal services occurs in an orderly manner. Section 5 of this Plan, and Map 3 contain policies that provide direction for the expansion of the community in the context of planned and available municipal services.

3.2.4 To ensure a range of housing choice, for lands within the Low Density Residential designation, new development applications for lands greater than 2 hectares shall include a minimum of 20 % of new units that are other than single detached or semi-detached.

3.2.5 Specific regulations concerning lot frontages, setbacks, height and lot sizes shall be contained within the implementing Zoning By-law in order to ensure a consistent development pattern within the community, while making efficient use of municipal infrastructure.

3.2.6 The Township encourages innovative forms of employment that efficiently use land, including home based businesses, in appropriate locations. The permission for and regulating of home based businesses will be contained in the Zoning Bylaw.

- 3.2.7 Schools, parks, community centres and other public amenities are encouraged to be centrally located within the area they serve. New development applications proceeding through a plan of subdivision will consider the open space needs of the development including local servicing parks and active transportation connections.
- 3.2.8 New development applications requiring a Draft Plan of Subdivision, Zoning Bylaw Amendment and/or Site Plan Control, shall demonstrate how pedestrians and cyclists can move through the community and/or site, and connect to existing active transportation infrastructure or planned infrastructure.

3.3 Future Urban Growth

- 3.3.1 It is anticipated that the Village Settlement Area boundary will accommodate planned growth through to the year 2046 and beyond, provided sufficient servicing capacity is available.
- 3.3.2 Lands designated Future Urban Growth are included within the Settlement Area Boundary in anticipation of their future development. However, based on current population projections, the lands are not required at this time to accommodate projected residential growth and are likely beyond the servicing capacity. Until such time as the County and Township identify the need for and adequacy of servicing capacity for additional residential lands, the interim land use shall be agricultural uses as they existed on the date of approval of the Secondary Plan. No expansions or additions to the agricultural uses shall be permitted within the Secondary Plan boundary area. This shall also apply to other existing lands uses that existed as of the date of the approval of the Secondary Plan.
- 3.3.3 If the County and Township determines that additional lands are required to accommodate growth, the lands designated Future Urban Growth shall be considered first. The lands shall be considered for a mix of Low and/or Medium Density Residential uses, the specifics of which shall be determined through the County and Townships' review and amendment to this Plan, as required.

3.4 Low Density Residential

- 3.4.1 In addition to the policies of the County Official Plan, the following specific policies shall apply to lands designated Low Density Residential.
- 3.4.2 The development of lands designated Low Density Residential shall be subject to the Servicing and Phasing policies of the Secondary Plan, as well as policies in the County's Official Plan and the County's Servicing Allocation policy.
- 3.4.3 The Low Density Residential designation is intended to accommodate the development of low-rise residential land uses within the Village of Drumbo. The Village of Drumbo, one of two Serviced Villages in the Township, is currently expected to accommodate the majority of the Township's forecasted residential growth, as there is limited remaining land and municipal servicing capacity in Plattsville, the other serviced Village within the Township.
- 3.4.4 Where a proposed plan of subdivision identifies a public elementary or secondary school, the lands shall be placed in an appropriate land use designation to recognize the use.
- 3.4.5 Lands designated Low Density Residential shall only permit the following residential uses:
 - i) Single detached dwellings;

- ii) Semi-detached dwellings;
- iii) Duplex dwellings;
- iv) Additional dwelling units and,
- v) Townhouse dwellings.

3.4.6 In addition to permitted residential uses in Section 3.5.4 above, the following compatible and complementary uses shall also be permitted, subject to the provision of sufficient parking. These uses shall be further regulated in the Township's Zoning By-law:

- i) Home Occupations; and,
- ii) Places of Worship.

3.4.7 Low Density Residential uses shall be planned to achieve a minimum net residential density of 18 units per hectare and a maximum net residential density of 25 units per hectare. The Zoning By-law shall contain regulations for minimum lot area and lot frontage, to ensure that the development pattern makes efficient use of infrastructure, while maintaining a complementary relationship with the existing development pattern in the Village.

3.4.8 The maximum building height in the Low Density Residential designation shall generally be three storeys and may be further regulated in the Township's Zoning By-law.

3.4.9 Intensification of underutilized or vacant lands within the Village is encouraged, in accordance with the applicable policies of the Official Plan. The Township shall utilize the Zoning Bylaw and other planning tools, as appropriate, to ensure compatibility with existing development.

3.5 Medium Density Residential

3.5.1 In addition to Section 6.2.3 of the County Official Plan the following specific policies shall apply to lands designated Medium Density Residential.

3.5.2 The development of lands designated Medium Density Residential shall be subject to the Servicing and Phasing policies of the Secondary Plan, as well as policies in the County's Official Plan and the County's Servicing Allocation policy.

3.5.3 The Medium Density Residential designation is intended to accommodate the development of multi-unit residential land uses, with a greater density, within the Village of Drumbo, providing housing choice and building designs that differ from the Low Density Residential designation.

3.5.4 The minimum net residential density shall be 25 units per hectare and the maximum net residential density shall be 50 units per hectare. The maximum building height shall be 4 storeys, which shall be further regulated in the Zoning Bylaw.

3.5.5 In order to provide housing opportunities for those requiring greater care, assisted living facilities and long term care homes shall be permitted within the Medium Density Residential designation at a greater height than is permitted within the Low Density Residential designation, consistent with the maximum permitted height in policy 3.6.3.

- 3.5.6 All Medium Density Residential development shall be subject to Site Plan Control, unless otherwise approved by the Township. The Township shall encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a medium density built form and to ensure more compatible development within existing areas.
- 3.5.7 Medium Density Residential development shall consider and demonstrate general compliance with the urban design policies of this Plan, the County Official Plan and any Urban Design Guidelines, as approved by Council.
- 3.5.8 The Township may consider other forms of medium density housing, on a site specific basis, subject to an Amendment to the Zoning By-law with appropriate justification and consideration of the surrounding land uses, density, built form, urban design policies and the ability to provide municipal services in a financially feasible manner.
- 3.5.9 Single detached, semi-detached dwellings; and duplexes shall not be permitted. Additional Dwelling Units (ADU's) shall only be permitted in street townhouses.
- 3.5.10 In evaluating proposals where a modest increase in height and or density are proposed, beyond those permitted in the Medium Density Residential designation, and in addition to other matters such as the availability of municipal services, the Township will consider whether the modest increased building height and or density is compatible with the built form and physical character of the surrounding neighbourhood and is consistent with the urban design policies of this Plan and any Urban Design Guidelines.
- 3.5.11 The Zoning By-law shall establish minimum lot area and lot frontage requirements to ensure compatibility with surrounding development and the existing Village character, while achieving the density objectives of this Plan and the efficient use of municipal infrastructure.

3.6 Village Core

- 3.6.1 In addition to the policies in the County Official Plan that apply to development in the Village Core, the following specific policies shall apply.
- 3.6.2 The Village Core designation is intended to apply to and recognize the importance of the existing commercial centre of Drumbo, as identified on Map 1. The policies in the Village Core designation are intended to preserve and concentrate the Village's commercial uses within the centre of the Village, with pedestrian, cyclist and vehicular access along Wilmot and Oxford Streets. The Village Core designation shall remain flexible and responsive to land use changes and will permit a mix of commercial and residential uses which are compatible with the surrounding area and that are intended to provide services that meet the day-to-day or weekly needs of the community.
- 3.6.3 Mix-used development, including live-work units, will be encouraged within the Village Core, with ground floor commercial uses and residential uses above. The Zoning Bylaw shall regulate mixed-use developments, with appropriate regulations that permit opportunities for sharing parking between complementary uses to optimize the use of available land.
- 3.6.4 New ground floor residential uses shall be prohibited.
- 3.6.5 New single detached dwellings are not permitted.

- 3.6.6 The creation of wider pedestrian realms and boulevards will be encouraged where feasible, to provide for additional space along the streetscape, contributing to the activation of the public realm.
- 3.6.7 In addition to the uses permitted in the County Official Plan, lands designated Village Core may be zoned to permit the following uses:
- i) Medical Clinics;
 - ii) Restaurants (dine in or take-out, not including drive-through facilities);
 - iv) Bakery;
 - v) Café or Coffee Shop;
 - vi) Hotel;
 - vii) Dwelling Units above the First Storey;
 - viii) Museum;
 - ix) Financial Services; and,
 - x) Personal Service.
- 3.6.8 New driveway accesses proximate to the intersection of Wilmot Street and Oxford Street shall be discouraged.
- 3.6.9 New drive through facilities within the Village Core shall be prohibited.
- 3.6.10 In addition to the general Urban Design Policies of the County Official Plan and this Plan, the Village Core shall be subject to the following additional policies:
- i) The public realm, which includes the physical space between the building face and the travelled portion of any public street shall be designed in such a manner to encourage pedestrian activities such a walking, gathering, and sitting;
 - ii) The public realm should be designed with consistent streetscape, including soft and hardscape elements;
 - iii) The public realm is intended to create and establish an inviting space that prioritizes pedestrians over vehicles. The location of on-street parking within the Village Core shall be balanced with a desire to create safe and attractive pedestrian environments;
 - iv) Wayfinding and a uniform approach to signage that fosters awareness of key destinations within the Village shall be encouraged;
 - v) The Township shall consider establishing urban design guidelines for private signage, with the objective of establishing a consistent visual appearance that enhances the character of the Village Core;
 - vi) Street lighting that combines safety, visibility, a pedestrian scale and that is distinguished from street lighting in other parts of Drumbo is encouraged in the Village Core to create a distinct sense of place;

- vii) Building design that locates entrances towards Wilmot Street or Oxford Street is encouraged wherever possible. In the case of corner lots, buildings are encouraged to contain treatment and design elements that address both street frontages.

3.6.11 The maximum building height in the Village Core designation shall be 4 storeys.

3.6.12 Development within the Village Core designation shall be subject to Site Plan Control. Development shall be evaluated in consideration of the Urban Design policies of this Plan, and any applicable Urban Design Guidelines.

3.6.13 The Township may require the submission of an Urban Design Brief with any development application that evaluates the proposed development and its general conformity with the Urban Design Policies in the Secondary Plan.

3.7 Village Convenience Commercial

3.7.1 The Secondary Plan has identified additional lands for supporting commercial uses, in recognition of the residential and employment growth over the planning horizon. The special policy area identified as Village Convenience Commercial is intended to provide convenience commercial uses to serve the residents and employees of the Village in close proximity to their homes and places of employment, as part of a complete community. It is generally intended that the policies for this special policy area will be implemented as site specific policies within the Service Commercial designation. The commercial uses are not intended to compete with the planned function of the Village Core, but rather, are intended to complement and supplement the commercial uses located in the Village Core. Buildings shall address the street and parking shall be encouraged to be located at the rear of buildings in order to enhance the streetscape and to create a more walkable community.

3.7.2 The permitted uses in the Village Convenience Commercial designation are as follows:

- i) Take out Restaurant (not including drive- through restaurant)
- ii) Bakery;
- iii) Variety store (does not include retail commercial);
- iv) Café or Coffee Shop (does not include drive through Restaurant);
- v) Child Care Centre;
- vi) Personal Service; and,
- vii) Pet store and related services (does not include a Veterinary Clinic or Kennel).

3.7.3 Village Convenience Commercial uses shall be small in scale, with a maximum unit size of 300 square metres with a total maximum of 2000 m² for the entire site. The uses permitted may be further refined and regulated in the Zoning By-law. Multi-unit buildings that contain more than one use are encouraged.

3.7.4 Village Convenience Commercial uses shall be located on an arterial road proximate to existing or planned residential neighbourhoods and/or employment areas.

3.7.5 Development of lands within the Village Convenience Commercial designation shall be subject to site plan control.

3.7.6 Residential uses are not permitted in the Village Convenience Commercial designation.

3.7.7 The development of lands designated Village Convenience Commercial shall be subject to the Servicing and Phasing policies of Section 5 of the Secondary Plan, as well as policies in the County's Official Plan and the County's Servicing Allocation policy.

3.8 Service Commercial

3.8.1 Notwithstanding any Service Commercial policies to the contrary, the following additional specific Village Service Commercial policies shall apply. In the case of a conflict, the following policies shall take precedence.

3.8.2 Development of lands within the Service Commercial designation shall be subject to Site Plan Control. Development is encouraged to orient buildings away from any adjacent residential lands. In particular, HVAC equipment, loud speakers, drive through aisles and other potential sources of noise/odor shall be directed away from adjacent more sensitive land uses such as residential or institutional uses so as to minimize any adverse impacts wherever possible. The submission of a Land Use Compatibility Study may be required and shall consider such mitigation measures as screening, fencing, and landscape buffers, as appropriate, to mitigate any adverse impacts. The implementation of the mitigation measures shall be through Site Plan Control, as appropriate and permitted by the Planning Act.

3.8.3 Service Commercial uses that require large areas for storage of goods or vehicles may include a limited amount of retail commercial uses that cannot be accommodated in the Village Core. These retail uses are not intended to accommodate those uses typically characteristic of a Village Core location and shall not directly compete with the function of the Village Core. These uses shall be further refined and regulated in the zoning by-law.

3.8.4 Service Commercial uses shall be located on an arterial road and shall have direct vehicular access to such road.

3.8.5 Adequate on-site parking shall be provided and the specific requirements shall be contained in the Zoning Bylaw.

3.8.6 Given the servicing capacity limitations in the Village, uses shall generally be limited to those that require low water and wastewater usage.

3.8.7 The development of lands designated Service Commercial shall be subject to the Servicing and Phasing policies of Section 5 of the Secondary Plan, as well as policies in the County's Official Plan and the County's Servicing Allocation policy.

3.9 Industrial

3.9.1 The Village of Drumbo, one of two serviced Villages in the Township, is planned to accommodate the majority of the Township's forecasted employment growth, as there is no remaining industrial land and municipal servicing capacity is limited in Plattsville, the other serviced Village within the Township.

3.9.3 In addition to the policies in the County Official Plan, the following policies shall also apply to lands designated Village Industrial.

3.9.4 The primary planned function of Industrial designation is to provide for a range of employment uses that will meet the forecasted employment land needs of the Township over the planning horizon.

- 3.9.5 Permitted industrial and other employment uses shall be sensitive to their context, including the integration of uses with existing and planned residential uses.
- 3.9.6 Given the servicing capacity limitations in the Village, uses shall generally be limited to those that require low water and wastewater usage.
- 3.9.7 Permitted uses within the Industrial designation are intended to reflect the Village's location, size and proximity to Highway 401, the major interprovincial highway in Ontario.
- 3.9.8 Compatibility between the new industrial uses and existing and planned residential uses will be a key planning consideration through future development applications. Uses that do not generate on and off site adverse impacts such as noise, vibration, and odours, are encouraged adjacent to residential areas or other sensitive land uses.
- 3.9.9 In addition to the permitted uses identified in the County Official Plan, the following additional uses shall be permitted:
- i) Fulfillment centre;
 - ii) Warehousing and Distribution facilities;
 - iii) Business Incubator;
 - iv) Makerspace;
 - v) Couriers and delivery services;
 - vi) Data Centre;
 - vii) Major Office;
 - viii) Artisan Studios; Craftsman Shops;
 - ix) Micro Breweries.
- 3.9.10 For the purposes of this Secondary Plan the following definitions shall apply:
- 3.9.10.1 Fulfillment Centre - means an industrial facility used for, but not limited to, the assembly, storing, sorting, processing, packaging and distribution of goods, the management of inventory, and the temporary on-site storage of commercial motor vehicles or trailers for freight handling
- 3.9.10.2 Business Incubator - means an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- 3.9.10.3 Makerspace - means a community workshop or community studio that is dedicated to nurturing creativity, collaboration and hands-on learning through the provision of shared do-it-yourself space where like-minded individuals can gather and interact together:
- i) Create (make, build), invent, tinker, explore, learn; and
 - ii) Share ideas, resources (tools, materials), knowledge and skill sets.
- 3.9.10.4 Micro Brewery – means the use of a building for the small scale production of beer, wine, cider and/or spirits which may be in conjunction with a tasting bar, but shall not include a restaurant.
- 3.9.10.5 Notwithstanding the definitions above, please note the implementing Official Plan Amendment and the area municipality Zoning By-law may provide further clarification, scoping and/or refinement for the permitted uses and/or definitions outlined above.

- 3.9.11 Lands designated Industrial shall be subject to Site Plan Control.
- 3.9.12 Outdoor Storage of goods and materials shall only be permitted where they can be screened from view of public streets. Outdoor storage shall not be permitted in yards adjacent to lands designated for residential uses.
- 3.9.13 Lands designated Industrial that are adjacent to existing or planned residential uses or other sensitive land uses shall provide adequate buffering through distance separation, landscaping and/or fencing and building siting and orientation, so as to avoid any potential impacts and ensure compatibility with adjacent sensitive land uses. The nature of the mitigation measures shall be determined through a Land Use Compatibility Study, the scale and scope of which shall be at the discretion of the Township and the County. The Land Use Compatibility Study shall be required as part of a complete planning application required to develop the lands, unless otherwise determined by the Township and County.
- 3.9.14 The development of lands designated Industrial, shall be subject to the Servicing and Phasing policies of Section 5 of the Secondary Plan, as well as policies in the County's Official Plan and the County's Servicing Allocation policy.

3.10 Parks and Open Space

- 3.10.1 In addition to the Parkland and Open Space policies in the County Official Plan, the following specific policies shall apply.
- 3.10.2 It is expected that over the life of this Plan, additional parks and other open space lands will be created and/or acquired by the Township. If new Parkland or Open Space lands are acquired and/or provided as part of a development application or other means, the Secondary Plan shall generally be updated to identify the Open Space lands on Map 1, without the need for a formal amendment to the Secondary Plan. If the Township acquires additional Open Space lands through other means, the Secondary Plan shall be updated as part of the regular review of its policies and Maps.
- 3.10.3 The Township shall seek opportunities to provide additional open space lands, and to provide connections between new and existing open space lands within the Village.
- 3.10.4 The Township shall utilize the provisions of the Planning Act, to acquire parkland through development applications, in accordance with the provisions of the Act, and any Township Bylaws related thereto.
- 3.10.5 For new Draft Plan of Subdivision Applications, the County and Township may require the submission of an Active Transportation Plan that illustrates pedestrian and cyclist trails/pathways and how such trails/pathways connect to existing trails/pathways or other pedestrian and cycling infrastructure.
- 3.10.6 New parks, trails and other active transportation pathways shall be strategically located and linked to the broader trail system and other key destinations. Parkland acquired through a development application shall be located within 400 m from the majority of the residential units within the neighbourhood in which it is located.
- 3.10.7 Parks shall be easily accessible to all residents of Drumbo and shall be designed to provide activities for a variety of age groups. Parks shall be of a size and grade elevation that provides the greatest

and best use for outdoor recreation and active use. Notwithstanding the preceding, the Township shall view the collective park system as working towards providing a variety of uses and activities, rather than each individual park and shall seek to provide connections to the park/trail system where feasible.

- 3.10.8 The Township encourages the integration of stormwater management facilities as part of the open space system, including providing pathways and/or trails that link with other trails or open space lands in public ownership. Wherever feasible and appropriate, such lands shall be designed to provide a park-like setting or the character of a natural wetland and, where appropriate, may be adjacent to public parks. However, stormwater management facilities shall not be accepted as parkland under the provisions the Planning Act.
- 3.10.9 Parks shall be located with access to and sufficient frontage upon a municipal road. The Township shall discourage parks that front on an Arterial Road.
- 3.10.10 The development of condominium applications that include a private road may contain private outdoor amenity space. However, private amenity space shall not be considered a substitute for public parkland. The County/Township shall encourage the integration of condominiums with the community to foster social interaction and shall ensure they do not impede the pedestrian connectivity of neighbourhoods.

4.0 COMMUNITY DESIGN

4.1 Background

- 4.1.1 The Village of Drumbo has a unique character, reflected in the development pattern, its proximity to Highway 401 and nearby large urban centres such as the Region of Waterloo, Brantford, Woodstock and London, as well as the surrounding rural community, the fabric of the streets, open spaces and built form. It is important for the community's present and future, to protect and enhance that character, as new development pressures evolve and as the Village grows.
- 4.1.2 In order to achieve the desired vision, new development applications for draft plan of subdivision or draft plan of condominium shall be required to prepare and submit Urban Design Guidelines that align with and implement the policies in the County Official Plan and the Secondary Plan.
- 4.1.3 The Secondary Plan is based on neighbourhood urban design principles, aimed at establishing a complete community. The principles and policies are to be considered when evaluating development applications within Drumbo, and when considering Urban Design Briefs for development applications.

4.2 Village Design

- 4.2.1 In addition to the policies in the County Official Plan regarding Urban Design in Section 6.2.4, all proposed developments requiring a planning application shall demonstrate general compliance with the Village Design Policies of this Plan.
- 4.2.2 The Township may require an Urban Design Brief for developments subject to Site Plan Control that demonstrates how the development achieves the Design policies in the County Official Plan and the Secondary Plan. To the extent that Urban Design Guidelines for Drumbo are approved by Council, the Urban Design Brief shall also demonstrate general compliance with any such guidelines as well as consider the following:
- I. For Subdivisions-
 - a. Existing conditions;
 - b. Surrounding context;
 - c. Connectivity;
 - d. Walkability;
 - e. Variety of unit types and densities;
 - f. Streetscape considerations
 - g. Priority Lots (heritage, terminating view, corner)
 - h. Implementation guidelines for priority lots,
 - i. Park design (if applicable); and,

j. Sustainability.

II. For Site Plan/Zone Change-

- a. Context;
- b. Existing conditions;
- c. Description of development proposal;
- d. How zoning and /or any development conditions will be met;
- e. Built form;
- f. Landscaping; and,
- g. Sustainability.

III. These may be further refined through a Terms of Reference in consultation with Township and County staff.

4.2.3 Development within the Secondary Plan area, including but not limited to areas of public use, shall be designed in accordance with the Accessibility for Ontarians with Disabilities Act, and other applicable Provincial legislation and the County's Integrated Accessibility Standards Regulation.

4.2.4 Streetscapes throughout the Village are important components of the public realm. Streetscapes will be designed to enhance community character and create a sense of place. Draft Plan of Subdivision or Condominium conditions may include requirements for the submission of a streetscape plan.

4.2.5 Residential streetscapes shall be designed to ensure the provision of sufficient on-street parking through creative design solutions such as varying housing types, driveway locations and lotting patterns. An on-street parking plan may be required as a condition of Draft Plan approval.

4.2.6 Development throughout the Drumbo Village Area shall be encouraged to respond to and enhance the community's existing unique identity and sense of place through the use of various means, including building typologies, architectural design treatments, building materials, decorative lighting, decorative street signs, boulevard treatments, gateway features and landscaping elements.

4.2.7 New neighbourhoods shall be designed to promote walkability and a seamless connectivity to the established and surrounding adjacent neighbourhoods.

4.2.8 Buildings shall be located close to the street such that social interaction is encouraged and facilitated throughout the community.

4.2.9 Low-rise built form (maximum 2-4 storeys) will be achieved through the siting and orientation of a building on a lot (or vacant land unit) and the distribution of



Decorative lighting and street signage can enhance the character of the community (Image Credit: Town of Perth)

building massing. Consideration of building materials and architectural design shall have regard for maintaining a form of development that is compatible with and complementary to the existing Village character.

4.2.10 Industrial/ commercial properties adjacent to low- rise residential uses shall provide a transition in height and massing from a residential zone, as well as appropriate separation distances in order to minimize impacts and ensure compatible development.

4.2.11 Decorative lighting, street signage and entrance features that enhance the character of Drumbo and that assist in way-finding are encouraged.

4.2.12 Dwellings located on lots in visually prominent locations are considered priority lot dwellings. Priority lots include those lots on corners, at 'T'- intersections, or directly adjacent to open spaces, parks, trails, or other key public areas. Priority lot dwellings shall be identified as such in the Urban Design Guidelines prepared by proponents for plans of subdivision and/or condominium and the treatment of priority lots shall be described in the Guidelines. For the purposes of the foregoing, a vacant land unit shall be considered a lot.



4.2.13 Buildings that abut two or more streets should articulate facades on all street frontages.

4.2.14 Buildings at terminating vistas will be encouraged to be designed as focal points, with architectural innovation and quality urban design that reflects the community character. Enhanced landscaping will be encouraged in these areas.



T-intersections are another visually prominent location

4.2.15 Stormwater management facilities shall be integrated into the design of the community as an open space amenity and shall include trails, where feasible and appropriate as determined by the Township.

4.2.16 New parks proposed as part of a plan of subdivision shall have frontage on a public street, shall be located in the plan in a highly visible location, shall be of a configuration with topographical grades that allow for flexibility of use and programming of the space.

4.3 Village Core Urban Design Policies

4.3.1 The following Specific Urban Design policies apply to development within the Village Core:

- i) Façade openings and large windows on the ground floor are encouraged, so as to activate the public realm;

- ii) Large signs that may obstruct the ground floor windows and the view onto the public realm or into the building shall generally be discouraged;
- iii) Main entrances shall face the street to encourage pedestrian activity;
- iv) Façades along the ground floor shall be encouraged to be transparent and inviting in design to create an interesting and pedestrian friendly streetscape;
- v) Where feasible, outdoor patio areas for restaurants or areas along the street that create a sense of place and invite people to gather, sit or socialize shall be encouraged;
- vi) Protection from the elements for pedestrians such as awnings, porticos, porches etc. shall be encouraged along front facades of buildings;
- vii) Soft landscaping, including street trees, is encouraged along Wilmot and Oxford Streets to provide shade and enhance the public realm;
- viii) The Township shall consider the development of unique signage that identifies the Village Core;
- ix) Large blank walls are discouraged through the incorporation of increased fenestration and the use of a variety of building materials;



Large ground floor windows unobstructed by signs accompanied by outdoor patio areas create a sense of place, inviting people to gather and socialize (Image Credit: Brie Welton)

4.4 General Built Form Policies

- 4.4.1 All building façades will be articulated, with particular attention to building elevations visible from the surrounding public realm. No blank walls facing the public realm are permitted.
- 4.4.2 The massing of larger buildings should be broken up using a number of techniques including changes in building materials/colours; projections; recessions; and varying window sizes.
- 4.4.3 The massing of all proposed buildings should be designed to create a comfortable pedestrian environment, which will be further enhanced through the provision of private amenity space for residential and employment uses, and landscaping.
- 4.4.4 Building designs and architectural elements that add variety to rooflines are encouraged.
- 4.4.5 High quality, durable materials should be incorporated into the building facades.
- 4.4.6 A variety of architectural styles will be permitted, however building designs that include natural materials are encouraged.

4.5 Residential

4.5.1 Street Townhouse development will form an important component of the range of housing available within the Village. The following design guidelines should be considered in the design of street fronting townhouses:

- i) Street fronting townhouses are to be a maximum height of 3 storeys;
- ii) Single storey townhouse blocks should include variations along the roof line to help break up the building mass and to provide visual interest;
- iii) Generally a maximum of 4-6 units should be provided within each townhouse block;
- iv) The overall design merits of the entire building are to be considered rather than the individual units;
- v) Townhouse buildings which are side-by-side or along the same streetscape are to be coordinated with each other in terms of colours, materials, and architectural styling;
- vi) The main facade is to be located parallel to the street;
- vii) Corner unit townhouses should have enhanced side facades, similar to the front façade and materials from the front facades should wrap around the corner to the side elevations;
- viii) Where possible utility hardware to be inset into enclosures and screened from the public realm;
- ix) Colour and material variation is encouraged between adjacent blocks of street fronting townhouses;
- x) For interior units paired driveways should be considered, where appropriate, to provide landscape and on street parking opportunities;
- xi) Garages should be flush with the habitable portion of the building. Garage projections may be permitted provided garages do not project beyond the front porch/entry;
- xii) For attached garages efforts should be made to ensure the garage(s) are not the visually dominant element of the dwelling.



Street fronting townhouses (Image Credit: Gatehouse Developments)

4.5.2 Apartment and other multi-storey, multi-unit buildings (not including Street Townhouses) are subject to site plan control and their design will be considered by the Township and County in accordance with the following urban design direction:

- i) Buildings should generally be oriented towards a public street and should be directly accessible from any future public sidewalks;
- ii) Buildings should be sited to locate the main entrances towards the street. If this is not possible then they should be directly visible, easily accessible and as close to the street as practically possible. They should also provide a sense of enclosure and be designed to give maximum protection from wind and rain for comfortable and safe pedestrian access;
- iii) Developments should be designed with sufficient areas for landscaping including landscaping along the public street;
- iv) The incorporation of bicycle parking spaces is strongly encouraged to promote active transportation;
- v) Service and drop-off area circulation should not interfere with pedestrian circulation;
- vi) On-site amenity areas shall be provided; and,
- vii) Design techniques to break up building mass including vertical and horizontal articulation, changes in building materials and colours, variation in roof line etc. shall be encouraged.

4.5.3 Single Detached and Semi-detached development shall be encouraged to provide a variety of unit types and elevations.

4.5.4 For interior single detached or semi-detached lots paired driveways should be considered, where appropriate, to provide landscape and on street parking opportunities;

4.5.5 Garages on Single detached and Semi-detached homes should be flush with the habitable portion of the building. Garage projections may be permitted provided garages do not project beyond the front porch/entry;

4.5.5.1 For attached garages efforts should be made to ensure the garage(s) are not the visually dominant element of the dwelling

4.5.6 The provision of front porches on single detached and semi-detached dwellings are strongly encouraged to promote village character and front porch living.

4.5.7 All new development is encouraged to use high quality building materials that contribute to the character and add visual interest.

4.6 Age Friendly Design and Accessibility

4.6.1 Age-friendly design involves consideration of all ages, to ensure that natural and built environment is designed to help people get around the area easily and safely, which fostering healthy living and social interaction.

4.6.2 The following design principles should be considered by the Township and County when reviewing development applications in Drumbo:

- i) Ensuring that a range of park spaces are included for both active and passive recreation;
- ii) Prioritize pedestrian connections that facilitate movement to key destinations;
- iii) Consider the inclusion of multi-generational community gardens to foster social interaction;
- iv) Include seating areas in active spaces to allow for supervision of children.



4.7 Sustainability

4.7.1 The Township recognizes the importance of addressing climate change. Development is encouraged to consider energy use and sustainability through the design process.

4.7.2 The Township encourages and, where appropriate, will require:

- i) Compact development and efficient built form, with due consideration to site context and the Village character;
- ii) Environmentally responsible design and construction practices. Consider using building materials, means and methods that are common within the area or region of construction. The embodied energy, or the energy consumed by all the processes and transportation of materials, can have a dramatic impact on the sustainability of construction;
- iii) The integration, protection and enhancement of natural features and landscapes into building and site design;
- iv) The design of southern exposures and control of east and west fenestration, with the objective of improving the overall energy efficiency of a building; and,
- v) The reduction of resource consumption associated with development.

4.8 Crime Prevention Through Environmental Design

4.8.1 Crime Prevention through Environmental Design (CPTED) is a multi-disciplinary approach of crime prevention that uses site and architectural design and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.

4.8.2 The following guidelines should be considered in the design of safe sites and buildings:

- i) Use appropriate features that express ownership and boundaries such as defined entrances, parking areas, and pathways. Landscaping, fences and pavement treatments can be used to delineate different areas;
- ii) When designing sites avoid creating spaces that appear confined, dark, isolated or unconnected with neighbouring uses, or without a clear purpose or function;



Views from residential windows and balconies promote eyes on the street and provide pedestrians with an extra layer of safety (Image Credit: City of Mississauga)

- iii) Integrate informal surveillance by considering visibility, light and openness. Orient and design physical features and activities to maximize the ability to see throughout the site. This includes attention to the placement of windows to provide visual access to areas of the site, and locating walkways, entrances, landscape materials, and other site features to avoid areas for persons to hide;
- iv) Encourage the concepts of 'eyes on the street' and 'eyes on the park' when placing windows, front porches and balconies. This includes the placement of windows relative to private outdoor amenity areas.

4.9 Transportation

4.9.1 Map 2 – Transportation identifies a series of existing and proposed roads within the Secondary Plan Area as well as active transportation trails and routes. It is the intent of this Plan to permit a hierarchy of roads, with different functions, as follows:

- i) Arterial Road;
- ii) Collector Road;
- iii) Local Road;

4.9.2 Arterial Roads (County Roads) are intended to carry higher volumes of traffic within and beyond the Village of Drumbo. County Roads are under the jurisdiction of the County of Oxford and any development located on a County Road shall be subject to County approvals, as required. Within the Village, the Township shall explore opportunities to include sidewalks on both sides of all streets, in consultation with the County, and to delineate cycling lanes within the municipal road allowance, including on paved shoulders, where feasible.

4.9.3 Map 2 identifies conceptual Collector Roads within the undeveloped portions of the Village. The location and design of the new roads shall be subject to the normal approval process, including detailed engineering design. The location of the conceptual Collector Roads is intended to illustrate desired connections to ensure that new development within the Village is appropriately connected to existing development, roads, and cycling and pedestrian infrastructure. The County and/or Township may require a Transportation Impact Study as part of a complete application for new Draft Plans of Subdivision and/or Condominium or for the development of new employment uses within the Industrial designation. The Transportation Impact Study shall consider all forms of connectivity, including active transportation, and shall include recommendations for any required traffic calming measures that ensure the safety of pedestrians and cyclists. Traffic calming measures, where required, should be incorporated into the design of new roads as part of the development review process.

4.9.4 It is recognized that different forms of housing may be developed through the condominium process that may include the use of private roads. Private condominium roads are intended to provide an alternate means of access to individual buildings and/or units within a condominium development where a Local Road is not feasible, desirable or required. Private condominium roads will not be assumed or maintained by the Township or County. The County and Township shall evaluate the design of the road in accordance with County standards, the Building Code and any other applicable legislation. Sidewalks shall be provided on at least one side of a private condominium road and shall connect with a public road.

5.0 Servicing and Phasing

5.1 Municipal Services

The Provincial Policy Statement directs development to serviced Settlement Areas that offer municipal water and sanitary sewage systems and limit development in Settlement Areas that have partial or private water and sanitary sewage systems. The Village of Drumbo is a Serviced Village.

It is the intent of this Plan that development will only proceed once servicing capacity is made available. It is recognized that the Village has limited sanitary servicing capacity. An expansion to the Wastewater Treatment Plan (WWTP) has been approved, with a two phased approach to the construction of the expansion. Once the WWTP is expanded, it is anticipated that there will be additional capacity to support approximately 330 equivalent residential units.

The anticipated household growth for the Township over the planning horizon is 600 additional units. The majority of those units should be accommodated within the two Serviced Villages of Drumbo and Plattsville. The Environmental Assessment prepared for the WWTP expansion indicated that Plattsville would accommodate 137 units, with the remainder to be accommodated through development within Drumbo, or other areas of the Township.

The PPS directs that growth occur first within fully serviced Settlement Areas, such as Drumbo. The PPS affords limited opportunities for new residential development outside of serviced Settlement Areas. In this regard, the Secondary Plan has been planned such that the vast majority of the growth would occur within the Village of Drumbo.

- 5.2 The County maintains a Servicing Allocation Policy, which shall be considered for all new development applications. As a requirement of a complete development application submission, the Township and County shall require confirmation that municipal services are, or will be made available to service the proposed development. Where the proponent cannot demonstrate to the satisfaction of the Township and County that services are or will be available to support their development, the Township and County shall consider the application premature.
- 5.3 In recognition that the development of all of the lands within the Settlement Area cannot be accommodated within the limitations of the existing and planned WWTP capacity, the Secondary Plan includes Phasing Policies and a Phasing Plan to ensure the orderly development of the lands within the Village and to ensure the expansion of municipal services occurs in a financially responsible and equitable manner. The intent of the Phasing policies is to ensure that development takes place in a fiscally responsible manner that minimizes risk to the Township and County and to ensure that the cost of development is borne by proponents of development applications, where appropriate.

- 5.4 The extension of water and sanitary sewage systems shall be orderly, efficient, and financially sustainable, protect human health and the environment and shall not require the premature extension of municipal infrastructure. The Phasing policies outline a number of principles and requirements for development to ensure that development within the Village occurs in a logical, efficient and well-coordinated manner, integrating with the existing developed area of the Village.
- 5.5 To make the most efficient use of municipal services, the County and Township shall encourage water conservation and the efficient use of municipal water supply.
- 5.6 The County and Township shall encourage and support, where feasible and appropriate, the implementation of innovative stormwater management approaches as part of new development, redevelopment and intensification proposals
- 5.7 When evaluating new development applications, the County and Township will ensure that where the extension of full municipal services is considered, municipal water supply, and sewage conveyance and treatment are extended in a coordinated manner that is financially feasible. As part of that consideration, development applications shall demonstrate compliance with the Phasing policies of this Plan. To determine compliance with the phasing, the Township and County may require that the servicing plans required to be submitted as part of new Draft Plan of Subdivision applications , include a phasing plan that documents existing servicing conditions, capacity, and identify a phased approach for the orderly development of the lands, in accordance with available capacity.
- 5.8 Given the servicing capacity limitations in the Village, uses shall generally be limited to those that require low water and wastewater usage.
- 5.9 Prior to the approval of a development application for new development within the Village, the County and Township shall be satisfied that sufficient water and wastewater servicing capacity continues to be, or will be available to service the development. The formal confirmation of servicing capacity shall be a condition of draft plan approval. Registration of plans of subdivision shall only proceed where the development, in its entirety, or portions thereof, have received formal servicing allocation from the County. It is acknowledged that registration of plans of subdivision may be required to proceed in phases or sub-phases based on the availability of municipal services, the policies of this Plan and the allocation of capacity by the County. The allocation of servicing capacity shall be at the sole discretion of the County.

Phasing of Services

- 5.10 It is a principle of this Plan that growth shall only proceed with sufficient servicing, while recognizing that servicing availability may be limited to the current planned expansions to the WWTP and the available land within the Settlement Area for development. It is recognized that there are multiple properties within the Village that are planned for residential and or employment uses that are currently vacant or that contain an interim use and that do not yet have servicing capacity. In this regard, there are multiple options for the phasing and progression of development. The phasing policies of this Plan are intended to provide for and direct the logical, cost effective extension of municipal services, and to ensure that:

- 5.10.1 development only occurs where servicing is or will be available;

- 5.10.2 the registration of plans of subdivision, final approval of site plan applications and the issuance of building permits do not occur until servicing capacity is available and secured by the respective development;
- 5.10.3 the phasing of development occurs in a contiguous manner including the extension of roads and pedestrian/cycling infrastructure;
- 5.10.4 that technical engineering constraints and considerations are incorporated (e.g., gravity-based systems are considered in advance of other more costly systems);
- 5.10.4 the provision of community services, such as trails, roads, and parks are coordinated and are available to new residents and or employees in a timely manner;
- 5.10.5 that for a draft plan of subdivision that contains multiple phases, a majority of the units are completed and occupied in preceding phases before a new phase is permitted to proceed and building permits are issued.
- 5.11 The phasing of development on full municipal services shall coincide with the existing built up portion of the community, while balancing new development with opportunities for infill and re-development. The allocation of services for development shall generally prioritize development within the built boundary over new greenfield development.
- 5.12 For illustrative purposes, Map 3 to this Plan identifies a conceptual phasing map for the undeveloped areas of the Village within the Settlement Area boundary. The intent of the Phasing Map is to identify a phasing approach that will assist the County and Township in implementing the servicing and phasing policies of this Plan. The Phase Map does not illustrate lands within the Village that have the potential for redevelopment and or intensification. The Township and County shall ensure that capacity is available within the WWTP to provide for minor intensification and redevelopment within the Village, which shall be determined through the municipal servicing allocation policy.
- 5.13 Map 3 is divided into 3 Phases, with a further subdivision of Phase 1 into three Phases. The intent of creating Phase 1 sub-phases is to ensure balance between residential and employment uses in the potential allocation of servicing capacity and to provide equity amongst landowners. The Township and County recognize that not all of the lands identified with Phasing on Map 3 may be able to be serviced with the current planned expansion to the WWTP.
- 5.14 To ensure the implementation of the phasing policies of this Plan, the Township and County may require that proponents of development applications identify their planned phasing and how the progression of the draft plan of subdivision, or other phased development, aligns with the objectives of this Plan.
- 5.15 The phasing policies are not intended to and shall not be interpreted as restricting the timing of completion of community infrastructure, including roads, pathways, trails, utilities, parks, water/wastewater lines and other related facilities.
- 5.16 To implement the phasing policies of this Plan, the Township and County may only approve individual phases of development that have servicing capacity committed, in a manner satisfactory

to the Township and County. Furthermore, the County and Township may use appropriate planning tools, such as conditions of draft plan approval, site plan agreements, subdivision agreements and the use of holding symbols in accordance with the Planning Act to manage the implementation of approved developments and any phases related thereto.

- 5.17 The Township and the County reserve the right to modify the phasing sequence of Map 3 or permit the advancement of a later phase where a land owner does not intend to or has not proceeded in a reasonable time frame.

6.0 IMPLEMENTATION

The purpose of this Secondary Plan is to guide the detailed planning and development of the Drumbo Village Area over the next 25 years. This Secondary Plan shall be implemented through the County of Oxford Official Plan, Township Zoning Bylaw, future plans of subdivision, plans of condominium, urban design guidelines and other development applications.

6.1 Amendments to the Plan

- 6.1.1 Applications for development which do not align with the Secondary Plan policies or that seek a change in use shall require an Amendment to the Secondary Plan and/or County Official Plan, as applicable. Amendments to the Secondary Plan shall be subject to the applicable policies of the County Official Plan and the Provincial Policy Statement, and shall require appropriate justification.
- 6.1.2 The expansion of the Village Settlement Area Boundary beyond the limits shown in the Secondary Plan is not contemplated. The County and Township shall continue to review and consider population and employment growth forecasts and shall consider the boundary of the Village through regular reviews of the Official Plan, as appropriate and in accordance with the Planning Act, as well as the availability of municipal services. Should an expansion of the Village be contemplated to accommodate additional residential growth, the lands designated Future Urban Growth shall be considered first.

6.2 Monitoring

- 6.2.1 The Township and County will monitor the implementation of the Secondary Plan and will review the policies of this Secondary Plan approximately every 5 years to ensure the policies remain relevant and are achieving their objectives.

6.3 Interpretation

- 6.3.1 The use of “shall”, “will”, or “must” in the policy recommendations of this plan indicates a mandatory requirement, whereas the use of “should”, “would”, “may” indicates that a statement is advisory, not binding, and that details need to be resolved in the implementation of this Plan. Where the same topic is addressed in more than one part, sections and policies are cross-referred.

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

From: Dustin Robson, Development Planner, Community Planning

Request for Extension of Draft Approved Plan of Subdivision SB18-08-1 – Carson Reid Homes (Cambridge) Ltd.

REPORT HIGHLIGHTS

- A request has been received to extend approval of a draft plan of subdivision in the Village of Bright for one (1) year.
- The draft plan was originally approved at the November 14, 2018 County Council Meeting and consists of 17 lots for single-detached dwellings and a stormwater management facility.
- A one (1) year extension was approved by Township Council at the October 6, 2021 Council meeting.
- Planning Staff recommend support of a one (1) year extension to provide additional time for the applicant to complete the conditions of the approved draft plan of subdivision and have the subdivision registered.

DISCUSSION

Background

OWNER: Carson Reid Homes (Cambridge) Ltd.

AGENT: Astrid J. Clos
423 Woolwich Street, Suite 201, Guelph ON, N1H 3X3

LOCATION:

The subject lands are legally described as Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim. The lands are located on the south end of Hewitt Street, directly east of George Street, in the Village of Bright.

OFFICIAL PLAN:

| | | |
|----------------|--|---------|
| Schedule "C-3" | County of Oxford Settlement Strategy Plan | Village |
|----------------|--|---------|

| | | |
|----------------|---|------------|
| Schedule "B-1" | Township of Blandford-Blenheim Land Use Plan | Settlement |
|----------------|---|------------|

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW No.1360-2002:

Existing Zoning: Residential Type 1 Zone (R1)

PROPOSAL:

A request has been received to extend approval of a draft plan of subdivision located on the south end of Hewitt Street, directly east of George Street, in the Village of Bright, for one (1) year. The plan of subdivision consists of 17 lots for single detached dwellings and a stormwater management facility.

For Council's information, the draft plan was originally approved in November 2018. At the time of approval, a lapsing period of three (3) years was implemented which would see the draft approval expire on November 14, 2021 if all 31 conditions of draft approval were not met and an extension was not given.

In 2021, the owner requested a one (1) year extension to draft approval in order to allow for some additional time to fulfill the 31 conditions of draft approval. At the regular meeting on October 6, 2021 Township Council approved the requested one (1) year extension and the lapsing date became November 14, 2022.

The applicant is now requesting another one (1) year extension to draft approval to allow additional time to complete the conditions of draft approval. This would be the second extension provided, and the new lapsing date would be November 14, 2023, if supported by Council.

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

Plate 2, Aerial Photography (2020), provides an aerial view of the subject lands and the surrounding area.

Plate 3, Draft Approved Plan of Subdivision, shows the proposed lot and road configuration of the draft plan approved subdivision.

Planning Analysis

Extensions to draft approved plans of subdivision are typically considered with a view to ensuring that the applicant is actively working towards registration of the plan, as well as ensuring sufficient municipal servicing capacity continues to exist to accommodate the proposed development.

The applicant is proposing to extend approval of the draft plan of subdivision (SB18-08-1), for a period of one (1) year. The applicant is currently in the process of completing the conditions of draft plan approval and believes that it is necessary for additional time in order for the conditions to be completed and the subdivision registered.

Staff note that the current owner has been actively working towards the completion of all conditions of draft approval and have entered into a Subdivision Agreement with the Township. While actively moving towards registration, the owner does not believe that it will be completed by the November 14, 2022 deadline and, as such, is requesting the one (1) year extension.

As no concerns were raised as a result of agency circulation and the applicant appears to be working towards final approval, Planning staff are satisfied that a one (1) year extension would be appropriate for the draft approved plan of subdivision.

In light of the foregoing, Planning staff recommend that draft plan approval be extended to November 14, 2023. A resolution from Township Council in support of the request is necessary for the County to grant an extension.

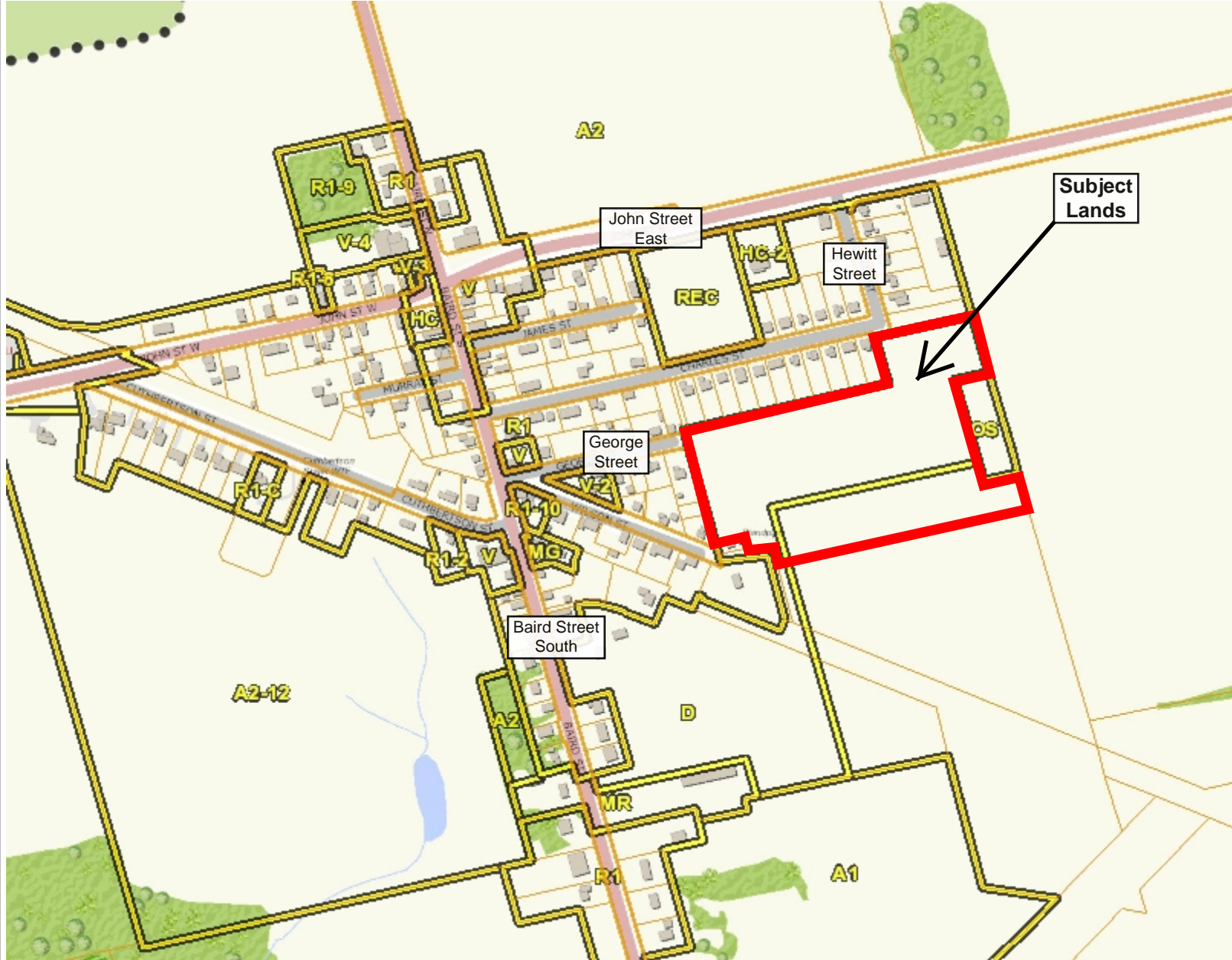
RECOMMENDATION

It is recommended that the Council of the Township of Blandford-Blenheim advise Oxford County that the Township supports a one (1) year extension of draft approval for the plan of subdivision submitted by Carson Reid Homes (Cambridge) Ltd. (SB18-08-1), for lands described Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim, to November 14, 2023 to provide the owner with additional time to complete all conditions of draft plan approval and have the subdivision registered.

SIGNATURES

Authored by: *original signed by* Dustin Robson, MCIP, RPP
Development Planner

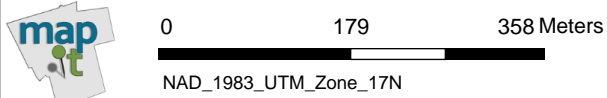
Approved for submission: *original signed by* Gordon K. Hough, RPP
Director



Legend

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

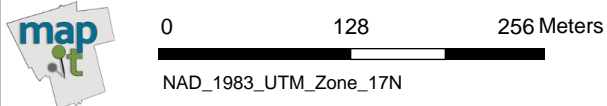
July 18, 2018



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
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July 18, 2018

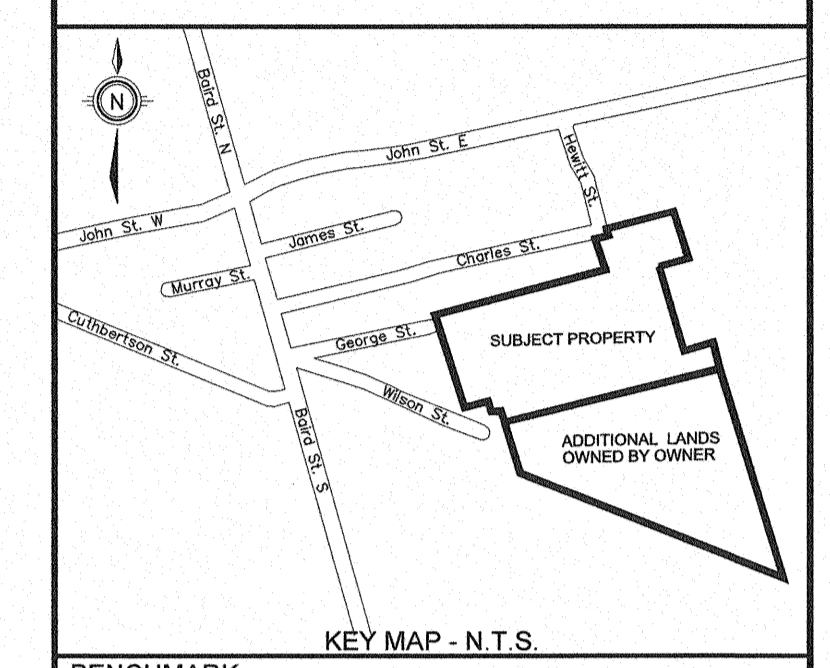
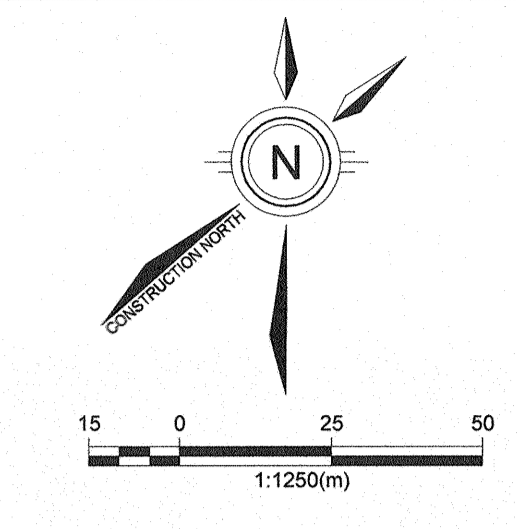
Plate 3: Draft Approved Plan of Subdivision
 File No. SB 18-08-1 & ZN 1-18-10 - Carson Reid Homes (Cambridge) Ltd.
 Part Lot 24, Concession 10 (Blenheim), Parts 1 - 5, 41R-8008, Township of Blandford-Blenheim

FILE: &T114143_WagnerBright\5.9_Drawings\590m\current\1141430P_LAYOUT\SUBMIT-DP_CTB: Roupens-hall-v3.ctb SAVED BY: Jacqueline sovie, 2018-Sep-06 3:56 PM

DRAFT PLAN OF SUBDIVISION

WAGNER-BRIGHT

PART OF LOT 24, CONCESSION 10,
 TOWNSHIP OF
 BLANDFORD-BLENHEIM,
 COUNTY OF OXFORD



BENCHMARK

INFORMATION REQUIRED
 UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990. c.P.13 AS AMENDED

- (a) - AS SHOWN
- (b) - AS SHOWN
- (c) - AS SHOWN
- (d) - AS LISTED BELOW
- (e) - AS SHOWN
- (f) - AS SHOWN
- (g) - AS SHOWN
- (h) - MUNICIPAL WATER
- (i) - SANDY LOAM
- (j) - AS SHOWN
- (k) - MUNICIPAL SANITARY AND STORM SEWERS
- (l) - NONE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED:
 BRIAN CAMPBELL, O.L.S.
 STANTEC GEOMATICS LTD.

DATE: April 23/14

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED:
 RUTH WAGNER

DATE: January 6, 2018

LAND USE SCHEDULE

| LOTS/BLKS | LAND USE | AREA | | POTENTIAL # OF UNITS |
|--------------|-------------------------------------|----------------|-----|----------------------|
| | | MIN | MAX | |
| RESIDENTIAL | | | | |
| LOTS 1-17 | RESIDENTIAL - SINGLE DETACHED | 5.517a | | 17 |
| BLOCK 18 | STORMWATER MANAGEMENT | 0.181ha | | |
| BLOCK 19 | 0.3m RESERVE @ END OF HEWITT STREET | 0.003ha | | |
| STREETS | GEORGE & HEWITT | 1.192ha | | |
| TOTAL | | 6.893ha | | 17 |

| # | DATE | BY | DESCRIPTION |
|-----------|------------|------|----------------------------------|
| 1 | 2018-09-04 | D.S. | ADD TURNING CIRCLE TO DRAFT PLAN |
| REVISIONS | | | |

APPROVALS

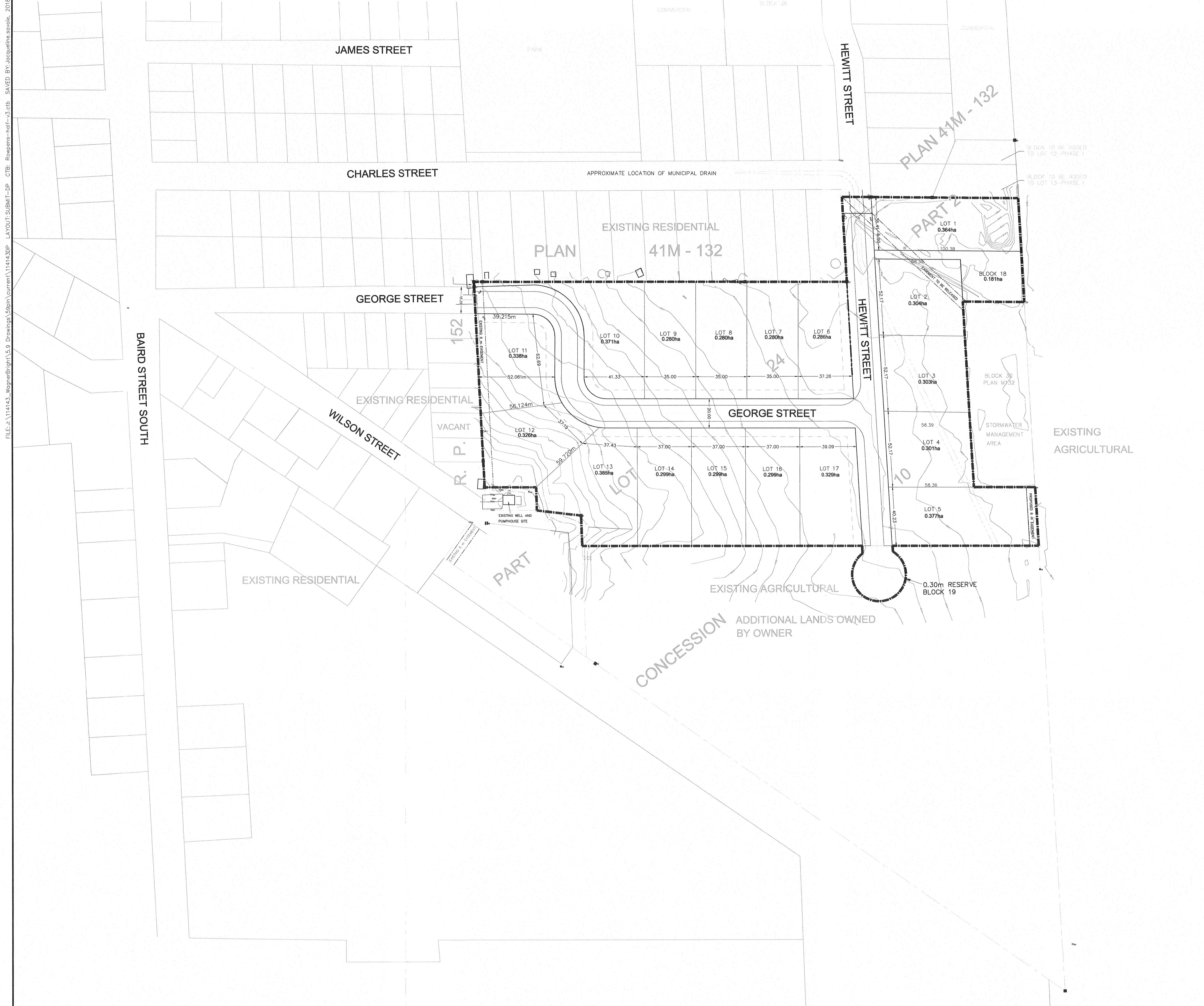
APPROVAL BLOCK

Subject to the conditions, if any, set forth in our letter dated November 22nd, 2018, this draft plan is approved under section 51 of the Planning Act, R.S.O. 1990, as amended, this 14th day of November, 2018.

APPROVED:
 DATE: _____

DESIGNED BY: JJJ/P M.J.S. DATE: December 08, 2017
 DRAWN BY: P.M.J.S. FILE NUMBER: 114143
 CHECKED BY: D.W.S. SHEET NUMBER: 01

IBI GROUP
 101 - 410 Albert Street
 Waterloo ON N2L 3V3 Canada
 tel 519 585 2255 fax 519 585 2269
 ibigroup.com



LOT 23, CONCESSION 10

WARDEN
 COUNTY OF OXFORD



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

| | | | |
|---------------------|--------------------------|----------------------------------|---|
| To: | Members of Council | From: | Rick Richardson Director of Protective Services |
| Reviewed By: | Rodger Mordue | Date: | October 11 th , 2022 |
| Subject: | September Monthly Report | Council Meeting Date: | October 19 th 2022 |
| Report #: | FC-22-22 | | |

Recommendation:

That Report FC-22-22 is received as information.

Background:

To provide Council with an update regarding the activities of the Protective Services Department, for the month of September 2022

Analysis/Discussion:

Fire:

- (19) burn permits were issued in September 2022
- September 2022 monthly fire calls (included)
- Fire calls 2021 vs 2022 (included)

Meetings, Courses and Training Attended:

- Sept 1st attended RFSOC meeting to discuss upcoming farm show setups, work schedule for our Fire Prevention Officer and RFSOC courses for 2023
- Sept 7th attended regular Council meeting
- Sept 10th short listed recruits for 2023 class attended Bright Station for physical testing
We had a great group of candidates again this year and everyone appeared to enjoy the physical testing portion
- Sept 12th staff attended Burgesville Station to finalize the new shared By-Law position job description in order to get this position posted
- Sept 13th ,14th and 15th a number of Blandford Blenheim firefighters attended the annual Farm Show exhibition located outside of Woodstock . RFSOC firefighters provided first response for this show along with fire prevention material from our prevention tent located on site . We have estimated that over 800 free fire prevention bags were handed out over the 3 days event
- Sept 19th – 21st Interviews for 2023 recruits were completed by all four stations during this week . The following personnel have been selected to join our recruit class for 2023

Bright Station – Dan Crawford , Adam Murray ,Isaac Fritz

Drumbo Station – Katie Leet ,Deven Kenkel ,Eddie Galkowski ,Tyler Frahm

Plattsville Station- Josh Yutronkie

Princeton Station – Corey Hoskin

Christmas Events;

- Drumbo will be hosting Santa Breakfast on Sunday, November 27th from 8am – 12 noon
- Bright Christmas parade will be hosted on December 3rd at 2pm
- Plattsville Christmas parade will be hosted on December 3rd at 6:30 pm
- Princeton’s Annual Kids Christmas will be hosted on Dec 10th from 11am-2pm

BB Fire Calls as of January-September

| | <u>2021</u> | | <u>2022</u> | |
|----------------|----------------|--------------------|----------------|--------------------|
| | <u>Medical</u> | <u>Total Calls</u> | <u>Medical</u> | <u>Total Calls</u> |
| Bright | 2 | 19 | 3 | 24 |
| Drumbo | 9 | 56 | 12 | 82 |
| Plattsville | 4 | 43 | 9 | 65 |
| Princeton | 7 | 49 | 8 | 57 |
| EZT | 2 | 8 | 3 | 12 |
| North Dumfries | 0 | 1 | 0 | 0 |
| Wilmot | 0 | 1 | 0 | 0 |
| | 24 | 177 | 35 | 240 |

September 2022 Fire Call Report**Bright**

| | | | |
|----|--------|-----------|-------------------------|
| 23 | 23-Sep | Wilson St | Smoke Alarm - cancelled |
| 24 | 26-Sep | Twp Rd 5 | Chimney Fire Assist |

Drumbo

| | | | |
|----|--------|----------------|--------------|
| 72 | 03-Sep | Twp Rd 5 | MVC |
| 73 | 06-Sep | Hwy 401 Km 250 | MVC |
| 74 | 09-Sep | Oxford Rd 29 | MVC |
| 75 | 09-Sep | Wolverton St | Medical Call |
| 76 | 12-Sep | Hwy 401 Km 262 | MVC |
| 77 | 12-Sep | Hwy 401 Km 261 | Vehicle Fire |
| 78 | 16-Sep | Oxford Rd 29 | Medical Call |
| 79 | 17-Sep | Twp Rd 4 | Medical Call |
| 80 | 18-Sep | Twp Rd 5 | Medical Call |
| 81 | 19-Sep | Wilmot St S | Medical Call |
| 82 | 26-Sep | Twp Rd 5 | Chimney Fire |

Plattsville

| | | | |
|----|--------|----------------|-------------------------|
| 58 | 06-Sep | Hwy 401 Km 252 | MVC Assist |
| 59 | 07-Sep | Twp Rd 12 | Smoke Alarm - cancelled |
| 60 | 12-Sep | Hwy 401 km 262 | MVC Assist |
| 61 | 12-Sep | Hwy 401 Km 261 | Vehicle Fire-Assist |
| 62 | 16-Sep | Albert St W | Fire Alarm |
| 63 | 23-Sep | Wilson St | Smoke Alarm - cancelled |
| 64 | 26-Sep | Twp Rd 5 | Chimney Fire - Assist |
| 65 | 26-Sep | Twp Rd 12 | Vehicle Fire |

Princeton

| | | | |
|----|--------|-------------------|-----------------------|
| 55 | 14-Sep | 3rd Concession Rd | Medical Call |
| 56 | 15-Sep | Hwy 2 | Medical Call |
| 57 | 26-Sep | Twp Rd 5 | Chimney Fire - Assist |

EZT

12 calls to date

North Dumfries

0 calls to date

Wilmot

0 calls to date

By-Law Enforcement – September 2022

- 01 Cats
- 02 Noise – dogs
- 03 Dogs running at large
- 04 Noise
- 05 Dogs running at large
- 06 Dog bite
- 07 Dogs running at large
- 08 Noise
- 09 Parking
- 10 Noise
- 11 Cats & cameras
- 12 Dogs
- 13 Parking
- 14 Cameras
- 15 Noise
- 16 Noise – dog
- 17 Noise – dog

CEMC-September 2022

- Sector Meeting – via Webex
- Municipal 511 Update
- Environment and Climate Change Canada Presentation
- Sector Business Meeting
- EMO Alert Ready
- The Northern Tornadoes Project

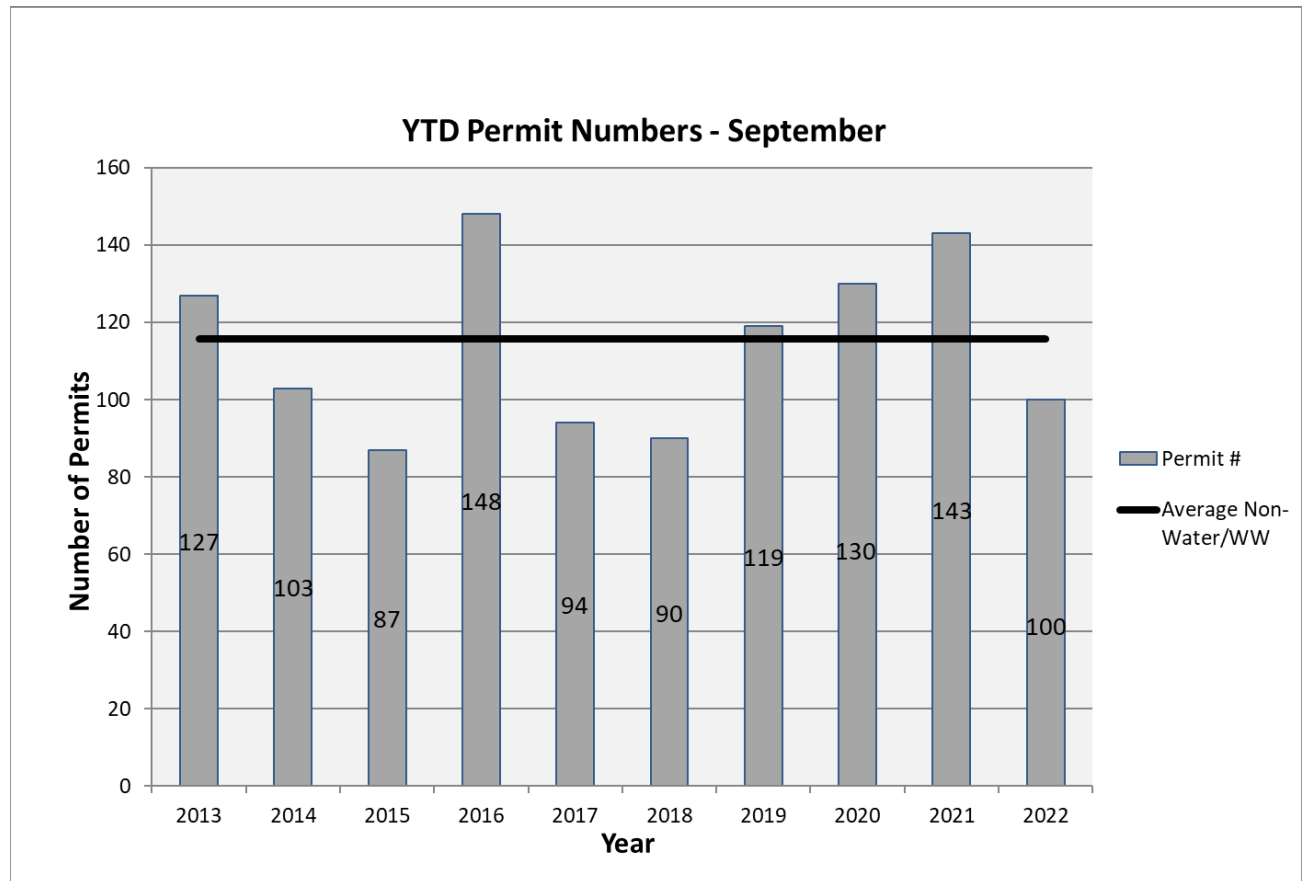
Respectfully submitted by:

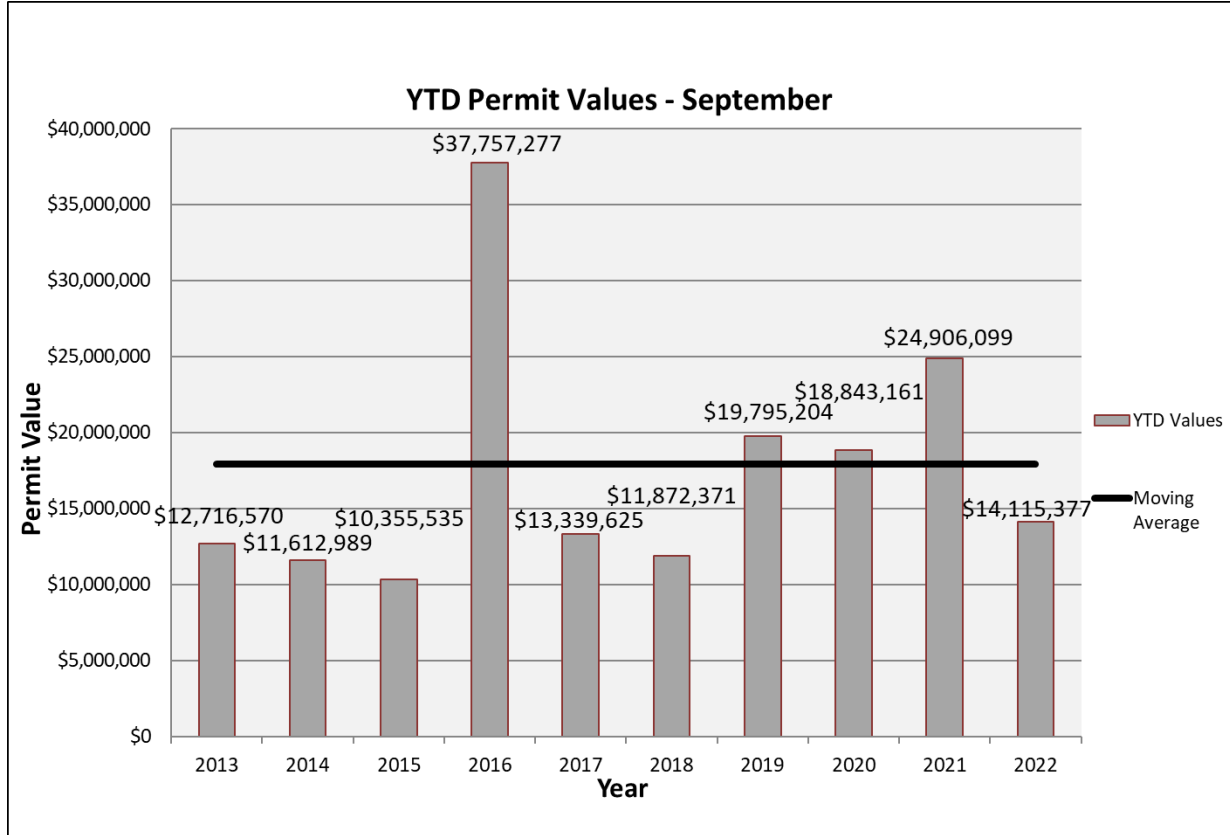
Rick Richardson

Rick Richardson
Director of Protective Services

Monthly Report to Council – October 19, 2022

| Building Description | | | Permit Fee | Permit Value |
|----------------------|------------|------------------------|-------------------|----------------------|
| Accessory structures | New | Building | \$ 116.00 | \$ 1,000.00 |
| Residential building | Alteration | Single-family dwelling | \$ 232.00 | \$ 25,000.00 |
| Residential building | Addition | Single-family dwelling | \$ 232.00 | \$ 2,500.00 |
| Plumbing | Alteration | Drain, Waste & Vent | \$ 381.37 | \$ 56,000.00 |
| Pools | New | Residential - Inground | \$ 232.00 | \$ 80,000.00 |
| Accessory structures | Alteration | Gazebo | \$ 324.70 | \$ 10,000.00 |
| Accessory structures | New | Building | \$ 577.30 | \$ 200,000.00 |
| TOTALS | | | \$2,095.37 | \$ 374,500.00 |





Respectfully submitted by:

John Scherer
Manager Building Services/CBO



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

| | | | |
|---------------------|---|------------------------------|------------------------------------|
| To: | Members of Council | From: | Jim Harmer Drainage Superintendent |
| Reviewed By: | Rodger Mordue | Date: | October 11, 2022 |
| Subject: | Appointment of Engineer for Baker Drain | Council Meeting Date: | October 19, 2022 |
| Report #: | DS-22-22 | | |

Recommendation:

That Report DS-22-21 be received as Information; and,

Whereas the Grand River Conservation Authority have not registered any comments to the petition for drainage works from Don Steinman and 1058672 Ontario Inc. for repair and improvements of the Baker Drain at Part of lot 5 and 4 con 11 at 906072 Township Road 12 and further

Be It resolved that Council appoints K Smart & Associates Ltd., 85 McIntyre Dr. Kitchener, Ont. N2R 1H6, to prepare a new drainage report as per the petition accordance with Section 4 of the Drainage Act

Background:

Have received a signed petition for drainage works from Don Steinman and 1058672 Ontario Inc. for repair and improvements of the Baker Drain at Part of lot 5 and 4 con 11 at 906072 Township Road 12

The GRCA have been notified of council intention to proceed with the petition that was accepted at the September 7, 2022 council meeting.

Also Council has not received any request for cost benefit statements or environmental appraisal as per Section 6 and 7 of the Drainage Act

Analysis/Discussion:

Therefore in accordance with Section 8 of the Drainage Act Council may appoint an Engineer to prepare a report in accordance with Section 4 of the Act

Financial Considerations:

The cost of all municipal drain are assessed to effected landowner in the area of the drainage works.

Attachments:

Copy of Petition

Area to be effected by petition

Respectfully submitted by:

Jim Harmer

Jim Harmer



BAKERDRAINPETITI
ONSIGNED.pdf



BakerDrainarearequ
iringimprovement.pd

This form is to be used to petition municipal council for a new drainage works under the *Drainage Act*. It is not to be used to request the improvement or modification of an existing drainage works under the *Drainage Act*.

To: The Council of the Corporation of the Township _____ of Blandford Blenheim _____

The area of land described below requires drainage (provide a description of the properties or the portions of properties that require drainage improvements)

Area needing drainage improvement is in watershed serviced by the Baker drain and runs through two properties, located at N pt Lot 5 Concession 11 and at N pt Lot 4 Concession 11.

In accordance with section 9(2) of the *Drainage Act*, the description of the area requiring drainage will be confirmed or modified by an engineer at the on-site meeting.

As owners of land within the above described area requiring drainage, we hereby petition council under subsection 4(1) of the *Drainage Act* for a drainage works. In accordance with sections 10(4), 43 and 59(1) of the *Drainage Act*, if names are withdrawn from the petition to the point that it is no longer a valid petition, we acknowledge responsibility for costs.

Purpose of the Petition (To be completed by one of the petitioners. Please type/print)

| | | |
|--|------------------------|---------------------------------------|
| Contact Person (Last Name) Dyck Steinmann | (First Name) Donald | Telephone Number 519 996-5839 ext. |
|--|------------------------|---------------------------------------|

| | |
|------------------------------|-------------------------------|
| Address | |
| Road/Street Number 906072 | Road/Street Name Twp Rd 12 |

| | | | |
|---------------------|------------------|------------------------------------|-------------------------------------|
| Location of Project | | | |
| Lot 5 | Concession 11 | Municipality Blandford Blenheim | Former Municipality (if applicable) |

What work do you require? (Check all appropriate boxes)

- Construction of new open channel
- Construction of new tile drain
- Deepening or widening of existing watercourse (not currently a municipal drain)
- Enclosure of existing watercourse (not currently a municipal drain)
- Other (provide description ▼)

Name of watercourse (if known)
Baker Drain

Estimated length of project
1000m or 3300ft

General description of soils in the area
clay/loam

What is the purpose of the proposed work? (Check appropriate box)

- Tile drainage only
- Surface water drainage only
- Both

Petition filed this 23rd day of August, 2022

| | |
|---|------------------------------|
| Name of Clerk (Last, first name)  | Signature Matheson, Sarah |
|---|------------------------------|

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number if available.
- If you have more than two properties, please take copy(ies) of this page and continue to list them all.

| | |
|-----------------------------|---|
| Number | Property Description |
| | 906072 Township Rd 12, Concession 11 North Part Lot 5 |
| Ward or Geographic Township | Parcel Roll Number |
| Blandford Blenheim | 3245010040019000000 |

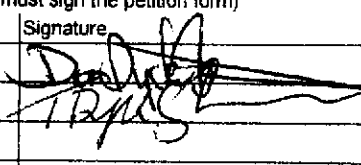
I hereby petition for drainage for the land described and acknowledge my financial obligations.

Ownership

Sole Ownership

| | | |
|--|-----------|-------------------|
| Owner Name (Last, First Name) (Type/Print) | Signature | Date (yyyy/mm/dd) |
|--|-----------|-------------------|

Partnership (Each partner in the ownership of the property must sign the petition form)

| | | |
|--|--|-------------------|
| Owner Name (Last, First Name) (Type/Print) | Signature | Date (yyyy/mm/dd) |
| Dyck Steinmann, Donald |  | 2022/08/03 |
| Dyck Steinmann Tanya | | 2022/08/03 |

Corporation (The individual with authority to bind the corporation must sign the petition)

| | |
|---|--|
| Name of Signing Officer (Last, First Name) (Type/Print) | Signature |
| Name of Corporation | I have the authority to bind the Corporation. Date (yyyy/mm/dd) |
| Position Title | |

| | |
|-----------------------------|--|
| Number | Property Description |
| | 906120 Twp Rd 12, N pt Lot 4 Concession 11 |
| Ward or Geographic Township | Parcel Roll Number |
| Blandford Blenheim | 32-45-010-040-01810-0000 |

I hereby petition for drainage for the land described and acknowledge my financial obligations.

Ownership

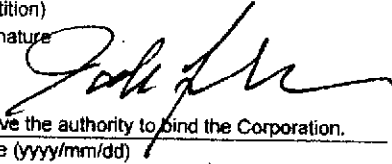
Sole Ownership

| | | |
|--|-----------|-------------------|
| Owner Name (Last, First Name) (Type/Print) | Signature | Date (yyyy/mm/dd) |
|--|-----------|-------------------|

Partnership (Each partner in the ownership of the property must sign the petition form)

| | | |
|--|-----------|-------------------|
| Owner Name (Last, First Name) (Type/Print) | Signature | Date (yyyy/mm/dd) |
| | | |

Corporation (The individual with authority to bind the corporation must sign the petition)

| | |
|---|---|
| Name of Signing Officer (Last, First Name) (Type/Print) | Signature |
| 1058672 Ontario Inc |  |
| Sec/Treasurer | |
| Position Title | I have the authority to bind the Corporation. Date (yyyy/mm/dd) |
| | 2022-08-18 |

Check here if additional sheets are attached Clerk initial

- Petitioners become financially responsible as soon as they sign a petition.**
- Once the petition is accepted by council, an engineer is appointed to respond to the petition. *Drainage Act, R.S.O. 1990, c. D. 17 subs. 8(1).*
 - After the meeting to consider the preliminary report, if the petition does not comply with section 4, the project is terminated and the original petitioners are responsible in equal shares for the costs. *Drainage Act, R.S.O. 1990, c. D. 17 subs. 10(4).*
 - After the meeting to consider the final report, if the petition does not comply with section 4, the project is terminated and the original petitioners are responsible for the costs in shares proportional to their assessment in the engineer's report. *Drainage Act, R.S.O. 1990, c. D. 17 s. 43.*
 - If the project proceeds to completion, a share of the cost of the project will be assessed to the involved properties in relation to the assessment schedule in the engineer's report, as amended on appeal. *Drainage Act, R.S.O. 1990, c. D. 17 s. 61.*

Notice of Collection of Personal Information

Any personal information collected on this form is collected under the authority of the *Drainage Act, R.S.O. 1990, c. D.17* and will be used for the purposes of administering the Act. Questions concerning the collection of personal information should be directed to: where the form is addressed to a municipality (municipality to complete)

and where the form is addressed to a territory without municipal organization, the Drainage Coordinator, Ministry of Agriculture, Food and Rural Affairs, 1 Stone Rd W, Guelph ON N1G 4Y2, 519 826-3552.



BAKER DRAIN



Legend

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

Notes

area that requires repair and improvement (BLUE)



0 102 203 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 23, 2022

Maitland Street has contacted staff with an interest in acquiring the lands. Below is a picture of the property with the unopened road allowance outlined in red:



There are two distinct areas of the subject property so it was the intent to split the transfer into two separate parts. The piece off Maitland Street can be considered as a separate building lot so an appraisal for this part would determine the purchase price for that. The second part of the property is the land south of the rear lot lines of the properties off Maitland. As this land is within the Drumbo settlement area and is on municipal services the cost would be \$2.03 per square foot as set out in the Township's fees and charges by-law.

The developer of the lands to the south had expressed an interest in acquiring all of the lands. This request was considered by Council on September 21, 2022. The property owner at 24 Maitland Street has now also expressed an interest in acquiring both pieces. The following is an excerpt from that individual's correspondence to staff:

"If this property is not going to be a road, does that mean I can purchase it? I purchased 24 Maitland a month and a half ago with the knowledge and understanding that there will be a road beside my property. If this is no longer the case then I would like the opportunity to purchase the lot so we can keep the green space and maintain the small town feel of the street."

They further indicated that they are "...interested in purchasing both of the properties that make up the road allowance".

It would appear that the main interest of the interest party on Maitland Street is that piece fronting onto and abutting their property on Maitland Street. Likewise, the main interest of the party to the south is in the land which is surrounded by their development land. In order to be fair to both interested parties it is recommended that the unopened road allowance property be split and that the north piece be offered to the owner of 24 Maitland Street and the south piece be offered to the owner of the surrounding development land. In the event that either party changes their mind prior to the transfer, then that land would be offered to the other party.

Financial Considerations:

The value of the property requested would be made up of two components.

The 66' x 132' lot off Maitland Street has an appraised value of \$235,000.

The land south of that lot has an approximate area of 30,000 square feet so the value of that would be \$60,900 +/- ($\$2.03 \times 30,000$). The actual area of land would need to be determined by a survey.

Attachments:

N/A

Respectfully submitted by:

Rodger Mordue
CAO/Clerk

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2313-2022

Princeton Drainage System 2022

A By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

WHEREAS the Council of the Township of Blandford-Blenheim in the County of Oxford appointed K.A. Smart, P. Eng., of K. Smart Associates Limited, of Kitchener, Ontario, and the Section 4, 8 and 78 report is attached hereto and forms part of this By-law.

AND WHEREAS the estimated total cost of this report consisting of the engineering, construction costs and administration is \$18,300,000.

THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, and amendments thereto, enacts as follows:

1. The report dated July 29, 2022 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. The Corporation may borrow on the credit of the Corporation the amount of **\$18,300,000**, being the necessary amount for construction of the Drainage Works.
3. The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,
 - (a) grants received under Section 85 of the Act;
 - (b) commuted payments made in respect of lands and roads assessed within the municipality;
 - (c) moneys paid under subsection 61(3) of the Act; and

such debentures shall be made payable within Ten (10) years from the date of the debenture and shall bear interest at a rate to be established at the date of the sale of such debentures.

The County of Oxford shall handle the sale of such debentures, with interest at the prevailing rates at the time of debenture sale. The Municipality of the Township of Blandford-Blenheim shall make annual payments without coupons payable to the County of Oxford.

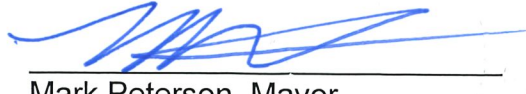
4. A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the Schedule to be collected in the same manner and at the same time as other taxes are collected in each year for Ten (10) years, the year following the due date of the final invoice that calculates the actual costs of the Drainage Works in accordance with the Schedule contained in this By-law.

5. This by-law comes into force on the passing thereof and may be cited as Princeton Drainage System 2022.

Read a First and Second Time this 7th day of September, 2022.

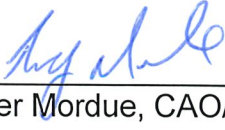


Rodger Mordue, CAO/Clerk



Mark Peterson, Mayor

Read a Third Time and Finally Passed this _____ of _____, 2022



Rodger Mordue, CAO/Clerk



Mark Peterson, Mayor

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2319-2022

Being a By-law to confirm the proceedings of Council.

WHEREAS by Section 5 of the *Municipal Act* 2001, S.O. 2001, c.25, the powers of a municipal corporation are to be exercised by its Council.

AND WHEREAS by Section 11 of the *Municipal Act* 2001, S.O. 2001, c.25, the powers of every Council are to be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Blandford-Blenheim at this meeting be confirmed and adopted by by-law;

NOW THEREFORE the Council of the Corporation of the Township of Blandford-Blenheim hereby enacts as follows:

1. That the actions of the Council of the Corporation of the Township of Blandford-Blenheim in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Blandford-Blenheim, at this meeting held on October 19, 2022 is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. That the Mayor and proper officials of the Corporation of the Township of Blandford-Blenheim are hereby authorized and directed to do all things necessary to give effect to the actions of the Council referred to in the proceeding section hereof.
3. That the Mayor and the CAO / Clerk be authorized and directed to execute all documents in that behalf and to affix thereto the seal of the Corporation of the Township of Blandford-Blenheim.

By-law read a first and second time this 19 day of October, 2022.

By-law read a third time and finally passed this 19 day of October, 2022.

MAYOR
MARK PETERSON

CAO / CLERK
RODGER MORDUE