

#### **AGENDA**

#### COUNTY OF OXFORD COUNCIL

Wednesday, September 28, 2022, 7:00 p.m. 21 Reeve Street, Woodstock and online www.oxfordcounty.ca/livestream

- 1. CALL TO ORDER
- 2. APPROVAL OF AGENDA

**Proposed Resolution:** 

Resolved that the Agenda be approved.

- DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
- 4. ADOPTION OF COUNCIL MINUTES OF PREVIOUS MEETING
  - 4.1. September 14, 2022

Proposed Resolution:

Resolved that the Council minutes of September 14, 2022 be adopted.

- 5. PUBLIC MEETINGS
  - 5.1. Resolution to go into a Public Meeting pursuant to the Planning Act

Proposed Resolution:

Resolved that Council rise and go into a Public Meeting pursuant to the *Planning Act*, and that the Warden chair the public meeting.

Time			

5.1.1. Applications for Official Plan Amendment and Plan of Subdivision OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc. (Presentation by GSP Group Inc.)

To facilitate the expansion of the Settlement boundary of the Village of Mount Elgin, designate the lands for Serviced Village purposes and to further re-designate the subject lands from "Agricultural Reserve" to "Settlement", "Low Density Residential" and "Open Space", to enable the development of a residential plan of subdivision on lands municipally known as 324032 and 324056 Mount Elgin Road, in and adjacent to the Village of Mount Elgin.

<sup>\*</sup> See Report No. CP 2022-301

#### 5.1.2. Resolution to adjourn the Public Meeting

#### Proposed Resolution:

Resolved that Council adjourn the Public Meeting and reconvene as Oxford County Council with the Warden in the chair.

Time			

5.2. Consideration of Report No. CP 2022-301 - Applications for Official Plan Amendment and Plan of Subdivision - OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc.

#### Proposed Resolution:

Resolved that the recommendations contained in Report No. CP 2022-301, titled "Applications for Official Plan Amendment and Plan of Subdivision - OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc.", be adopted.

#### 6. DELEGATIONS, PRESENTATIONS AND CONSIDERATION THEREOF

# 6.1. Woodstock Art Gallery

Maxine Noel. CM

In honour of the National Day for Truth and Reconciliation

#### Proposed Resolution:

Resolved that the information provided in the delegation from Maxine Noel in honour of the National Day for Truth and Reconciliation be received.

#### 6.2. Tanager Drive and Falcon Road Residents

Art Baumunk and Marc Vandepoele

Re: Oxford County Tanager Drive and Falcon Road Services Extension Project

#### **Proposed Resolution:**

Resolved that the information provided in the delegation from Tanager Drive and Falcon Road residents be received and considered along with Report No. CS 2022-29, titled "Oxford County Tanager Drive and Falcon Road Services Extension Project".

#### 7. CONSIDERATION OF CORRESPONDENCE

## 7.1. Town of Tillsonburg

September 12, 2022

Re: Tillsonburg Town Council decision regarding sewer costs for Tanager Drive and Falcon Road

#### Proposed Resolution:

Resolved that the correspondence from the Town of Tillsonburg dated September 12, 2022 regarding sewer costs for Tanager Drive and Falcon Road be received and considered along with Report No. CS 2022-29, titled "Oxford County Tanager Drive and Falcon Road Services Extension Project".

#### 8. REPORTS FROM DEPARTMENTS

#### 8.1. COMMUNITY PLANNING

8.1.1. CP 2022-301 - Applications for Official Plan Amendment and Plan of Subdivision - OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc.

#### RECOMMENDATIONS

- 1. That Oxford County Council approve Application OP 21-16-4, submitted by GSP Group on behalf of the owner, Mount Elgin Developments Inc (dated April 14, 2022), as amended, for lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, to expand the settlement boundary of the Village of Mount Elgin and re-designate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement', 'Low Density Residential' and 'Open Space':
- 2. And further, that Council approve the attached Amendment No. 281 to the County of Oxford Official Plan;
- 3. And further, that the necessary by-law to approve Amendment No. 281 be raised;
- 4. And further, that Oxford County Council grant draft approval to a proposed residential subdivision, File No. SB 21-11-4, as submitted by GSP Group on behalf of the owner, Mount Elgin Developments Inc (dated August 16, 2022), for lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, consisting of 166 lots for single detached dwellings, 7 blocks for 69 street fronting townhouses dwellings, 1 open space block, one park block, 3 blocks for pedestrian walkways, 2 blocks for lot additions, a block for a railway berm, and two blocks to be dedicated to the Township, served by six new local streets, subject to the conditions attached to this report as Schedule "A" being met prior to final approval.

## 8.2. CORPORATE SERVICES

8.2.1. CS 2022-29 - Oxford County Tanager Drive and Falcon Road Services Extension Project

#### RECOMMENDATION

 That By-law No. 6472-2022, being a by-law to authorize the funding sources and mandatory connection for the Oxford County Tanager Drive and Falcon Road Services Extension Project, be presented to Council for enactment.

## **Proposed Resolution:**

Resolved that the recommendation contained in Report No. CS 2022-29, titled "Oxford County Tanager Drive and Falcon Road Services Extension Project", be adopted.

8.2.2. CS 2022-30 - Credit Rating Review - 2022

#### RECOMMENDATION

1. That the County of Oxford's Credit Rating Update, attached to Report No.

<sup>\*</sup> See Item 5.2

CS 2022-30, dated September 19, 2022, as prepared by Standard & Poor's be received for information.

## **Proposed Resolution:**

Resolved that the recommendation contained in Report No. CS 2022-30, titled "Credit Rating Review – 2022", be adopted.

#### 8.3. PARAMEDIC SERVICES

- 8.3.1. PS 2022-02 2023 Land Ambulance Response Time Performance Plan RECOMMENDATION
  - 1. That Oxford County Council approve the 2023 Land Ambulance Response Time Performance Plan as set out in Report No. PS 2022-02.

#### **Proposed Resolution:**

Resolved that the recommendation contained in Report No. PS 2022-02, titled "2023 Land Ambulance Response Time Performance Plan", be adopted.

#### 9. UNFINISHED BUSINESS

- 9.1. Pending Items
- 10. MOTIONS
- 11. NOTICE OF MOTIONS
- 12. NEW BUSINESS/ENQUIRIES/COMMENTS
- 13. CLOSED SESSION
- 14. CONSIDERATION OF MATTERS ARISING FROM THE CLOSED SESSION
- 15. BY-LAWS
  - 15.1. By-law No. 6471-2022

Being a By-law to adopt Amendment Number 281 to the County of Oxford Official Plan.

15.2. By-law No. 6472-2022

Being a by-law to mandate connection to and impose the cost of the watermain and sanitary sewer system upon owners of lands within the designated area, referred to as the "Oxford County Tanager Drive and Falcon Road Services Extension Project".

15.3. By-law No. 6473-2022

Being a By-law to confirm all actions and proceedings of the Council of the County of Oxford at the meeting at which this By-law is passed.

#### **Proposed Resolutions:**

Resolved that the following by-laws be now read a first and second time: 6471-2022 to 6473-2022 inclusive.

Resolved that the following by-laws be now given a third and final reading: 6471-2022 to

# 16. ADJOURNMENT



# OXFORD COUNTY COUNCIL MINUTES

#### **September 14, 2022**

Council Present Warden Larry Martin

Deputy Warden Sandra Talbot Councillor Ted Comiskey

Councillor David Mayberry
Councillor Don McKay (9:32 a.m.)

Councillor Stephen Molnar Councillor Mark Peterson Councillor Deborah Tait

Council Absent Councillor Trevor Birtch

Councillor Marcus Ryan

Staff Participants B. Addley, Interim Chief Administrative

K. Black, Director of Human Services

L. Buchner, Director of Corporate ServicesM. Cowan, Manager of Information ServicesM. Dager, Director of Woodingford LodgeG. Hough, Director of Community Planning

C. Senior, Clerk

D. Simpson, Director of Public Works A. Smith, Director of Human Resources

#### 1. CALL TO ORDER

Oxford County Council meets in regular session this fourteenth day of September, 2022, in the Council Chamber, County Administration Building, Woodstock at 9:30 a.m. with Warden Martin in the chair.

#### 2. APPROVAL OF AGENDA

## **RESOLUTION NO. 1**

Moved By: Sandra Talbot Seconded By: Deborah Tait

Resolved that the Agenda be approved as amended to include a correspondence item from Minister of Municipal Affairs and Housing Steve Clark regarding Official Plan Amendment 269 and a correspondence item from the Ontario Electoral Boundaries Commission regarding the Proposal for Ontario's Federal Electoral Boundaries.

#### **DISPOSITION: Motion Carried**

As suggested by Councillor Mayberry, a moment of silence is observed to reflect on the life and legacy of service of Her Majesty Queen Elizabeth II who passed away on September 8, 2022.

# 3. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

NIL

#### 4. ADOPTION OF COUNCIL MINUTES OF PREVIOUS MEETING

4.1 August 10, 2022

#### **RESOLUTION NO. 2**

Moved By: Sandra Talbot Seconded By: Deborah Tait

Resolved that the Council minutes of August 10, 2022 be adopted.

**DISPOSITION: Motion Carried** 

#### 5. PUBLIC MEETINGS

5.1 Resolution to go into a Public Meeting pursuant to the Planning Act

# **RESOLUTION NO. 3**

Moved By: Sandra Talbot Seconded By: Deborah Tait

Resolved that Council rise and go into a Public Meeting pursuant to the *Planning Act*, and that the Warden chair the public meeting.

DISPOSITION: Motion Carried at 9:35 a.m.

## 5.1.1 Source Protection Updates to the Official Plan

To present County Council with updates to the water quality policies in the Official Plan specific to protection of the County's municipal drinking water supplies in accordance with *the Clean Water Act* (i.e. source protection plans).

The Chair asks Paul Michiels, Manager of Planning Policy, to present the report. P. Michiels joins the meeting via WebEx indicating that the purpose of the report is to update the existing water quality policies and present proposed updates that ensure Oxford County's municipal drinking water supplies are protected from threats from a risk management and

developmental review process. In closing, P. Michiels indicates that staff are satisfied the proposed updates are in keeping with applicable provincial plans, are consistent with the Provincial Policy Statement and are recommending approval.

The Chair opens the meeting to comments and questions from members of Council. There are none.

No members of the public were in attendance to speak either in support of or in opposition of the report.

5.1.2 Proposed Amendment to the Official Plan (OP 22-16-9) - Additional Residential Units in Rural Areas (Presentation)

To consider additional input received in response to draft Amendment No. 285 to the County of Oxford Official Plan with respect to Additional Residential Units in Rural Areas and any additional public input related to the proposed amendments prior to bringing the final amendment back for Council approval at a future meeting.

The Chair asks Meghan House, Development Planner, to present the report. M. House joins the meeting via WebEx and proceeds through a PowerPoint presentation, which formed part of Council's electronic agenda.

The Chair opens the meeting to comments and questions from members of Council. There are none.

The Chair asks if any members of the public are in attendance to speak either in favour of or opposed to the proposed amendment to the Official Plan (OP 22-16-9) - Additional Residential Units in Rural Areas.

Bev Beaton, a resident of Princeton joins the meeting in the Council Chamber. B. Beaton indicates that in his opinion, eight different policies for a population of 110,000 residents is problematic and feels one common policy, in line with the Province of Ontario's goal towards making home ownership affordable should be adopted across the County of Oxford.

B. Beaton speaks of the difficulties young people currently face when trying to enter the housing market, including the need for a living wage, the rate of inflation, the high cost of building materials and simple greed driving up the cost of housing. B. Beaton indicates that an Additional Residential Unit (ARU) policy should serve as a solution to help resolve some of these issues as well as address minimum lot sizes, septic system hookup requirements and permitting tiny homes and ancillary dwellings. The proposed requirement for a minimum lot area of 0.6 ha

(1.48 ac) increases the difficulty and cost of finding a property where an ARU could be permitted in an ancillary structure.

In closing, B. Beaton speaks of the wartime housing initiative which the Federal Government implemented for war workers, veterans and their families across Canada following World War II which was a practical answer to the housing issues of the day, stating that Additional Residential Unit policies should be intelligent, permissive and practical for them to work in solving today's housing issues.

The Chair opens the meeting to comments and questions from members of Council. M. House and B. Beaton respond to comments and questions from Councillors Mayberry and Peterson. Councillor Peterson expresses concern that the proposed minimum lot area is too restrictive and would prevent ARUs from being located in an ancillary structure in many of the settlement areas without wastewater services. Councillor Mayberry states that consistent zoning provisions across area municipalities would be ideal, but may not be possible. Councillor Mayberry further comments that he supports measures to protect private drinking water supplies and is not opposed to the proposed minimum lot area standard.

5.1.3 Application for Official Plan Amendment - OP 22-09-3 – Winzen Norwich Homes Ltd.

To consider an Official Plan amendment which proposes to re-designate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of 22 street fronting townhouses on lands that have been draft approved for residential development on lands municipally known as 18 Dufferin Street in the Village of Norwich.

The Chair asks Gord Hough, Director of Planning to present the report. G. Hough joins the meeting via WebEx and through use of a map summarizes Report No. CP 2022-340 - Application for Official Plan Amendment - OP 22-09-3 – Winzen Norwich Homes Ltd.

G. Hough indicates that the Application for Official Plan Amendment is located in the Village of Norwich and proposes changing the designation from low density residential to medium density residential to facilitate the construction of 22 townhouse units. G. Hough indicates that the Application was supported by Township of Norwich Council and that staff are recommending support of the application.

The Chair opens the meeting to comments and questions from members of Council. There are none.

No members of the public were in attendance to speak either in support of or in opposition to the application.

# 5.1.4 Application for Official Plan Amendment - OP 22-03-8 - Tiffany Development Corporation

To consider an Official Plan amendment which proposes to amend the 'High Density Residential' designation that currently applies to the subject lands to include a site-specific policy that will facilitate a 12-storey apartment building containing up to 142 dwelling units on lands municipally known as 335 Juliana Drive, Woodstock.

The Chair asks Gord Hough, Director of Planning to present the report. G. Hough joins the meeting via WebEx and through use of a map summarizes Report No. CP 2022-354 - Application for Official Plan Amendment - OP 22-03-8 - Tiffany Development Corporation.

G. Hough indicates that the Application for Official Plan Amendment is located in the southeasterly portion of the City of Woodstock, near the Woodstock Hospital. G. Hough indicates that the Applicant is proposing to amend the policy to increase the density from 150 units per hectare to 179 units per hectare. G. Hough indicates that the current zoning does permit a twelve-storey apartment building on the current site but only up to 131 units while permitting the policy amendment would allow up to 142 units. G. Hough indicates that based on the surrounding land uses and proximity to services, the site is appropriate to accommodate the proposal. G. Hough indicates that the proposed parking for this site is to be largely underground with a limited number of visitor parking spots and greenspace on the surface. In closing, G. Hough indicates that the City of Woodstock Council recommended support of the application and that staff are also in support of the application.

The Chair opens the meeting to comments and questions from members of Council. There are none.

No members of the public were in attendance to speak either in support of or in opposition to the application.

#### 5.2 Resolution to adjourn the Public Meeting

#### RESOLUTION NO. 4

Moved By: Deborah Tait Seconded By: Ted Comiskey

Resolved that Council adjourn the Public Meeting and reconvene as Oxford County Council with the Warden in the chair.

**DISPOSITION:** Motion Carried at 10:18 a.m.

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5.3 Consideration of Report No. CP 2022-329 - Source Protection Updates to the Official Plan

#### **RESOLUTION NO. 5**

Moved By: Deborah Tait Seconded By: Ted Comiskey

Resolved that the recommendations contained in Report No. CP 2022-329, titled "Source Protection Updates to the Official Plan", be adopted.

**DISPOSITION:** Motion Carried

5.4 Consideration of Report No. CP 2022-332 - Proposed Amendment to the Official Plan (OP 22-16-9) - Additional Residential Units in Rural Areas

#### **RESOLUTION NO. 6**

Moved By: Deborah Tait Seconded By: Ted Comiskey

Resolved that the recommendations contained in Report No. CP 2022-332, titled "Proposed Amendment to the Official Plan (OP 22-16-9) - Additional Residential Units in Rural Areas", be adopted.

**DISPOSITION:** Motion Carried

5.5 Consideration of Report No. CP 2022-340 - Application for Official Plan Amendment - OP 22-09-3 – Winzen Norwich Homes Ltd.

#### **RESOLUTION NO. 7**

Moved By: Ted Comiskey Seconded By: Don McKay

Resolved that the recommendations contained in Report No. CP 2022-340, titled "Application for Official Plan Amendment - OP 22-09-3 – Winzen Norwich Homes Ltd.", be adopted.

**DISPOSITION: Motion Carried** 

5.6 Consideration of Report No. CP 2022-354 - Application for Official PlanAmendment - OP 22-03-8 - Tiffany Development Corporation

#### **RESOLUTION NO. 8**

Moved By: Ted Comiskey Seconded By: Don McKay

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Resolved that the recommendations contained in Report No. CP 2022-354, titled "Application for Official Plan Amendment - OP 22-03-8 - Tiffany Development Corporation", be adopted.

**DISPOSITION:** Motion Carried

## 6. DELEGATIONS, PRESENTATIONS AND CONSIDERATION THEREOF

Councillor Mayberry leaves the Council Chamber at 10:20 a.m. He returns at 10:22 a.m.

## 6.1 Rail Safety Week

#### **RESOLUTION NO. 9**

Moved By: Ted Comiskey Seconded By: Don McKay

Whereas Rail Safety Week is to be held across Canada from September 19 to 25, 2022;

And whereas it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens;

And whereas Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;

And whereas CN has requested County Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

It is hereby resolved that Oxford County Council support national Rail Safety Week to be held from September 19 to 25, 2022.

**DISPOSITION: Motion Carried** 

## 7. CONSIDERATION OF CORRESPONDENCE

# 7.1 Woodstock Art Gallery

August 19, 2022

Re: Request for letter of support to Digital Museums of Canada

#### **RESOLUTION NO. 10**

Moved By: Don McKay Seconded By: Mark Peterson Resolved that a letter of support be prepared regarding the Woodstock Art Gallery and Oxford County Archives' joint funding application regarding an Emily "Ella" Carlyle (nee Youmans) digital journal exhibition.

**DISPOSITION:** Motion Carried

## 7.2 Federal Electoral Boundary Reform 2022

#### **RESOLUTON NO. 11**

Moved By: Stephen Molnar Seconded By: Ted Comiskey

Resolved that the information regarding the Federal Electoral Boundary Reform be received as information;

And further, that the County of Oxford strongly opposes the proposed realignment;

And further, that The County of Oxford makes application for representation to effectively present their position through the Public Engagement process, in advance of September 25, 2022;

And further, that this material be shared with MP Mackenzie. MPP Hardeman and all municipalities of Oxford County as information.

#### **DISPOSITION: Motion Carried**

#### 7.3 Oxford County Road Supervisors Association

September, 2022

Re: 2025 Association of Ontario Road Supervisor's (AORS) Municipal Trade Show

#### **RESOLUTION NO. 12**

Moved By: Don McKay Seconded By: Mark Peterson

Whereas the Oxford County Road Supervisors Association is seeking to host the 2025 Association of Ontario Road Supervisor's (AORS) Municipal Trade Show;

And Whereas this event draws more than 2,000 participants to share information and technical developments related to municipal roads and infrastructure with 200+ exhibitors (300 booths) of public works products and services;

And Whereas this event provides an opportunity to showcase the County and local municipalities while providing support to the local economy through accommodations, meals and other related spinoffs;

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And Whereas municipal support for the show and public works staff involved in planning, organizing and running the Trade Show is required for it to be successful;

Now therefore be it resolved that the Council of the County of Oxford hereby endorses the Oxford County Road Supervisors Association bid for the 2025 AORS Municipal Trade Show;

And further endorses the utilization of public works staff to assist with planning, organizing and running the 2025 AORS Municipal Trade Show.

**DISPOSITION:** Motion Carried

#### 7.4 Ontario Electoral Boundaries Commission

September 6, 2022

Re: Proposal for Ontario's Federal Electoral Boundaries

#### **RESOLUTION NO. 13**

Moved By: Mark Peterson Seconded By: Stephen Molnar

Resolved that the correspondence from the Ontario Electoral Boundaries Commission dated September 6, 2022 regarding the Proposal for Ontario's Federal Electoral Boundaries be received as information.

**DISPOSITION:** Motion Carried

#### 7.5 Minister of Municipal Affairs and Housing

September 12, 2022

Re: Official Plan Amendment 269

#### **RESOLUTION NO. 14**

Moved By: Mark Peterson Seconded By: Stephen Molnar

Resolved that the correspondence from Minister of Municipal Affairs and Housing Steve Clark, dated September 12, 2022 regarding Official Plan Amendment 269 be received as information.

**DISPOSITION: Motion Carried** 

Councillor Molnar leaves the meeting at 10:29 a.m.

#### 8. REPORTS FROM DEPARTMENTS

#### 8.1 COMMUNITY PLANNING

8.1.1 CP 2022-329 - Source Protection Updates to the Official Plan

#### **RECOMMENDATIONS**

- That Oxford County Council approve application OP 22-17-9 to amend Chapter 3, Section 3.2.7.2.3 – Water Quality, of the County Official Plan, to update the County's source protection policies;
- 2. And further, that Council approve the attached Amendment No. 282 to the County of Oxford Official Plan;
- 3. And further, that the necessary by-law to approve Amendment No. 282 be raised.

The Report was dealt with under Public Meetings.

8.1.2 CP 2022-332 - Proposed Amendment to the Official Plan (OP 22-16-9) - Additional Residential Units in Rural Areas

#### RECOMMENDATIONS

- That Oxford County Council direct that Planning staff consider any additional input received in response to the attached draft Amendment No. 285 to the County of Oxford Official Plan and bring back a final draft of the amendment, with any necessary revisions, for Council's consideration at a future meeting;
- And further, that County Council direct that Planning staff consult with the Ministry of Municipal Affairs and Housing (MMAH) to determine the most appropriate process to incorporate the necessary amendments to Section 3.1 – Agricultural Land Resource with respect to Additional Residential Units, while OPA 269 (Agricultural Policy Updates) is still undergoing review by MMAH;
- 3. And further, that Report No. CP 2022-332 be circulated to the Area Municipalities for information.

The Report was dealt with under Public Meetings.

8.1.3 CP 2022-340 - Application for Official Plan Amendment - OP 22-09-3 – Winzen Norwich Homes Ltd.

#### RECOMMENDATIONS

 That Oxford County Council approve Application No. OP 22-09-3, submitted by Girard Engineering on behalf of Norwich Winzen Homes Ltd. for lands described as Part of Lot 9, Concession 5 (North Norwich), Lot 109 and Part of Lots 108 & 110, Plan 226 in

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the Village of Norwich, to re-designate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the construction of 22 street fronting townhouses;

- And further, that Council approve the attached Amendment No. 283 to the County of Oxford Official Plan;
- 3. And further, that the necessary by-law to approve Amendment No. 283 be raised.

The Report was dealt with under Public Meetings.

8.1.4 CP 2022-354 - Application for Official Plan Amendment - OP22-03-8 – Tiffany Development Corporation

#### RECOMMENDATIONS

- That Oxford County Council approve Application No. OP 22-03-8 submitted by Tiffany Development Corporation, for lands described as Part Block 137, Plan 41M234, Part 3, 41R8712 in the City of Woodstock, to amend the current High Density Residential designation that applies to the lands to increase the density of development to facilitate the establishment of a 12storey residential apartment building with up to 142 units;
- 2. And further, that Council approve the attached Amendment No. 284 to the County of Oxford Official Plan;
- 3. And further, that the necessary by-law to approve Amendment No. 284 be raised.

The Report was dealt with under Public Meetings.

#### 8.2 HUMAN SERVICES

8.2.1 HS 2022-06 - Canada Wide Early Learning Child Care System Update

#### RECOMMENDATION

 That County Council receive Report No. HS 2022-06, entitled "Canada Wide Early Learning Child Care System Update," as information.

#### **RESOLUTION NO. 15**

Moved By: Mark Peterson Seconded By: Ted Comiskey

Resolved that the recommendation contained in Report No. HS 2022-06, titled "Canada Wide Early Learning Child Care System Update", be adopted.

## **DISPOSITION:** Motion Carried

#### 8.3 HUMAN RESOURCES

8.3.1 HR 2022-06 - Employee Turnover and Workload Data

#### RECOMMENDATION

1. That Council receive report HR 2022-06 entitled "Employee Turnover and Workload Data" as information.

#### **RESOLUTION NO. 16**

Moved By: Ted Comiskey Seconded By: David Mayberry

Resolved that the recommendation contained in Report No. HR 2022-06, titled "Employee Turnover and Workload Data", be adopted.

**DISPOSITION: Motion Carried** 

## 9. UNFINISHED BUSINESS

9.1 Pending ItemsNo discussion takes place regarding the Pending Items list.

#### 10. MOTIONS

NIL

#### 11. NOTICE OF MOTIONS

NIL

#### 12. NEW BUSINESS/ENQUIRIES/COMMENTS

12.1 Oxford County 2024 Water and Wastewater Master Plan

Re: Municipal Class Environmental Assessment Study - Phase 1 & 2 Notice of Public Consultation Centre #1 (Virtual), Oxford County

#### **RESOLUTION NO. 17**

Moved By: Ted Comiskey Seconded By: David Mayberry

Resolved that the Memo regarding Municipal Class Environmental Assessment Study - Phase 1 & 2 Notice of Public Consultation Centre #1 regarding the Oxford County 2024 Water and Wastewater Master Plan be received as information.

**DISPOSITION:** Motion Carried

#### 13. CLOSED SESSION

#### **RESOLUTION NO. 18**

Moved By: Mark Peterson Seconded By: David Mayberry

Resolved that Council rise and go into a Closed Session to consider Report No. HS (CS) 2022-05 and HR (CS) 2022-07 regarding a proposed or pending acquisition or disposition of land by the County or local board and labour relations or employee negotiations.

DISPOSITION: Motion Carried at 10:39 a.m.

Oxford County Council meets in Closed Session in the Council Chamber as part of a regular meeting, this fourteenth day of September, 2022.

10:41 a.m. with Warden Martin in the chair.

All Members of Council present with the exception of Councillors Birtch, Molnar and Ryan.

Staff Participants B. Addley, Interim Chief Administrative

K. Black, Director of Human Services

L. Buchner, Director of Corporate Services M. Cowan, Manager of Information Services

M. Dager, Director of Woodingford Lodge

G. Hough, Director of Community Planning

C. Senior, Clerk

D. Simpson, Director of Public Works A. Smith, Director of Human Resources

R. Smith, Manager of Housing Development (leaves at 10:45 a.m.)

# DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF:

NIL

# **CONSIDERATION OF CORRESPONDENCE:**

NIL

## **REPORTS FROM DEPARTMENTS:**

- 1. HS (CS) 2022-05
- 2. HR (CS) 2022-07 (begins at 10:45 a.m.)

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#### **DELEGATIONS AND PRESENTATIONS:**

NIL

#### **UNFINISHED BUSINESS:**

NIL

## TIME OF COMPLETION OF CLOSED SESSION:

10:48 a.m.

#### **RESOLUTION NO. 19**

Moved By: David Mayberry Seconded By: Sandra Talbot

Resolved that Council reconvene in Open Session.

DISPOSITION: Motion Carried at 10:48 a.m.

Councillor Molnar re-joins the meeting at 10:49 a.m.

#### 14. CONSIDERATION OF MATTERS ARISING FROM THE CLOSED SESSION

14.1 HS (CS) 2022-05

## **RESOLUTION NO. 20**

Moved By: David Mayberry Seconded By: Sandra Talbot

Resolved that the recommendations contained in Report No. HS (CS) 2022-05 be adopted.

**DISPOSITION:** Motion Carried

## 14.2 HR (CS) 2022-07

## **RESOLUTION NO. 21**

Moved By: David Mayberry Seconded By: Sandra Talbot

Resolved that the recommendation contained in Report No. HR (CS) 2022-07 be adopted.

**DISPOSITION:** Motion Carried

#### 15. BY-LAWS

#### 15.1 By-law No. 6464-2022

Being a by-law to remove certain lands from Part Lot Control.

#### 15.2 By-law No. 6465-2022

Being a By-law to adopt Amendment Number 282 to the County of Oxford Official Plan.

#### 15.3 By-law No. 6466-2022

Being a By-law to adopt Amendment Number 283 to the County of Oxford Official Plan.

#### 15.4 By-law No. 6467-2022

Being a by-law to remove certain lands from Part Lot Control.

#### 15.5 By-law No. 6469-2022

Being a By-law to adopt Amendment Number 284 to the County of Oxford Official Plan.

#### 15.6 By-law No. 6470-2022

Being a By-law to confirm all actions and proceedings of the Council of the County of Oxford at the meeting at which this By-law is passed.

## **RESOLUTION NO. 22**

Moved By: Sandra Talbot Seconded By: Deborah Tait

Resolved that the following by-laws be now read a first and second time: 6464-2022 to 6467-2022 inclusive and 6469-2022 to 6470-2022 inclusive.

**DISPOSITION:** Motion Carried

#### **RESOLUTION NO. 23**

Moved By: Sandra Talbot Seconded By: Deborah Tait

Resolved that the following by-laws be now given a third and final reading: 6464-2022 to 6467-2022 inclusive and 6469-2022 to 6470-2022 inclusive.

**DISPOSITION: Motion Carried** 

## 16. ADJOURNMENT

Council adjourns its proceedings at 1	10:52 a.m. ι	until the next i	meeting s	cheduled for
September 28, 2022 at 7:00 p.m.				

Minutes adopted on	by Resolution No.
Minutes adobted on	DV RESOLUTION INO.

Page 21 of 180

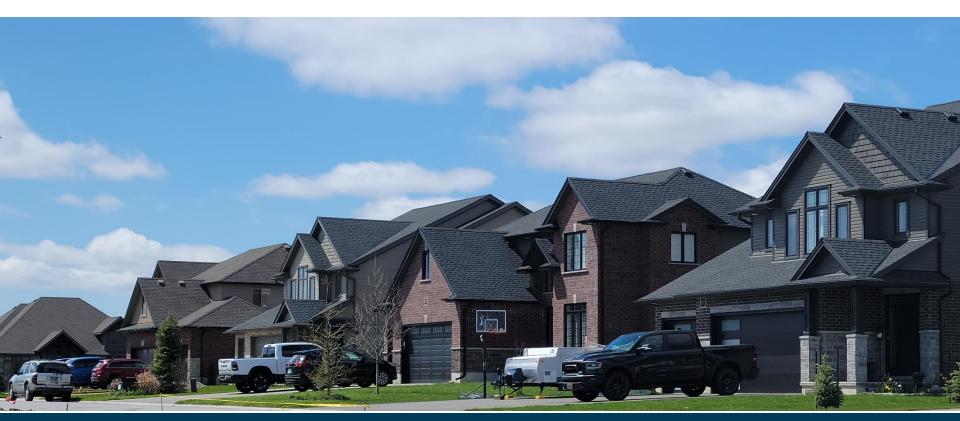
Page 16 September 14, 2022	
WARDEN	
CLERK	



# Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision Applications

# Mt. Elgin Developments Inc.

File Nos. OP21-16-4; SB21-11-4; ZN4-21-06



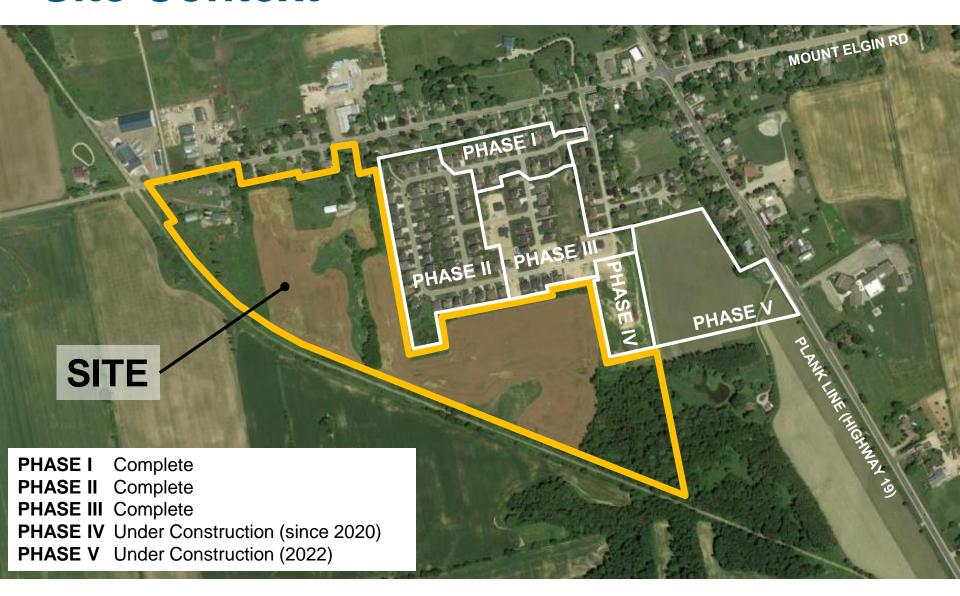
# **Site Context**





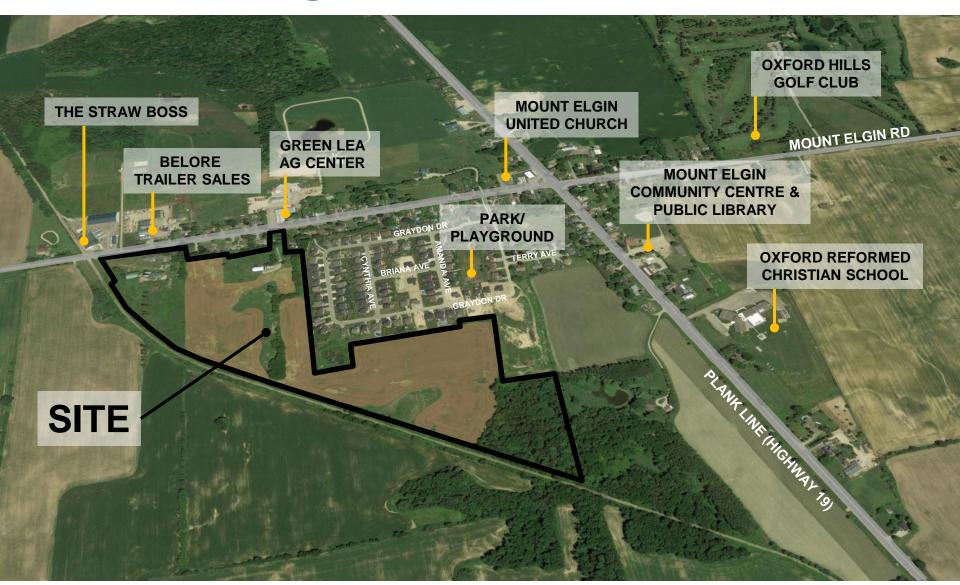
# **Site Context**



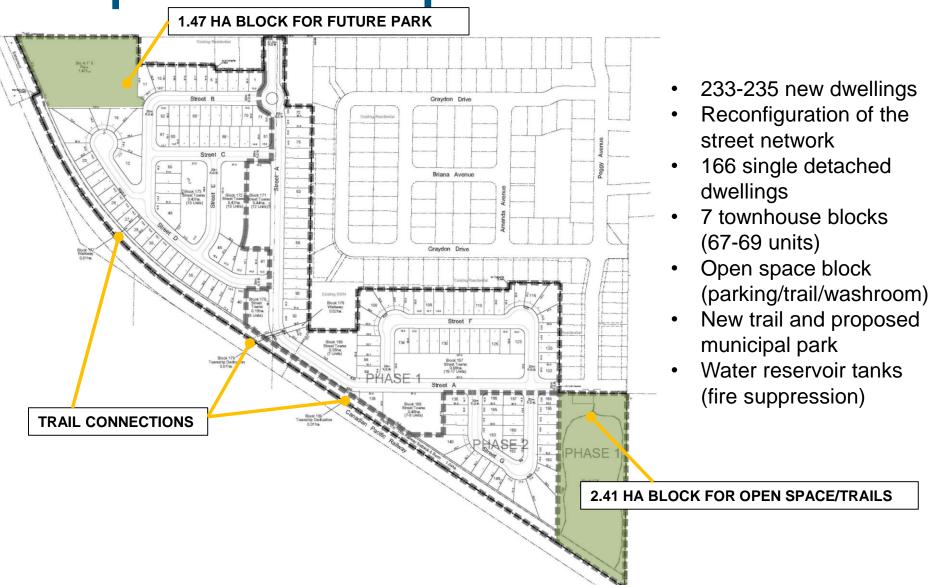


# **Surrounding Land Uses**













- 233-235 new dwellings
- Reconfiguration of the street network
- 166 single detached dwellings
- 7 townhouse blocks (67-69 units)
- Open space block (parking/trail/washroom)
- New trail and proposed municipal park
- Water reservoir tanks (fire suppression)





# Phase 1

- 111-113 units total
- 64 single detached
- 47-49 townhouses
- Road connections onto Peggy Ave and Mt. Elgin Rd
- Development of open space block with trail network





# Phase 2

- 122 units total
- 102 single detached
- 20 townhouses
- Development of trail extension along rail line

# **Open Space/Trails**





# **Open Space/Trails**





# **Street Network**





# **Supporting Studies**



- Planning Justification Report (GSP Group)
  - Agricultural Impact Assessment
- Servicing Report (EngPlus)
- Transportation Study (RJ Burnside)
- Noise and Feasibility Study (HGC Engineering)
- Noise and Feasibility Study Addendum Letter (HGC Engineering)
- Dust Opinion Letter (BCX Environmental)
- Stage 1-3 Archaeological Assessment (Lincoln Environmental)

# **Traffic Impact Study**



As a prerequisite to
Development Application a
Traffic Impact Study was
required to be prepared in
accordance with the Terms of
Reference by:

- Ministry of Transportation
- County of Oxford and
- Township of South-West Oxford



# **Traffic Impact Study**



# Terms of Reference required:

**Analysis Scenarios** 

Analysis Time Periods

Analysis Intersections (Study Area)

- Existing traffic conditions
- 2030 background and total traffic conditions
- 2035 background and total traffic conditions
- Weekday AM peak hour (7:00 AM 9:00 AM)
- Weekday PM peak hour (4:00 PM 6:00 PM)
- Highway 19 (Plank Line) / Oxford County Road 18 / Mount Elgin Road
- Peggy Avenue / Mount Elgin Road
- Highway 19 (Plank Line) / Graydon Extension / School Driveway
- Mount Elgin Road / Proposed Subdivision Road

# **Traffic Impact Study**



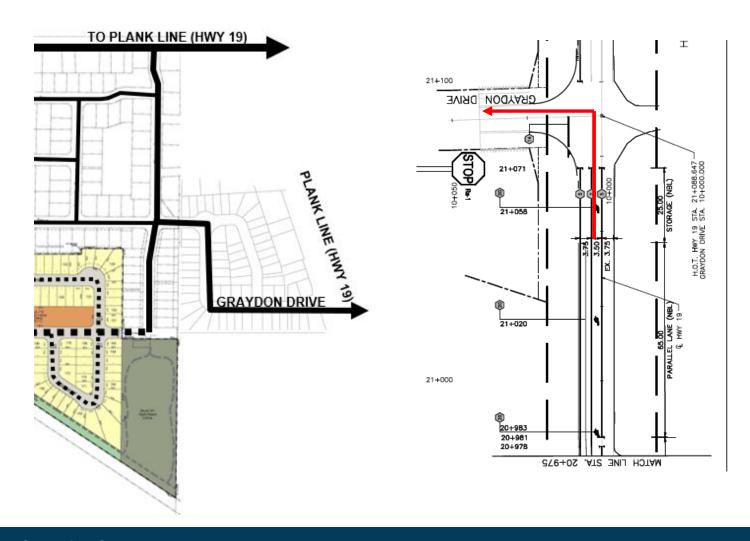
Terms of Reference required the evaluation of four (4) intersections, including Graydon Drive extension to Plank Line



# **Traffic Impact Study**



Graydon Drive extension will change travel patterns (now completed)



# Traffic Impact Study - Conclusions Group



- (1) All intersections will function at an Acceptable Level of Service, except Mount Elgin and Plank by 2035
- (2) Analyzed Left-Tun Lanes on Plank Line (north & southbound)



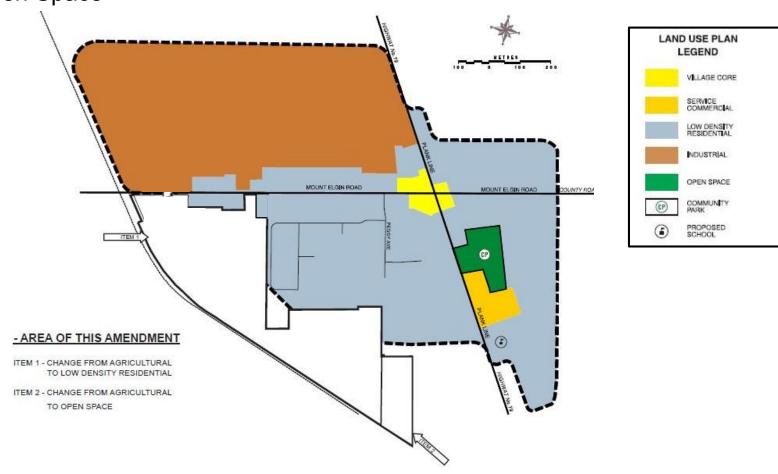
- (3) Analyzed Signals (warrants not met)
- (4) Recommend monitoring of intersection
- (5) NOTE: Improvements are anticipated in the County Official Plan



# **Official Plan Amendment**



 Redesignation from 'Agricultural Reserve' to 'Low Density Residential' and 'Open Space'



# Conclusion



# Thank you. Questions?



Town of Tillsonburg
Office of the Clerk
200 Broadway, Suite 204 Tillsonburg, ON N4G 5A7

Tel: (519) 688-3009 Fax: (519) 842-9431

September 14, 2022

Oxford County Council Attn: Chloe Senior, Clerk 21 Reeve Street, PO Box1614, Woodstock, Ontario N4S 7Y3

RE: Council Decision Re: Petition Sewer Costs for Tanager Drive and Falcon Road

Dear Oxford County Council:

Please be advised that the following resolution was passed at the September 12, 2022 Tillsonburg Town Council meeting.

**Resolution # 2022-299** 

Moved By: Councillor Gilvesy

Seconded By: Councillor Rosehart

**THAT** the presentation by Art Baumunk (Tanager Drive/Falcon Road Sewer Project) be received as information;

**AND THAT** The Council of the Town of Tillsonburg recognize that a lack of communication persisted throughout this project which took place during covid lockdowns. Flyers and information were not received and virtual meetings were not accessible by all;

**AND THAT** the Council of the Town of Tillsonburg would respectfully request the County of Oxford re-evaluate the fees and communication process for reasons sited in this presentation;

**AND THAT** this resolution be forwarded to the County of Oxford for consideration.

Sincerely,

Laura Pickersgill

Executive Assistant/Assistant Clerk



Attachment: Tillsonburg Town Council Submission

# Tillsonburg Town Council September 12, 2022

Tanager Drive/Falcon Road Septic/Sewer Project Presentation, by Art Baumunk 35 Tanager Drive Tillsonburg, Ontario

We, the residents of Tanager Drive and Falcon Road effected by the conversion from Septic to Sewer system are all opposed to the cost and lack of communication by the Town of Tillsonburg and Oxford County.

We were kept in the dark and fell through the cracks.

See attached Petition signed by all the residents affected by this project.

A notice, in paper form, dated June 28, 2022, was delivered to Tanager Drive and Falcon Road Residents. Some found the letter in their mailbox or between their doors, one was found in a garden bed, others didn't receive one. This release, for the very first time, mentioned a cost of between \$10,000 and \$15,000 to be paid for by the property owners. No one had been able to get any information from the Town of Tillsonburg or Oxford County up until this time though some people were encouraged to sign up, despite having no information to work with.

- We can find no evidence of any attempts by the Town of Tillsonburg or Oxford County to inform Tanager Drive and Falcon Road Residents of the ramifications of the conversion, either by mail, email, messenger, council meetings, in person of virtual meetings, nothing.
- No information, no opportunity to ask questions, make suggestions or provide a petition.
- We were ignored and fell through the cracks.
- The hap-hazard communication of June 28,2022 by Oxford County invited us to talk about payment plans. But all of us went to that meeting to ask the questions we'd never been given an opportunity to ask before.

Compare this to the minutes of June 23 2021 of the Oxford County North Street East Services Extension Project. I've included a portion of a document that says the public consultation process began in the Fall of 2011. It included regular notices, and in accordance with with procedures under the County Water and Sewer Financing policy, public consultation was offered virtually to property owners and letters were sent to each property owner.

We were not provided any of that, even though there was an obligation to do so.

We were ignored and fell through the cracks.

Another lack of communication that is really unbelievable when you picture it was the installation of the sewer hookups.

If the residents weren't home, the sewers were installed where it was most convenient for crews contracted by the Town of Tillsonburg and Oxford County. One person walked out their front door to see the excavation about to begin and had had to stop them because another crew had already installed a connection at the side of their yard. The crew didn't even know or ask where the septic tank was. There were many stories like this.

Our hookup at 35 Tanager Drive couldn't be in a worse spot. Professionals, including someone from the Town of Tillsonburg can't believe where they put it.

There should be compensation for those who will have to pay much more to hook up because of the lack of thought and due diligence by the people who did the installations.

• Why didn't notices go out to everyone so they could give some thought and get advice on the most sensible and cost effective locations before the work was done.

# Again we were ignored, disregarded and fell through the cracks.

It didn't have to be this way!!!

- Tanagers Drive and Falcon Road residents suffered through Covid19 closures.
- 2 years of heavy construction, the disappearance of farm fields in their backyards replaced by a new development and years of more construction.
- And to cap it off, a bill in the mail to pay for something they didn't need, didn't ask for and didn't want.
- 1. We are asking councilors to support out efforts for consideration and fairness from the county to re-evaluate the price we're being ask to pay.
- 2. I've included the recent billing information we all received, we've not been told what's it based on.
- 3. We're asking Town council to support our efforts to receive consider and fairness and for the county to re-evaluate the price we're being ask to pay. We do so **because of the lack or communication we were entitled to by those who were obligated to provide it.**

Thank you very much for your attention and consideration this evening.

Another Tanager Drive resident , Mark Vandepoele from 39 Tanager Drive will speak to some of the historical ways we were once ignored and disregarded by the Town of Tillsonburg and Oxford County on this very issue.

Art Baumunk

Retired CTV News

Criminal and Legal Affairs Journalist

35 Tanager Drive,

Tillsonburg, Ontario

artbaumunk3@gmail.com

Mobile- 226-402-4848

# Sign-Up Sheet

For:	JANAGER	Drive
	Falcon	Road

Date:	

		1
Date	Name & Address	
Aug. 31/22	ARI BAUMUNK 35 TANABAR PRIVE ATT	1
11 /		
Aug 31 /00	Sue Brumunk 35 TAMPGER Driver Jaumen	4
	Di Miana Thua	leps
(lug 31/22	Diana Vandepoele 39 Tanager Dr.	,
AUG 31/20	Marc VANDERDIE 39 TANAGER DR.	
Aug 31/29	Teresa Markubiseyn 29 Tomagor Dr	
Aug 31/92	Thebma Dock 23 Tamager Dr.	
A4631/22	Sist - 900 UNE MONE	
A01-31/22	More 6 FALL DN RAY	7/
Sepailaz	Lynn Bil Dovers 31 Tanager Dr	J. S.
Sept 5/22	M. Sochart 7 FALCON RD	-
Sent. 5/27	His Suple 71- 91 an Rp.	
Sept 5/22	Service Kirw, D, 4 Falcon Rd.	
	13/2 11	
MA 5/22	Timoth Stillham	
1 11	Jaret Pollotson 12 Falcon Rd.	
	Of Candice Tillatean	
Aust 5/22	Roy Hodgson 16 TANAGER DV	-1-0
Sept 57aa	Helen Hodgson 11. Tancing A	10
Sept 5/22	-Josh Knotlook 1st Tane rel Dr	_
Sept 5/22 Sept. 5/22	Asley Knotlook 15 Tanager Dr.	
	1 July 12 July 20 Dr.	

# Septic/Sewer Petition

Sign-Up Sheet

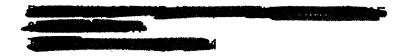
For: JANAGER	Drive	0	 Date:
Falcon ·	Read		

Date	Name a ALDRESS
SEPT 5/22	HELEN SCHONBERGER II TANAGER DR Helbontenge
Sept 5/22	HELEN SCHONBERGER ITANAGER DR Hickontenge CAROL BURNELL 12 TANAGE DR CarelBurerie Horn & Burnel 12 Tanaga Dr. Telland
Sept 5/22	Hom & Burvel. 12 Tanaga Dr. Tellars



Corporate Services
21 Reeve Street, PO Box 1614
Woodstock, ON N4S 7Y3
519.539.9800 1 1 800 755.0394
exferdcounty ca

August 24, 2022



# RE: 35 Tanager Dr, Tillsonburg, Roll # 320407007006900 Services Financing

Between April and November 2021, the County of Oxford installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg. This work was done in accordance with the County of Oxford water and wastewater strategy, as outlined in the Official Plan.

The total cost of the sanitary portion of this project is \$205,417. Developed properties receive a 25% grant from the Community Servicing Assistance Program (CSAP). Where the CSAP maximum is exceeded by the above calculation, the amount exceeding the maximum threshold is also paid by CSAP. Properties with multiple uses or high water usage are charged a higher fee based on a prorated comparison with a single-family residence. Properties not currently developed are not eligible for a CSAP grant.

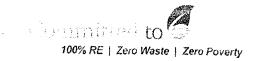
The total cost of services for your property is detailed in the chart below:

	Estimated Current Billing
Cost of Sanitary Sewer Service	\$13,694
Less: CSAP Grant for Sanitary Sewer Service	3,424
Subtotal	\$10,270
Application to Connect Fee (By-Law 4889-2007)	50
Total Charge	\$10,320

Note: 2021 CSAP Maximum Threshold (cost to single family residence) is \$15,679 for Sanitary Sewer.

The reason for this letter is to inform you that a by-law to bill this project to benefitting property owners is anticipated to be brought forward at the September 28th County Council meeting. Billing and payment options will be sent to the registered owner's address 30 days prior to the payment arrangement deadline, which is anticipated to be October 31, 2022. At that time, you will be required to select your preferred payment option from one of the following three options:

1. A cheque payable to the County of Oxford prior to the deadline, as a lump sum payment in full, or;



- A cheque payable for half of the total to the County of Oxford, as a partial payment with the remainder being debenture payments to be included on your annual property tax billing for a period of 5 years starting in 2023. The debenture cost is anticipated to be approximately \$1,168 per year at an estimated interest rate of 4.21%. Once the debenture is in place it cannot be paid off in advance or reversed. In the event of a sale of the property the debenture will remain in effect for the new owners; or,
- 3. The full amount owing for your property would be debentured with repayments to be included on your annual property tax billing for a period of 10 years starting in 2023. The debenture cost is anticipated to be approximately \$1,308 per year at an estimated interest rate of 4.5%. Once the debenture is in place it cannot be paid off or reversed. In the event of a sale of the property the debenture will remain in effect for the new owners.

Often, third party financing may offer more favourable interest rates and flexible long term payment options. The County of Oxford encourages property owners that are unable to make payment in full, to seek third party financing through financial institutions. The County of Oxford has established a Water and Sewer Services Financing Policy to ensure that financing is available to those that do not wish to obtain third party financing or who may prefer their debt repayments to be included with their taxes.

Amounts financed through the County of Oxford will be collected through property taxes by the Town of Tillsonburg.

The anticipated mandatory connection date is October 31, 2023. If there are facilities on your property and available services that are not connected as of November 1, 2023, you will be billed as outlined in the County of Oxford 2021-2024 Water and Wastewater Rates By-law 6274-2020; which states customers subject to a mandatory connection by-law where services have not been connected, will pay double the flat rate.

If you have any questions regarding this notice, please contact County of Oxford Customer Service at 519-539-9800 or email waterbilling@oxfordcounty.ca.

Yours truly,

Jennifer Lavallee CPA, CGA Manager of Capital Planning

County of Oxford

Janufa, Lavalle

RESIDENT UPDATE: JUNE 28, 2022



# Fee for wastewater connection

Rolling Meadows Reconstruction Phase 1, Tillsonburg

Oxford County is committed to maintaining safe, efficient drinking water and wastewater systems that consistently meet or exceed regulatory requirements.

Between April and November 2021, Oxford County installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg.

#### **COST OF NEW SANITARY SERVICES**

In Oxford County, as in most municipalities, property owners are responsible for the costs to extend new water and sanitary services to their neighbourhood. The estimated cost of wastewater installation for residential property owners for this project is between \$10,000 - \$15,000.

Oxford County offers homeowners options to finance these costs. They include:

- · a lump-sum payment;
- debenture payments added to your municipal tax bill;

Homeowners may also seek private financing.

Property owners who want to connect must complete the County Application for Connection of Water and Sanitary Sewer form, which will acknowledge their responsibility for any outstanding connection fees and obtain a Building Permit from the Town of Tillsonburg.

#### MORE INFORMATION

Oxford County staff will be available to discuss the estimated billing amount and process for connecting your home to the new sanitary service at an in person meeting scheduled for:

August 10, 2022 | 6:00-8:00 p.m. Tillsonburg Council Chambers

As property owner, you are obligated to inform any prospective purchaser of these properties, or a property severed from these properties, of these charges.

Questions? Please contact: Oxford County - Public Works



1-800-755-0394, ext. 3915 publicworks@oxfordcounty.ca





Report No: CS 2021-26 CORPORATE SERVICES Council Date: June 23, 2021

To:

Warden and Members of County Council

From:

**Director of Corporate Services** 

# Oxford County North Street East Services Extension Project

## RECOMMENDATION

1. That By-law No. 6348-2021, being a by-law to authorize the funding sources and mandatory connection for the Oxford County North Street East Services Extension Project, be presented to Council for enactment.

# REPORT HIGHLIGHTS

- The purpose of this report is to authorize funding sources for the extension of sanitary sewer, watermain and stormwater servicing on North Street East in Tillsonburg completed from 2014 to 2020
- Total cost for the sanitary sewer extension on North Street East is \$3,780,260
- Total cost for the watermain extension on North Street East is \$330,224
- In addition to the total cost of the project, \$260 will be billed to each of the existing benefitting properties with new water connections for a water meter, in accordance with the 2020 rates of the Fees and Charges By-law No. 4889-2007
- Total cost for the stormwater drainage channel on North Street East attributed to development properties is \$331,157

#### Implementation Points

Upon County Council's approval of this report and passing of the authorizing by-law, staff will proceed to bill the benefitting property owners as set out in Schedule "A" of the by-law. Property owners will be presented options to pay a lump sum payment without interest or through a debenture (with interest) which will be collected with their taxes.

#### **Financial Impact**

The sanitary sewer and watermain extension portions of this project were funded from Development Charges, the Tillsonburg Wastewater Reserve and the Tillsonburg Water Reserve, as costs were incurred. The Community Servicing Assistance Program (CSAP) funds and,



Report No: CS 2021-26 CORPORATE SERVICES Council Date: June 23, 2021

amounts attributed to the benefitting property owners will be contributed to the Tillsonburg Water and Wastewater Reserves upon completion of the billing for this project.

There are 68 properties included in the billout. New services to developed single lots are billed \$9,250 for sewer and \$6,247 for water services with the majority of properties having existing water services. Of the 68 properties, five are to be developed with servicing costs to be paid when connected to the system.

Table 1 - Sanitary Sewer and Watermain Funding

Description	Project Cost	Attributed to Benefitting Properties	CSAP	Reserve Funded Replacements	Development Charges
Sanitary Sewer	\$3,780,260	\$681,422	\$194,261	\$16,627	\$2,887,950
Watermain	330,224	143,691	23,944	0	162,589
The service of the se	\$4,110,484	\$825,113	\$218,205	\$16,627	\$3, <b>050</b> , <b>5</b> 39

The stormwater drainage channel costs attributed to future development form part of the County's unfinanced capital. Collection of these amounts will be at the time of subdivision agreement approval, or when building permits are issued, whichever comes first. As funds are received they will be applied to the unfinanced capital balance.



# Communications



Public consultation for this project began in fall of 2011 with a Class Environmental Assessment Notice of Study Commencement. A Public Consultation Centre (PCC) was held on September 14, 2011 to introduce the project and present possible alternatives. A second PCC was held on April 16, 2013 to present the recommended preferred alternatives for each of the different components of the study, along with proposed phasing strategies. PCCs regarding construction were held on April 22, 2014 for phase A&D property owners, on June 25, 2015 for phase B property owners and on May 24, 2017 for phase C property owners.

Phase A & D benefitting properties received a notice on December 5, 2014 regarding the sanitary sewer connection. This notice indicated that connection fees to the benefitting properties would be calculated once all construction was completed and the total project costs were confirmed. Phase B & C benefitting properties received a similar notice on March 10, 2020.

In accordance with procedures under the County Water and Sewer Services Financing Policy, public consultation was offered virtually to affected property owners on Tuesday June 1<sup>st</sup> and Thursday June 3<sup>rd</sup>, 2021. On May 25, 2021, a letter was sent to each landowner to further inform them of the billing process.

Upon enactment of By-law No. 6348-2021 a letter will be sent to each property owner providing them with payment options for the charges related to their property.



To: Warden and Members of County Council

From: Director of Community Planning

Applications for Official Plan Amendment and Plan of Subdivision OP 21-16-4; SB 21-11-4 – Mount Elgin Developments Inc.

#### RECOMMENDATIONS

- 1. That Oxford County Council approve Application OP 21-16-4, , submitted by GSP Group on behalf of the owner, Mount Elgin Developments Inc (dated April 14, 2022), as amended, for lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, to expand the settlement boundary of the Village of Mount Elgin and redesignate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement', 'Low Density Residential' and 'Open Space';
- 2. And further, that Council approve the attached Amendment No. 281 to the County of Oxford Official Plan;
- 3. And further, that the necessary by-law to approve Amendment No. 281 be raised;
- 4. And further, that Oxford County Council grant draft approval to a proposed residential subdivision, File No. SB 21-11-4, as submitted by GSP Group on behalf of the owner, Mount Elgin Developments Inc (dated August 16, 2022), for lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, consisting of 166 lots for single detached dwellings, 7 blocks for 69 street fronting townhouses dwellings, 1 open space block, one park block, 3 blocks for pedestrian walkways, 2 blocks for lot additions, a block for a railway berm, and two blocks to be dedicated to the Township, served by six new local streets, subject to the conditions attached to this report as Schedule "A" being met prior to final approval.

#### REPORT HIGHLIGHTS

The purpose of the Official Plan Amendment is to facilitate the expansion of the Settlement boundary of the Village of Mount Elgin, designate the lands for Serviced Village purposes and to further re-designate the subject lands from 'Agricultural Reserve' to 'Settlement', 'Low Density Residential' and 'Open Space', to enable the development of a residential plan of subdivision.



- The proposed draft plan of subdivision consists of 166 lots for single detached dwellings, 7 blocks for 69 street fronting townhouses dwellings, 1 open space block, one park block, 3 blocks for pedestrian walkways, two blocks for lot additions, a block for a railway berm, and two blocks to be dedicated to the Township, served by six new local streets.
- Planning staff recommend that the proposed Official Plan Amendment and draft plan of subdivision be supported as the Phase 1 Comprehensive Review completed by the County indicated there is a demonstrated need for additional residential lands within the Township of South-West Oxford.

# **Implementation Points**

This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.

# **Financial Impact**

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

#### **Communications**

In accordance will the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on November 1, 2021 and notice of public meeting was issued on three separate occasions, April 27, 2022, June 24, 2022, and August 30, 2022.

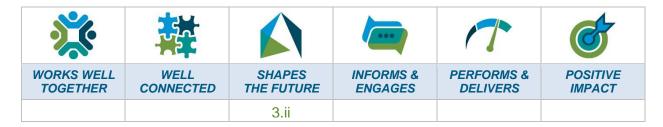
Staff have received a number comments and concerns with respect to the proposed expansion of the village, including impacts related to additional traffic, density, concerns with respect to water and wastewater servicing, concerns about the loss of agricultural land, and concerns about the retention of an existing house within the proposed draft plan of subdivision. Written comments received as of the time that this report was completed have been included as attachments to this report.

Comments have also been received from the industrial operation situated on the north side of Mount Elgin Road, opposite the proposed open space block in the draft plan. The email outlines concerns that the expanded residential subdivision may have on their operation, including the increased potential for complaints and conflicts with the rail siding on the south side of Mount Elgin Road that is used for loading, unloading and shipping.

Comments were also received from the Oxford County Federation of Agriculture, expressing concerns with the loss of farmland for residential development.

A petition has also been created, expressing concerns with the proposed density of the subdivision, the expansion of the village, traffic, heritage concerns, erosion, and environmental impacts of the proposed development. These comments have also been included as an attachment to this report.

# **Strategic Plan (2020-2022)**



#### DISCUSSION

### **Background**

Owner: Mount Elgin Developments Inc.

57547 Talbot Line, Tillsonburg ON N6B 3G1

Agent: GSP Group Inc. (Chris Pidgeon)

201-72 Victoria Street South, Kitchener ON N2G 4Y9

#### Location:

The subject lands are described as Part Lots 11 & 12, Concession 5 (Dereham), Part 1 of 41R-9336, Township of South-West Oxford, and are located on the south side of Mount Elgin Road, west of Plank Line. The lands are municipally known as 324032 and 324056 Mount Elgin Road, in and adjacent to the Village of Mount Elgin.

## **County of Oxford Official Plan:**

Existing Designation:

Schedule "S-1" Township of South-West Oxford 'Agricultural Reserve'

Land Use Plan

#### **Proposed Designations:**

Schedule "C-3" County of Oxford 'Serviced Village'

Settlement Strategy Plan

Schedule "S-1" Township of South-West Oxford 'Settlement'

Land Use Plan

Schedule "S-2" Village of Mount Elgin 'Low Density Residential'

Land Use Plan 'Open Space'

#### Township of South-West Oxford Zoning By-law No. 25-98:

Existing Zoning: 'General Agricultural Zone (A2)'

'Special General Agricultural Zone (A2-26)'

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

'Special Residential Type 3 Holding Zone (R3-sp(H))'

'Open Space Zone (OS)'

### Proposal:

Applications for Official Plan Amendment, Draft Plan of Subdivision and Zone Change have been submitted to the County of Oxford and Township of South-West Oxford to facilitate the development of a residential plan of subdivision consisting of 166 lots for single detached dwellings, 7 blocks for 69 street fronting townhouse dwellings, 1 open space block, 1 park block, 2 blocks for lot additions, 2 blocks for pedestrian walkways, a block for a railway berm, and 2 blocks to be dedicated to the Township, served by 6 new local streets, connecting to Mount Elgin Road to the north and Peggy Avenue to the east.

A number of supporting studies were prepared by the applicant in support of the applications, including a planning justification report, a geotechnical investigation report, a functional servicing report, a noise and vibration study, a transportation study, and an archaeological investigation report.

The subject lands comprise approximately 23.74 ha (58.7 ac), and include a single detached dwelling (circ. 1850) that is proposed to be retained on its own lot. The single detached dwelling was recognized as having potential as a heritage resource, and the original draft plan has been revised to retain the dwelling on its own separate lot. As a result of this, additional land is proposed to be conveyed to the residential lot located to the west of the proposed road access to Mount Elgin Road, and for the proposed lot encompassing the existing dwelling that is proposed to be retained. The purpose of these lot additions is to provide additional area to ensure that appropriate lot grading can be maintained between the existing dwellings and the proposed street.

The balance of the lands are generally vacant, with woodlands in the southeast corner of the property. Surrounding land uses include existing low density residential development to the east, northeast, and southeast within the Village of Mount Elgin, industrial uses to the north (fronting

on the north side of Mount Elgin Road) and a Canadian Pacific rail line right-of-way and spur line (operated by the Ontario Southland Railway) to the west. Agricultural uses are located west of the railway right-of-way.

Plate 1, <u>Location Map with Existing Zoning</u>, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, <u>2020 Aerial Map</u>, provides an aerial view of the subject lands where the draft plan of subdivision is proposed.

Plate 3, <u>Revised Draft Plan of Subdivision</u>, provides the layout of the proposed draft plan of subdivision, including the proposed phasing plan.

#### **Comments**

#### 2020 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the <u>Planning Act</u>, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act.

Section 1.1 of the PPS directs that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term and avoid development patterns which would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.

Sufficient land shall be made available to accommodate for an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.

Section 1.1.3 of the PPS provides that settlement areas are urban and rural areas such as towns, villages and hamlets and Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land use, service levels and types of infrastructure available. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities and it is in the interest of all communities to use land and resources wisely to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

Settlements are defined to mean urban areas and rural settlement areas within municipalities that are built-up areas where development is concentrated and which have a mix of land uses, and which have been designated in an Official Plan for development over the long-term. Settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion:
- c) Minimize negative impacts to air quality and climate change and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;
- e) Support active transportation;
- f) Are transit-supportive, where transit is planned, exists or may be developed, and;
- g) Are freight supportive.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

As per Section 1.1.3.8, a planning authority may identify a settlement area or allow for the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) Sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) The infrastructure and public service facilities which are planned for or available are suitable for the development over the long-term, are financially viable over their life cycle and protect public health and safety and the natural environment;
- c) In prime agricultural areas:
  - a. The lands do not comprise specialty crop areas;
  - b. Alternative locations have been evaluated, and there are no reasonable alternatives which avoid prime agricultural areas and there are no reasonable alternatives on lower priority agricultural lands in the prime agricultural area;
- d) The new or expanding settlement area is in compliance with the minimum distance separation formulae; and,
- e) Impacts from the new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal. A comprehensive review for the purpose of this section is to be:

- a) Based on a review of population projections and employment projections and allocations by upper-tier municipalities and provincial plans, where applicable, which consider alternative directions for growth or development and determines how best to accommodate the development while protecting the provincial interest;
- Utilizes opportunities to accommodate projected growth or development through intensification and redevelopment and considers physical constraints to accommodate the proposed development within existing settlement boundaries;

- c) Is integrated with planning for infrastructure and public service facilities and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
- d) Confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
- e) Confirms sewage and water services can be provided in accordance with Section 1.6.6; and.
- f) Considers cross-jurisdictional issues.

Section 1.6 of the PPS addresses infrastructure and public service facilities and states that infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a) Financially viable over their life cycle, which may be demonstrated through asset management planning; and,
- b) Available to meet current and projected needs.

Before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized and opportunities for adaptive re-use should be considered, wherever feasible.

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Planning for stormwater management shall:

- a) Be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long-term;
- b) Minimize or, where possible, prevent increase in contaminant loads;
- c) Minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater;
- d) Mitigate risk to human health, safety, property and the environment,
- e) Maximize the extent of function of vegetative and pervious surfaces and
- f) Promote stormwater management practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development.

#### Official Plan

The subject lands are designated 'Agricultural Reserve' according to Schedule "S-1" Township of South-West Oxford Land Use Plan, as contained in the Official Plan.

The purpose of the Official Plan amendment (OPA) is to expand the boundary of the Serviced Village of Mount Elgin and designate said lands for Serviced Village purposes (Schedule "C-3"), as well as re-designate the subject lands from 'Agricultural Reserve' to 'Settlement' and 'Low Density Residential' on Schedules "S-1", and "S-2", respectively, to facilitate the development of the lands for primarily residential purposes by plan of subdivision in the Village of Mount Elgin.

According to Section 2.1.1 (Growth Management), a strategic initiative of the Official Plan is to focus growth and development towards settlements with centralized wastewater and water supply facilities, which are to be developed with land use patterns and densities that efficiently use land and existing/planned infrastructure and public service facilities, support active transportation and existing/planned transit, are freight-supportive (where applicable), minimize negative impacts to air quality and climate change, and promote energy efficiency. Prior to the establishment of settlement expansions, detailed secondary plans shall be prepared to address the location and mix of land uses, timing and staging for growth including phasing requirements to ensure achievement of intensification targets, availability and/or timing for infrastructure and public service facilities, and other land use considerations.

Growth and development will be focused in settlements and their vitality and regeneration will be promoted. It is the intent of the Official Plan to ensure a sufficient supply of land will be provided within settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20 year needs of the County and the Township, while accounting for opportunities to accommodate growth through intensification.

Detailed secondary plans will be required for settlement expansions to address the timing and staging of growth, including any phasing required to ensure achievement of intensification targets, the orderly progression of development, and timely provision of infrastructure and public service facilities. In addition, secondary plans should address the location and mix of land uses, minimum and maximum development densities, infrastructure and public service facilities requirements and other land use considerations.

Further, the Official Plan provides that modifications or expansions to the boundaries of a settlement will only be considered and evaluated by the County as part of a comprehensive review, except where otherwise provided in the Plan.

Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources, are appropriate for, and efficiently use, existing or planned infrastructure and public service facilities, support active transportation and existing or planned transit, are freight-supportive, minimize negative impacts to air quality and climate change and promote energy efficiency. Development and land use patterns that would prevent the efficient expansion of settlements in areas adjacent or in close proximity to settlements will be avoided.

Section 3.1.6 – Official Plan Amendment in the Agricultural Reserve, provides that proposals to amend the Official Plan to permit the establishment of new non-agricultural uses in the Agricultural Reserve designation or the expansion of a settlement will be considered according to the requirements outlined below. Such proposals shall prepare and submit planning and technical studies addressing these requirements and settlement expansions shall only be considered through a comprehensive review.

Compelling evidence should exist demonstrating that the proposed expansion of the settlement area is justified. In this regard the following considerations, among others, will be addressed:

- There is a demonstrated need within the planning period for additional land to be removed from agricultural production and redesignated, given the nature and capacity of undeveloped land use designations within nearby designated settlements or within other land use designations;
- The amount of land proposed for settlement expansion is justified considering population, household and labour force projections of the Township and land use density factors for the planning period of this Plan, including opportunities for intensification and redevelopment;
- Any land proposed for the settlement extension is a logical expansion of the settlement;
- The long-term suitability and feasibility of the proposed site for centralized wastewater and/or water supply facilities or private water and private septic systems is demonstrated to the satisfaction of the (formerly) Board of Health (now Southwestern Public Health).

The level of servicing planned or available for the proposed development or expansion is consistent with the servicing hierarchy established in Section 5.5.3 of the Plan for centralized wastewater and/or water supply facilities. Infrastructure and public services which are planned or available will be suitable for the development or expansion over the long-term and protect public health and safety.

To assess agricultural impacts, settlement expansions in prime agricultural areas shall demonstrate that:

- The lands do not comprise specialty crop areas;
- There are no reasonable alternatives which avoid prime agricultural areas;
- There are no reasonable alternative on lands with lesser agricultural capability or on lands less suitable for agriculture by existing or past development;
- Minimum Distance Separation I shall be satisfied;
- Impacts from the settlement expansion on nearby agricultural operations are mitigated to the extent possible.

The proposed settlement expansion shall not create traffic hazards and the road infrastructure shall be capable of accommodating the proposed expansion, in accordance with the requirements of the authority having jurisdiction over the road.

The proposal shall also be consistent with the Environmental Resource Policies and the Cultural Heritage Policies of the Official Plan and shall not conflict with the Resource Extraction Policies, and the proposal shall be acceptable with regard to the ability to achieve the Goal for Agricultural Policies in Section 3.1.1, the precedent to be established for other sites within the County and the ability to implement planned land uses in the vicinity.

Section 4.2 of the Official Plan states that in order to establish a basis for designating sufficient lands for settlement purposes, the County has adopted population, household and employment land projections for the planning period.

Serviced Villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized water and wastewater facilities and new development in the Serviced Village designation shall be fully serviced by both water and wastewater facilities.

Proposals to amend the Official Plan to expand the settlement boundary of a Serviced Village shall only be considered through a comprehensive review and will be evaluated in accordance with the policies of Section 3.1.6 and the following criteria:

- The review criteria of Section 3.1.6 supports the expansion, or the results of an Environmental Study Report (undertaken in accordance with the Class Environmental Assessment Act) indicate that the preferred servicing alternative is by both centralized water supply and wastewater facilities and infrastructure, or the boundary adjustment facilitates the inclusion of existing development immediately adjacent to a Serviced Village where service extensions are required; and
- The preparation of a secondary plan and servicing strategy for the expanded area, in accordance with the criteria contained in Section 4.2.2.4.1, unless such area consists of existing development.

It is proposed that the subject lands are to be redesignated from 'Agricultural Reserve' to 'Low Density Residential' to facilitate a residential subdivision. Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings and street townhouses. In addition to residential uses, services and amenities that enhance the quality of the residential environment and which primarily serve the local residential neighbourhoods by providing services or fulfilling cultural or social needs such as schools, day care facilities, churches and park facilities are also permitted within residential areas.

Section 3.3.3.1 of the Official Plan provides that human-made constraints may adversely affect people and property both on and offsite. Such constraints may render an area unsuitable for active use and/or may require specific studies and mitigation measures to mitigate the identified constraint to development. It is an objective to permit only those developments, in areas affected by human-made constraints, which do not endanger property or the health or safety of occupants or the public.

The County and Area Municipalities recognize that there may be noise or vibration affecting noise sensitive land uses located in proximity to industrial uses, major roads, railways and airports. The objective of this policy is to prevent or minimize the encroachment of noise sensitive land use upon industrial land use and vice versa. The development of noise sensitive land uses will not be permitted within 70 metres (230 feet) of an existing or proposed Class II industrial facility.

Notwithstanding the minimum separation distances, the County and/or Area Municipality may reduce the requirement for the minimum separation distances from industrial facilities or rail yards in areas where infilling or redevelopment for residential or mixed use is taking place, provided that a feasibility assessment is undertaken and that the appropriate attenuation measures are implemented in accordance with the Ministry of Environment, Conservation and Parks guidelines.

Where development is proposed adjacent to a railway line, County Council or the Area Council shall require safety measures to be incorporated into the site design including measures such as building setbacks, intervening berms and security fencing. The proponent shall consult with the appropriate railway regarding such safety measures prior to development approval.

#### Zoning By-law

The subject lands are currently zoned 'General Agricultural Zone (A2)' and 'Special General Agricultural Zone (A2-26)' according to the Township of South-West Oxford Zoning By-law. The A2 zone permits a number of agricultural uses, subject to a minimum lot area of 30 ha (74.1 ac), and the A2-26 zone permits an animal kennel, communications structure, farm (excluding the keeping of livestock), an oil or gas well, a public use, a seasonal fruit and vegetable, flower or farm produce sales outlet, a topsoil or pit extraction operation, and a wayside sand and gravel pit.

Special provisions within the A2-26 Zone require a minimum lot area of 20 ha (49.4 ac) and minimum lot frontage of 31.5 m (103.3 ft).

The applicant proposes to rezone portions of the lands to 'Special Residential Type 1 Zone (R1-sp)' to permit single detached dwellings on the lands and provide for a reduced minimum lot frontage for single detached dwellings, reduced minimum lot area for corner lots, reduced front yard depth, reduced interior side yard widths, reduced exterior side yard widths and increased maximum lot coverage.

The applicant also proposes to rezone the proposed townhouse lots within the draft plan of subdivision to 'Special Residential Type 3 Zone (R3-sp)' to permit street-fronting townhouse dwellings with reduced lot frontages for corner townhouse lots, reduced front yard depths, reduced exterior side yard widths, reduced interior side yard widths for end units, and increased lot coverage.

The proposed block encompassing the railway setback and berm (Block 178), pedestrian walkways (Blocks 176, 177), the Open Space Block encompassing the existing woodlands (Block 174), and the proposed park block (Block 175) are proposed to be zoned 'Open Space Zone (OS)'.

#### **Agency Comments**

#### County of Oxford Public Works provided the following comments:

- At this time, it is estimated that uncommitted capacity remains for 171 lots within the existing WWTP plant.
- Oxford County Public Works is currently undertaking a design (2022) to upgrade the
  existing WWTP in Mount Elgin. Construction is tentatively planned for 2023/2024. The
  Owner shall be made aware that sanitary connections to the wastewater collection system
  shall not be permitted until the Mount Elgin WWTP upgrade has been completed.
- Detailed design site servicing for this Phase of the development is to meet Oxford County Design Guidelines, including watermain and sanitary sewer sizing. Individual sewage pumps will not be permitted.

 The water system within Mount Elgin is not considered a fire-rated system. The detailed design will need to include fire-suppression systems to the satisfaction of the SWOX Fire Department (i.e. storage tanks as previously discussed). All fire suppression infrastructure will be owned / maintained by SWOX and/or the SWOX Fire Department.

<u>Staff of the Township of South-West Oxford</u> provided various comments with respect to servicing and emergency access and review and approval of the related details have been accounted for in revisions to the plan and/or will be included in the recommended conditions of draft plan approval.

Township staff indicated that adequate water supply for firefighting purposes is provided. The Township has identified the need for an additional entrance to Mount Elgin Road, and has indicated that the parking for each street fronting townhouse shall not be located on municipal property. The Township will require a permanent male/female washroom be installed in the Open Space block with access to the sewer and water system. Consideration should also be given to a Pedestrian Crossing at the entrance to Graydon on Plank Line for the school and residents crossing Plank Line.

<u>Canadian Pacific Railway</u> has indicated that the safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <a href="http://www.proximityissues.ca/">http://www.proximityissues.ca/</a>. Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

<u>Enbridge Gas Limited</u> has requested that, as a condition of final approval, the owner/developer provide the necessary easements and/or agreements required for the provisions of gas services to the proposed development.

<u>Long Point Region Conservation Authority</u> (LPRCA) indicated that they have no objection to the application. Comments were provided on the Functional Servicing Strategy (stormwater management and low impact development) and LPRCA review and approval will be included in the recommended conditions of draft plan approval.

The <u>Upper Thames Region Conservation Authority</u> indicated that the UTRCA has no concerns with the proposed subdivision and the lands do not contain any watercourses or natural features or lands regulated by the UTRCA.

The <u>Thames Valley District School Board</u> indicated that the proposed draft plan of subdivision is located within the attendance area boundaries of Harrisfield Public School, and Ingersoll District Collegiate Institute.

Harrisfield Public School is currently operating above its on-the-ground capacity, and due to residential growth occurring in the area, enrolment is expected to continue to increase. Based on this, TVDSB requests that the following clause be included as a condition of Draft Plan Approval for the proposed development:

"The Owner shall inform all Purchasers of residential lots by including a condition in all Purchase and Sale and/or Lease Agreements stating that the construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education, therefore the subject community may be designated as a "Holding Zone" by the Thames Valley District School Board and pupils may be assigned to existing schools as deemed necessary by the Board."

#### Township of South-West Oxford Council

Township of South-West Oxford Council recommended support of the proposed Official Plan amendment and draft plan of subdivision, and approved the proposed zoning by-law amendment 'in principle', at the Township's regular meeting of Council on September 20, 2022.

### **Planning Analysis**

The subject applications for Official Plan amendment, draft plan of subdivision approval and zone change propose to facilitate the development of a residential plan of subdivision as described previously in this report.

#### Oxford County Phase I Comprehensive Review

The PPS directs that an expansion to the settlement area should occur at the time of a comprehensive review. In this regard, the County has completed a Phase I Comprehensive Review study which was adopted by County Council in April 2020. This study provides the information necessary to address the forecasted growth and land need components of the PPS and Official Plan comprehensive review requirements. Further, the applicants have also submitted a number of reports and studies, including a Planning Justification Report (PJR), Agricultural Impact Analysis (within the PJR), and a Functional Servicing Report in support of the proposed boundary expansion.

Regarding the Phase I Comprehensive Review, this study included an analysis of the Township of South-West Oxford population, household and employment forecasts and associated land need for a 20 year planning period. However, the study also included a 30 year forecast period to ensure it would provide the information necessary to account for an increase in the planning period from 20 to 25 years which was anticipated would (and since has) come into effect as part of recent amendments to the 2020 PPS. The review indicated that the total estimated residential unit growth for the 20 year period 2019 to 2039 was 360 dwelling units, while the residential land supply in the Township (including opportunities for intensification) as of the end of 2019 was estimated to be approximately 191 residential units. The review concluded that "...it appears that the Township of South-West Oxford's land need will slightly increase, particularly once the current planning horizon in the PPS is extended from 20 to 25 years".

With a 25 year planning period in the PPS now in effect, it is appropriate to consider the household forecasts in the study for the 25 year planning period 2021 to 2046. These forecasts indicate that approximately 410 dwelling units are now expected to be required, which would exceed the residential land supply by 219 units, and possibly more if the land supply estimates were to be adjusted to account for residential construction that has occurred since 2019. Therefore, it appears that there is a need for additional residential land in the Township to accommodate the forecasted growth for the planning period.

Given the above assessment of the forecasted residential growth and land need from the Phase I Comprehensive Review, Planning staff are satisfied that the proposed settlement boundary adjustment would be consistent with the comprehensive review requirements related to land need.

## Planning Justification

The applicant has provided an analysis of potential settlement boundary expansion options within the submitted PJR to address the comprehensive review requirements of the PPS and Official plan pertaining to the evaluation of alternative directions for accommodating growth, including how best to protect provincial interests and prime agricultural lands.

The subject lands represent an undersized agricultural parcel as they are less than the minimum lot area of 30 ha, and given their close proximity to residential uses and irregular shape due to the presence of the CPR railway ROW, their agricultural potential is limited compared to other large agricultural parcels located at the south-easterly and north-westerly boundary of Mount Elgin. Lands at the northern boundary of the Village contain woodlands that have been identified as significant woodlands in the Oxford Natural Heritage Study, and these lands are designated for industrial purposes, which can create conflicts with more sensitive residential uses as proposed through these applications.

With respect to the requirement for settlement expansions to comply with MDS and the potential impact of the proposal on existing livestock operations within the vicinity, it has been identified that there is a livestock operation (poultry) located at 323962 Mount Elgin Road, west of the subject lands. According to MDS I calculations, a setback of 421 m (1381 ft) is required from the livestock barn. The applicant is proposing a setback of 540 m (1771 ft) between the existing livestock operation and the nearest portion of the proposed expanded settlement boundary. In light of this, there does not appear to be any MDS concerns.

With respect to the review of alternative directions for growth in terms of avoiding prime agricultural lands, the majority of the lands in the Township are classified as having Class I, Class II, or Class III soil, which are considered to be 'prime agricultural area'. Given that Mount Elgin is surrounded by soils classified as Classes I - III, any expansion of the settlement boundary will result in some loss of prime agricultural land. According to the Canadian Land Inventory, the subject lands contain Class II and Class III soils. While the lands contain Class II and Class III soil, staff note that if the settlement boundary were to expand to the east that it would be expanding into Class I soil. Further, staff note that the lands do not comprise specialty crop areas, which are to be protected.

Based on the above review, areas south and west were determined to be an appropriate option for expansion, as the lands do not contain any regulated natural features and their size and location make them less suitable for normal agricultural operations typical in the Township.

Further, the proposed development would abut existing residential development within the Village, which is a compatible land use with the proposed development and represents a logical extension of the settlement from a land use and infrastructure perspective. Further, the existing abutting residential subdivision was developed with a road stub installed on Peggy Avenue facing eastwest with a connection available to Plank Line.

The plan also includes an additional entrance from the north on Mount Elgin Road. In general, staff agree with the applicant's analysis and concur that expanding the boundary of Mount Elgin to the south and west is a logical extension of the existing settlement relative to other options and an appropriate direction for growth taking into consideration relevant Provincial interests.

Alternative directions for growth have been explored and evaluated and there appear to be no reasonable alternatives on lower priority agricultural lands or that avoid prime agricultural lands. Planning staff are of the opinion that the removal of approximately 23.74 ha (58.7 ac) of Class II lands for the purpose of facilitating a residential subdivision consisting of a mix of density is reasonable given the Township's current land inventory.

This analysis, when coupled with the Phase I Study related to growth projections and land need, together with the Phase 2 considerations contained in this report, satisfactorily meet the requirements of the PPS for a comprehensive review.

#### Official Plan and Subdivision Design

The Official Plan amendment proposes to expand the boundary of the Village of Mount Elgin and designate the subject lands 'Serviced Village' on Schedule "C-3" of the Official Plan. Further, the proposed OPA will re-designate the lands from 'Agricultural Reserve' to 'Settlement' and 'Low Density Residential' to facilitate the development of the lands for primarily residential purposes by draft plan of subdivision.

Planning staff are of the opinion that the proposal is in keeping with the policies of Section 2.1.1 (Growth Management), with respect to focusing growth and development in settlements with centralized wastewater and water supply facilities, as well as facilitating development and land use patterns and densities that efficiently use land and existing/planned infrastructure and public service facilities.

The proposal is also consistent with the intent of the Official Plan to ensure a sufficient supply of land will be provided within settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20+ year needs of the County and the Township, while accounting for opportunities to accommodate growth through intensification.

In support of the County's current Official Plan Review, the County of Oxford has recently undertaken a Phase I Comprehensive Review, which consisted of an analysis of County-wide and Area Municipal population, household and employment forecasts and a land need analysis. The study concluded that over the 25 year planning period there was a moderate land need for residential lands in the Township of South-West Oxford (22 ha of gross developable lands). The proposed draft plan of subdivision has a gross area of 23.74 ha. Planning staff are generally satisfied that the inclusion of these lands represents a justified and logical expansion of the Village of Mount Elgin, as the lands are currently constrained by residential development to the east, and the CP Railway to the south and west. The proposed subdivision will also make use of the existing stormwater management pond, and only a modest expansion of the existing water distribution network, wastewater collection system, and storm sewers is required to service the development.

The proposed draft plan will facilitate the development of single detached and street-fronting townhouse dwellings and will result in an overall net residential density of approximately 18.8 units per hectare (7.6 units per acre). The minimum net density for the Low Density Residential designation is 15 units per hectare (6 units per acre) and the proposal meets the minimum density requirements in the Official Plan.

The proposed draft plan of subdivision includes a park block at the northwest corner of the site, opposite an existing industrial use on the north side of Mount Elgin Road. The proposed park block will provide a buffer from the existing industrial use and the new residential uses that are proposed through these applications. The new residential lots proposed through this application will have a greater separation than existing residential development that fronts on the south side of Mount Elgin Road. A noise and vibration feasibility assessment was also provided that indicated that the dwellings near the railway will be required to include forced air ventilation, brick facades, and appropriate warning clauses to comply with MOECP Noise Guidelines. The study also recommends a detailed noise study be provided when detailed floor plans and building elevations, architectural drawings and structural drawings are available for the proposed dwellings.

With regard to the specific review criteria for the development of subdivisions (Section 10.3.3), Planning staff note that Oxford County Public Works staff have indicated that uncommitted reserve capacity for wastewater treatment in the Mount Elgin system currently exists for only 171 dwellings, less than the 244 units currently proposed for the draft plan of subdivision. Oxford County Public Works staff estimate that an expansion to the Mount Elgin wastewater treatment facility will be commissioned in 2024 and indicated that the required upgrades can proceed directly from design to construction as no amendments to the current WWTP Environmental Compliance Approval are required and no delays are anticipated.

The applicant has met with Oxford County Public Works staff and Community Planning staff and has provided phasing limits for the proposed subdivision, to ensure that the first phase, consisting of 111-113 units, can proceed within the current available capacity and can be constructed independently of the second phase, which would require the upgrades to the WWTP to be completed prior to consideration of the second phase.

Due to the limited servicing capacity available, it is recommended that conditions of draft approval be included to ensure that the proposed phasing and registration of portions of the draft plan will be in accordance with the available treatment capacity in the Mount Elgin WWTP. Township and County staff have reviewed the proposed phasing and are satisfied that 'Phase 1' can be accommodated within the current available capacity and represents a logical first phase that can appropriately function and exist independently of the proposed second phase. Proposed conditions of approval have also been included to ensure agency concerns and Township and County requirements will be satisfied prior to final approval.

#### Zoning By-law

The Zone Change proposes to rezone the subject lands from 'General Agricultural Zone (A2)' & 'Special General Agricultural Zone (A2-26)' to 'Special Residential Type 1 Zone (R1-sp)' and 'Special Residential Type 3 Zone (R3-sp)', and 'Open Space Zone (OS)' to permit single detached dwellings and street-fronting townhouse dwellings on the lands and provide site specific zoning provisions related to lot frontage, lot area, front yard depth, interior side yard width, exterior side yard width, and lot coverage.

Staff are satisfied that the proposed special provisions related to lot area, frontage, interior side yard and exterior side yard widths, and lot coverage are appropriate to facilitate the development of single detached and street-fronting townhouse dwellings with adequate separation from other properties/buildings, off-street parking, amenity areas, and drainage.

Planning staff recommend that the requested R1 and R3 zones include holding provisions to ensure that no building permits are issued until appropriate development agreements have been executed between the applicant, Township and County, and to ensure that water and wastewater treatment capacity is available to implement and accommodate the proposed phasing plan.

#### Conclusions

Planning staff are of the opinion that the proposed settlement expansion for residential purposes would appear to be warranted as per the recent Oxford County 2020 Comprehensive Review, and recommend support of the proposed Official Plan Amendment to expand the settlement boundary of the Village of Mount Elgin, and to re-designate the lands for residential uses.

Planning staff also recommend approval of the application for draft plan approval as this phase can be readily serviced and accommodated within the current available capacity within the Mount Elgin water and wastewater systems, and appropriate conditions of approval are recommended to ensure that any future phases only proceed once the required upgrades to the Mount Elgin WWTP have been completed.

### **SIGNATURES**

# **Report Author:**

"Original Signed By"

Eric Gilbert, MCIP, RPP Senior Planner

# **Departmental Approval:**

"Original Signed By"

Gordon K. Hough, RPP Director of Community Planning

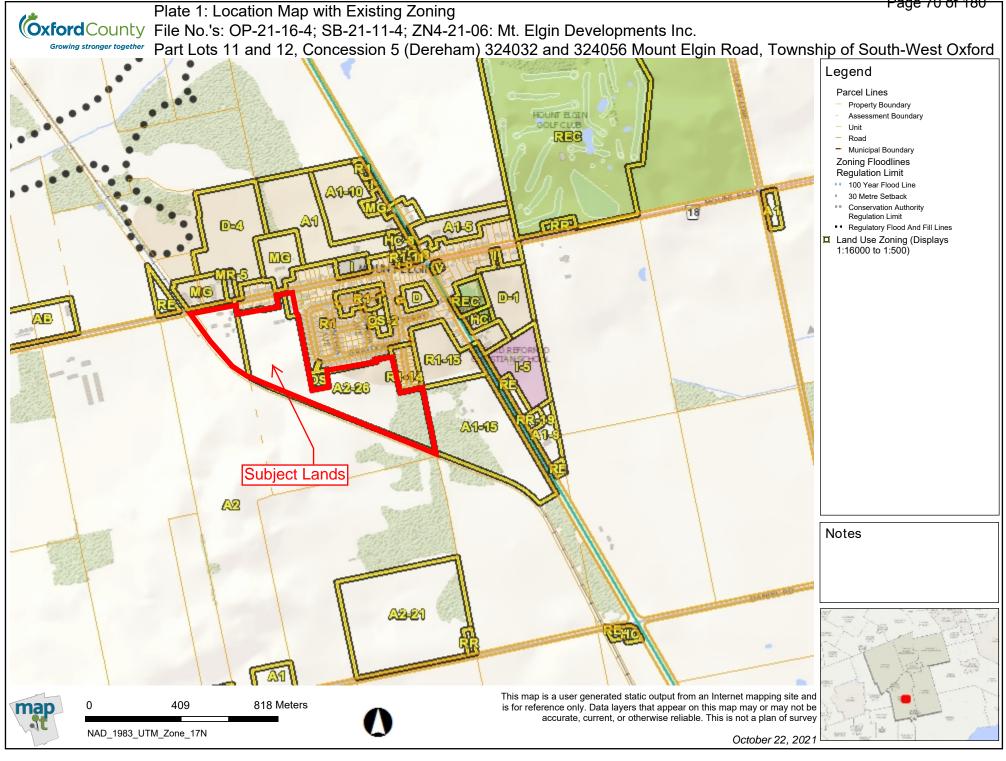
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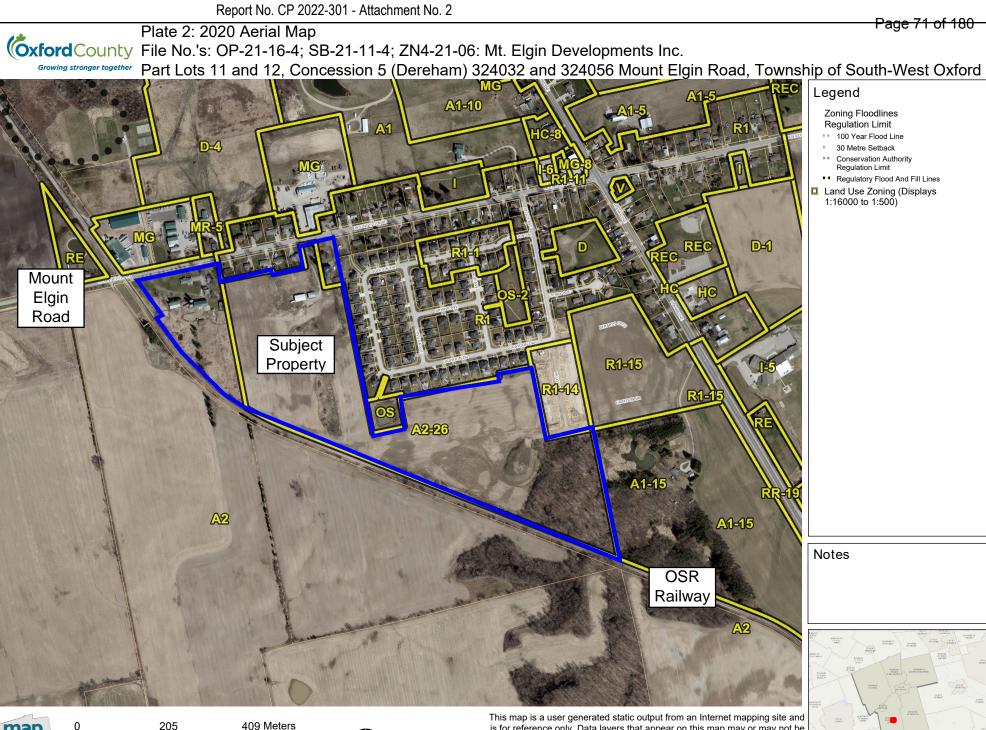
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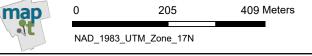
Benjamin R. Addley Interim Chief Administrative Officer

## **ATTACHMENTS**

Attachment 1	Plate 1, Location Map with Existing Zoning
Attachment 2	Plate 2, 2020 Aerial Map
Attachment 3	Plate 3, Revised Draft Plan of Subdivision
Attachment 4	Public Comments
Attachment 5	Conditions of Draft Approval
Attachment 6	Official Plan Amendment No. 281



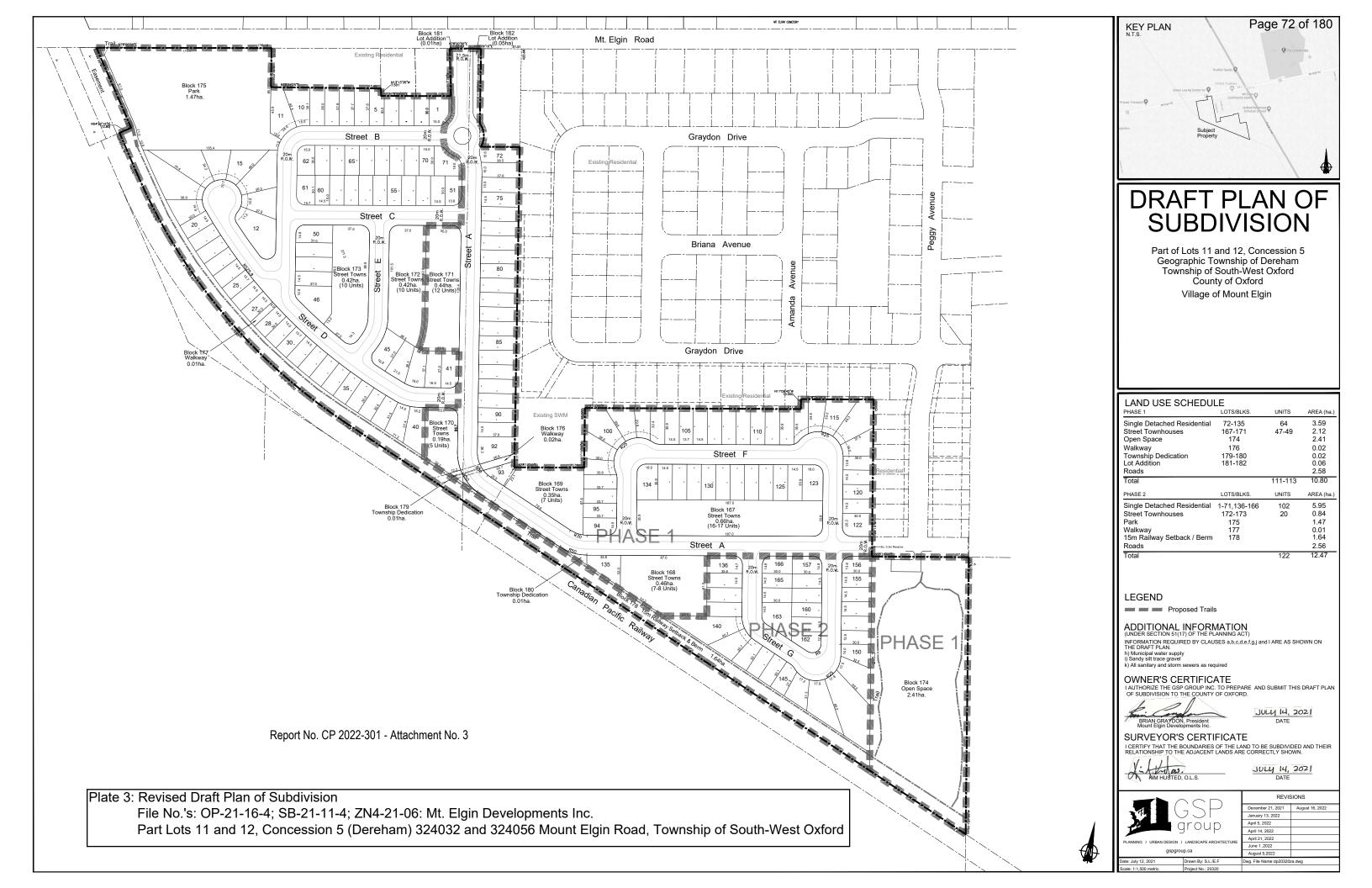






This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

April 6, 2022



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Concerns regarding the expansion of the Mt. Elgin Subdivision.

#### Jerry Belore

- Safety on Mt. Elgin Road: Apparently there may be some concerns regarding 6 new residential lane ways on the south side off of Mt. Elgin Road being allowed compared to 1 laneway allowed for industrial property on the north.
- The road allowance on Mt. Elgin Road: can't have a residential piece serviced commercial with residential....it just does not work. ??????
- Plank Line and Mt. Elgin Road: needs a roundabout by the school or lights at the intersection.
  Until MTO gets back to us, halt building foundations.
- Get MTO on board before moving parks and building foundations
- Traffic with 200 more houses will create a situation
- Have the road allowance for the south side at the big house?????
- Concerned about the land switch being a done deal

So the above pretty well sums up Jerry's concerns

#### Janet Belore

- Very sad about the land switch for park v/s seniors accommodations.
- Janet played at the ball park when she was a child and it grieves her to think that it will not be there anymore.
- The family rents the hall at the community center for family reunions, after eating they play ball in at the ball diamond. She is very concerned that the park will not be there for future use.





#### Life in Mount Elgin will NEVER be the same!

There is a new phase of subdivision coming to Mount Elgin. Located on the South West side of the village, this proposed aggressive expansion covers a large area. Currently it is zoned **prime agricultural land**. In order to build this new subdivision area, acres of farmland must be rezoned from agriculture to residential.

**This important decision soon will be made** by your Mayor, David Mayberry and the SWOX Councilors: Ward 1 - Paul Buchner; Ward 2 - Pete Ypma; Ward 3 - Valerie Durnston; Ward 4 - George Way; Ward 5 - Jim Pickard; and Ward 6 - Craig Gillis.

Mount Elgin is considered a serviced area of SWOX due to access to community water and septic systems recently put in place. We recognize the shortage of affordable housing throughout Ontario and we know the Provincial government has asked municipalities to identify areas where housing can be built. This is why the Township Council wants to add more houses in our village. But why does Mount Elgin need to be the ONLY place where the entire SWOX growth occurs over the next 20 years?

The land proposed for development by Mt.Elgin Developments Inc. is owned by Brian Graydon from Tillsonburg. None of the people on Council live here in Mount Elgin. **We are concerned about this lack of representation.** 

Our calm country living will be changed forever. Our little village is in danger of becoming a small town.

#### Our concerns

- 1. **The number of houses in the plan is 207 plus 40 townhouses.** This is a huge addition to the new area currently underway in phase 5 (62 new houses), which exits onto Highway 19. So adding those up, we are faced with **309 new houses** within this subdivision. More houses, more vehicles.
- 2. **Safety and traffic.** We will see increased traffic with only 3 exits for all of this housing. Most people have 2 cars so there will be **at least** 600 cars in addition to the current traffic. It will become much more difficult to exit the subdivision, especially onto Highway 19. There will be no stop light at the intersection. Fire safety is also a concern with numerous homes built closer together with no fire hydrants and a volunteer fire department to service them. There may not be enough water to put out a fire in a block of townhouses. It could become very serious, very quickly.

- 3. **Drainage and groundwater issues.** The proposed development is on Reynolds Creek Watershed, managed by Long Point and the Upper Thames Conservation Authorities. Adding more pavement, concrete, and roof tops to this area will prohibit the absorption of water, causing more water issues than residents currently have. Climate change is a significant issue and our Council needs to take it very seriously.
- 4. Lack of and removal of farmland for growing crops. Once that land is gone, it is gone forever. This is happening all across Ontario in small villages like ours. Housing developments are fast-tracked by local governments and rural developments cost more money to service long term. Established cities and towns need to grow up, not expand into rural villages. Our taxes definitely will go up to pay for this expansion.
- 5. This is not affordable housing, this is a development that will make the developer and his builder wealthier. The average cost of a house/townhouse at this time is estimated at \$665,000.00. Parking will be a nightmare. Streets and lots will be crowded and there will be very little green space among the housing.

#### What can you do?

- 1. Call or email your Mayor and Councilor (email contacts for each are below). **Phone numbers:** 518-877-2702 or 519-485-0477.
- 2. Plan to attend the public planning meeting. **We will notify residents on three Facebook pages**: What's Up Mount Elgin, Concerned Residents of Mount Elgin, and Mount Elgin Buy and Sell groups.
- 3. Visit <a href="https://www.swox.org/en/index.aspx">www.swox.org/en/index.aspx</a> to access public notices on the main page of the SWOX website.
- 4. If you haven't already, please join the Concerned Mt. Elgin Residents development expansion Facebook group: <a href="https://www.facebook.com/groups/888159085224791">https://www.facebook.com/groups/888159085224791</a> for updates on the issues.

"We will never look back and regret protecting farmland for future generations" Kathryn Gold, Executive Director of Ontario Farmland Trust.

Mayor David Mayberry <u>mayor@swox.org</u>	Councilor George Way <u>ward4@swox.org</u>
Councilor Paul Buchner <u>ward1@swox.org</u>	Councilor Jim Pickard <u>ward5@swox.org</u>
Councilor Pete Ympa <u>ward2@swox.org</u>	Councilor Craig Gillis <u>ward6@swox.org</u>
Councilor Valerie Durston <u>ward3@swox.org</u>	

#### **Eric Gilbert**

From:

Paula Beckett <pbeckett0722@rogers.com>

Sent:

November 5, 2021 3:25 PM

To: Cc: Planning Eric Parris

Subject:

Proposed 247 Residential Subdivision in Mount Elgin

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Justin Miller,

My husband and I received the notice of proposal of a 247 home subdivision in Mount Elgin on land presently zoned agricultural, A2-26. This land consists of 23.3 hectares abutting a forest, farmland, a train track (in use) borders it, and our property on Graydon Drive abuts it.

We bought this lot in Sept 2016, with the assurance from the builder and realtor that this land would never be developed, could only be used for crops because it was landlocked farmland. They charged us a \$70k premium for the lot because we would never have development behind us. We also contacted the planner at Southwest Oxford Township, and were told there was nothing in the works to develop this land. We asked this of them a couple of times, and were told this each time, and that it was owned by a man who rented it out for crops, and that wouldn't be changing.

This land is swampy, and there is a water catchment in this area. This land is also part of the Reynold's Creek Watershed, part of the Thames River Conservation. We have also contacted them. We have also written to the president of the Ontario Federation of Agriculture, as they oppose residential housing on existing agricultural land, given there is only 5% of land available for agriculture in Ontario. The area watershed has a Double D rating, as per the Thames River Conservation Report, and this is where our drinking water comes from. This development is ripe for water contamination.

As we back onto this land, we can assure you it's a swampy area. We have a grate in the back of our yard from water run-off from the farm land and from the lots to the east of us, and it's always swampy and you can hear the running water. The back of our property area is unusable. Our neighbours on Graydon have the same complaints. The interior of the farm land is also swampy. Many residents of this existing subdivision have complaints of water under the foundations, in their basements, and on their properties.

This land is also home to many species of wildlife; deer, fox, coyotes, bald eagles, Canadian geese, wild turkeys, along with many other species of birds, bees and desirable wildlife.

They are proposing to jam in 247 small lots and townhomes, with one exit point, and no additional parkland. Once completed, we would only have 3 exits/entrances for almost 400 homes, and one small parkette, onto only 2 very busy roads. This does not fit with this village. We don't have the infrastructure to support all these homes. It doesn't fit the spirit of the village. Plank Line and Mount Elgin Road are incredibly congested with traffic, and it's a nightmare to safely cross or turn onto these roads between 6-9am and 3-6pm. This will exacerbate it, and definitely put villagers at risk. There are no stop lights or round-abouts; you enter and exit at your peril.

We've been talking with other residents who feel the same. We all moved here to live a quiet country life. This was to be our home going into retirement, and now it's becoming urban sprawl, without the amenities to support it. People have to have cars to live here as it is ranked 0 for driveability. This will add at least another 500 cars and at least as

many more people to this overburdened part of the village. We've landscaped and laboured on this property. We are beyond shocked, disappointment, and angry that this proposal is even being considered.

We understand development is happening everywhere, but we can't understand why Mount Elgin is allowing all the new development to be jammed into the northwest part of the village. Why isn't it being spread out, if it's necessary, and away from water sources?

We are looking forward to the future public meeting, and are certain our neighbours will be joining us in protest.

Thank you for your time,

Paula Beckett & Eric Parris 519-591-9669

May 3, 2022

By Email: clerk@swox.org

Re: Files: OP 21-16-4, SB 21-11-4, and ZN 4-21-06 (Mt. Elgin Developments Inc.

Purpose and Effect of the Proposed Official Plan Amendment, Draft Plan of Subdivision, and Zone

Dear Ms. Forth:

Change

Please accept these written comments in response to developer Mount Elgin Developments Inc. justification for an Official Plan Amendment and Draft Rezoning proposal.

It is our understanding that, as per township policy, our comments will be shared with SWOX Council and Oxford County planning staff. We are aware there will be a public meeting to discuss this Development and we would ask to be included on the agenda to make a presentation. We would like Mayor Mayberry, Councillors Buchner, Ypma, Durston, Way, Pickard, Gillis, CAO Greb, Oxford County planning staff, and Oxford County Council to know that we have significant concerns with the Official Plan Amendment and Draft Rezoning proposal.

We are not opposed to growth in the village of Mount Elgin. We recognize that development is generally good, that currently there is a complex nation-wide housing crisis with a need for a range of housing types and forms, and that local and rural economic development are important to our community. However, we believe this application is premature and aggressive. We also believe this proposed development is not in the most appropriate location.

The best location for the type of mid-density housing proposed is closer to larger settlement areas (i.e., cities and towns) where services for those who need affordable and "attainable" housing are already well established (e.g., transportation, medical services, grocery stores, schools, other community amenities).

We are also concerned about climate change. Climate change dictates a need to build homes that can help absorb water in a neighbourhood rather than adding more pavement, concrete, and asphalt to the area. Building on top of the Reynolds Creek Watershed that runs through this proposed development area does NOT protect this valuable resource. At this time, a comprehensive drainage plan for this subdivision development has not been undertaken and has not been dealt with in the application. Failure to deal with this now could impact neighbouring properties.

We have concerns about road safety, fire safety, subdivision and highway access, parking infrastructure, and the lack of services to support growth of this magnitude. We worry about the province's plans to aggressively pave over farmland and wetlands, use of ministerial zoning orders, and the rapid housing expansion in small rural communities.

We understand that the village of Mount Elgin was declared a growth area in 1995 by SWOX and that Oxford County adopted its current Official Plan at that time. However, Phase 1 of the comprehensive review, which was undertaken in 2020, identified a residential need for *all* of Southwest Oxford

Township in the amount of 15 ha (gross developable), and this proposed development is approximately 22ha, which *exceeds* the land needs for *all* of Southwest Oxford Township for the next 20 years. The Planning Justification Report indicates that the Mount Elgin settlement area expansion would exceed *all* the land needs identified within the comprehensive review through this proposed development. We are opposed to our little rural community being tasked with absorbing all the growth for SWOX for the next 20 years.

This proposed development is also showing Berardi Crescent, a new road on the developer's plan, ending at a neighbouring lot line. This indicates there is a plan to develop *other* areas connected to the Mount Elgin subdivision *beyond* this new Phase 6 proposed area. It is a large and aggressive development.

Local mayors across Ontario are also being approached about using Ministerial Zoning Orders (MZO), a tool that allows the Minister of Municipal Affairs and Housing to change the zoning of land to fast-track development. This means new developments are now being proposed without any real plans or discussions with the broader community about whether it is something the community wants or even needs.

Developers across Ontario appear to be taking advantage of the government's "green light" to build over wetlands and farmlands. The problem is so severe that developers are being asked to include affordable/attainable housing units in their plans, and their plans are being approved and even accelerated by local governments. But some developers do not uphold the requirement for affordable/attainable housing units. They build whatever they want, and the ministry is allowing this because, according to Minister of Municipal Affairs and Housing Steve Clark, the "traditional authority of a Minister's Zoning Order (MZO) does not address inclusionary zoning or affordable housing."

We need to collaborate to come up with creative solutions for these challenging times. The role of council is to hear all comments and carefully consider the problems and solutions before deciding on the best courses of action. This is a very complex situation, and this concerns us because we *live* in this community and will be impacted for generations to come. *Our* thoughts, *our* ideas and *our* opinions matter too.

We are concerned about the protection of valuable agricultural land as well. The land in and around Mount Elgin supports Ontario's food production, and Ontario is losing 175 acres of agricultural land, the equivalent of 133 football fields, every single day. Farmland is a finite resource. If this development is allowed, the developer will pave over 50 acres of agricultural land and build numerous homes in a tiny rural village where there are very few services. Since the first phases were built in 2004, there has not been any new amenities added other than a private school, a small park, a rebuilt gas station with an LCBO and beer store, and an expanded golf course. These are hardly the amenities required to service a large neighbourhood as proposed.

Furthermore, anyone who buys a home in this proposed development will need at least one vehicle, more likely two, to commute to their jobs in a nearby town or city and to access necessary services. This will add congestion to an already crowded rural area where speeding and traffic are major concerns right now. The Mount Elgin Developments Inc. traffic study was completed during a global pandemic when most people were working from home. This study is hardly an indicator of normal traffic flow. Adding another 251 homes and at least 600 cars to this congested area will be detrimental to the

community. Remember, there's already going to be 62 houses built this year in phase 5 that will produce more traffic flowing into and out of the area, especially at peak times during the day.

These new proposed homes in Mount Elgin will be *neither affordable nor attainable* for a worker who makes \$18-\$25 per hour to *either buy OR rent*. Housing costs have been rising significantly over the past several years, as confirmed by Mayor Mayberry in the February 1, 2022 council meeting. The idea that affordable housing will be provided makes absolutely no sense given these elevated costs. If SWOX approves this Official Plan Amendment and Draft Rezoning proposal in-principle, SWOX will be missing its intended target of providing affordable and attainable homes before a shovel ever breaks ground. Affordable housing exists in cities and towns where the necessary services are already in place. Additionally, the houses and townhouses being squeezed into undersized lots like sardines, are smaller than those in other local towns, and do not reflect the character of our rural village.

South-West Oxford Fire and Emergency Services does not have tanker shuttle certification. Rural volunteer firefighters will be unable to arrive on time to a row of blazing townhouses that destroy entire homes within minutes. This tragedy will be compounded because our fire crew does not have access to hydrants to facilitate the process of extinguishing fires.

Recently, Hamilton councillors voted for *responsible action* to hold the line on expansion onto farmland. These councillors decided it would make for better, more affordable communities *to create more housing options close to existing services* in the city. We strongly believe this makes most sense for Mount Elgin as well.

We respectfully request that the Mount Elgin Developments Inc. proposal for an Official Plan Amendment and Draft Rezoning proposal be rejected in favour of responsible action to prevent expansion on land in Mount Elgin and instead, support the creation of more housing options closer to towns and cities that already have the infrastructure and services.

We want to continue to live, work, raise our children, and retire in the same rural-based communities our families have known, supported, and loved for over a hundred years — with a modicum of carefully planned growth to provide affordable housing for our seniors and young families, which will meet with provincial concerns and be a *more realistic solution* to the housing crisis.

Respectfully,

Heather Thomas, RD PhD, Registered Dietitian, Middlesex-London Health Unit (hm.thomas@live.com)

Paula Beckett, Small Business Owner - Kitchen Designs; Former Banker (pbeckett0722@rogers.com)

Cath Kindree, Local Mount Elgin Resident (ckindree8@gmail.com)

CC Mayor David Mayberry
Paul Buchner - Councilor Ward 1
Pete Ypma - Councilor Ward 2
Valerie Durston - Councilor Ward 3
George Way - Councilor Ward 4

Jim Pickard - Councilor Ward 5

Craig Gillis - Councilor Ward 6

Justin Miller - Planner, Oxford County

Eric Gilbert - Senior Planner, Oxford County

Gordon Hough - Director of Planning, Oxford County

Ernie Hardeman - Member of Provincial Parliament, Oxford County

Lisa Thompson - Member of Provincial Parliament, Huron Bruce; Minister of Agriculture, Food, and Rural Affairs

Greg Fentie - Ontario Federation of Agriculture

Tracey Arts - Director, Zone 4, Ontario Federation of Agriculture

Nicole Barnett - Oxford County Federation of Agriculture

Crispin Colvin - Ontario Federation of Agriculture

Kailey Thomson - CAO Oneida Nation of the Thames

Tracey Annett - General Manager Upper Thames River Conservation Authority

Judy Maxwell - General Manager Long Point Region Conservation Authority



The Oxford County Federation of Agriculture would like to respond to the applications for Draft Plan

Official Plan Amendment, & Zone Change File Nos. OP-21-16-4; SB-21-11-4; ZN4-21-06 (Mt. Elgin Developments Inc.)

The Oxford County Federation of Agriculture (OCFA) represents over 1,400 farm businesses in Oxford County. We are the local affiliate of the Ontario Federation (OFA), Canada's largest voluntary general farm organization which represents more than 38,000 farm family businesses across Ontario. These farm businesses form the backbone of a robust food system and rural communities with the potential to drive the Ontario economy forward.

Based on census data from 2011 and 2016, Ontario's agricultural land declined from 12.6 million acres in 2011 to 12.3 million acres in 2016, a rate of loss equal to 175 acres per day. Ontario agricultural lands occupy less than 5% of the province's overall land area. Our agricultural lands are a finite and shrinking resource that all Ontarians benefit from, not only for the ability of these lands to provide us with a secure supply of safe, affordable and environmentally sustainable food, fibre and fuel but also for the concurrent environmental and ecological goods and services that all Ontarians derive from our agricultural lands.

Despite occupying less than 5% of Ontario's overall area, agriculture and agri-food processing are Ontario's number one economic drivers. In 2019, Ontario's agriculture and agri-food sector, from field to fork, contributed \$47.28 billion to Ontario's economy and supported 860,494 jobs. Decision makers must never lose sight of this reality when making decisions about future agricultural land loss to development for population and employment growth.

OCFA would like to provide input on the proposed rezoning of agriculture land to residential. To quote from the Ontario Federation of Agriculture, "Agriculture is Southern Ontario's principle resource-based land use. Protecting Ontario's prime agricultural areas for their long-term agricultural use is a key provincial policy objective, noted not only in the <u>Planning Act</u> [section 2.(b)], but also in the Provincial Policy Statement. Retaining our finite and shrinking agricultural lands for the production of food, fibre and fuel is critical, and supportive of Ontario's family farm businesses, farm input supply businesses and food processing businesses."

The OCFA does not support the proposed rezoning application. Put simply, agriculture in this area has always been the backbone of our economy. Agriculture

will always be here, because people will always need to eat, and we are so fortunate to have the best farmland in North America. The requirement for quality farmland has never been clearer in the past 18 months, as the world navigates through the pandemic. We need Ontario farms to give consumers the opportunity to fill their plates with high-quality provincially grown food. We know that where our food is grown holds significant importance and consumers are looking for locally grown produce, meats, dairy and other agri-food products. We saw supply chain challenges between our trading partners at the outset of the COVID-19 pandemic. Farmers across Ontario stepped up to the plate to keep the most vulnerable in our communities fed during this time of uncertainty.

We ask you to consider these points and join us in the call for a managed growth plan that protects prime agricultural lands in the County of Oxford. When these lands are left in agricultural production, they have the potential to continue to produce food, jobs, and environmental benefits in perpetuity. That is not a potential that should be overlooked hastily.

OCFA thanks you for your consideration of this matter, and we request to be notified of any opportunities to provide input or receive staff reports or additional information about this proposal.

Sincerely,

**Dirk Boogerd** 

President, Oxford County Federation of Agriculture

#### May 11, 2022

Re: Public Notice – Application for Official Plan Amendment, Draft Plan of Subdivision and Zone Change in the Township of South-West Oxford

Files: OP 21-16-4, SB21-11-4 AND ZN 4-21-06 (Mt Elgin Developments Inc.)

I own the farm land - N Pt Lot 11 & 12RP 41R5546 Part 1 S/S Railway & W Part Lot 12 Con 5-324008 Mount Elgin Rd. This property is south and south-west of the existing subdivision and the proposed plan of sub-division, currently separated by Canadian Pacific Railway.

As I currently have a problem with residence of the existing subdivision trespassing on my property either by walking or riding ATV's or snowmobiles, a Berm as outlined in the Draft Plan of Sub-Division which proposes 203 lots for single-detached dwellings & approximately 4 blocks for townhouse dwellings will not be sufficient to stop the individuals from crossing or walking along the Railroad and trespassing on my property. I am therefore requesting, should the proposed Plan of Subdivision be approved or altered in any way, that it be enclosed by a wooden fence constructed high enough to help eliminate this trespassing situation.

Respectfully submitted

Dawne Lea Fewster

519-485-3197

## Planning Meeting Submission from Debbie Kasman

July 12, 2022 6:00 p.m.

#### **Mount Elgin Subdivision Expansion**

## Reynolds Creek Watershed Report (RCWR) 2017, Critical Highlights and Related Questions

- Mount Elgin is in the Reynolds Creek Watershed area, which is managed by the Upper Thames River Conservation Authority.
- Reynolds Creek flows through the proposed subdivision area (page 1 RCWR 2017) and into Dereham Wetlands (between Prouse Road and Airport Road), which is a significant natural site (page 2 RCWR 2017).
- Only 6.4 % of the Reynolds Creek Watershed is in Wetland Cover (page 2).
- Wetland Cover is important because it improves water quality, regulates water flow for drought and flood management, and contributes to climate change adaptation.
- Environment Canada recommends at least 6% Wetland Cover (page 2 RCWR 2017). This is a recommendation from 2013, which needs to be adjusted to account for an additional 10 years of growth and climate change projections.
- The Mount Elgin Waste Water "treatment plant" discharges treated effluent to a septic field in the Reynolds Creek Watershed area and the municipal well in Mount Elgin draws groundwater from a bedrock aquifer (RCWR 2017 page 5).
- This is a Wellhead Protection Area, which means more contaminants are reasonably likely to reach the well if more houses and wastewater are added to this area.

- The area under consideration for expansion is marked as a Significant Groundwater Recharge Area (SGRA) where a relatively large volume of water makes its way from the ground's surface down to the aquifer (RCWR 2017 page 5).
- The area under consideration is also marked as a Highly Vulnerable Aquifer (HVA) where there is a relatively fast pathway from the ground's surface down to an aquifer, making the aquifer more vulnerable to contamination (RCWR 2017page 5).
- Surface water quality in Reynolds Creek scored an overall grade of D in 2013 (page 3) and more houses and more wastewater have been added since that time. Provincial guidelines are B (RCWR 2017 page 3).
- Soil erosion and delivery are also a problem in this area: 26% is highly erodible land (RCWR 2017 page 2). The average for the Upper Thames River watershed is 9%.
- Three forest conditions indicators score a D, F and D, producing an overall grade of D (RCWR 2017 page 4).
- The percent forest cover in this area (10.1%) is a little lower than the Upper Thames Watershed average and is already considered too low to sustain species diversity and the Environment Canada (EC) guideline for southern Ontario to sustain native species is minimum 30% forest cover. EC guideline is B (RCWR 2017 page 4).
- Approximately 22 hectares of forest were cleared and converted to other uses (e.g., agriculture, urban, aggregates) between 2000 and 2006. Another 7 ha of forest and 24 ha of meadow were lost between 2006 and 2010 (RCWR 2017 page 4).
- Recommended actions to improve surface and ground water include using draining maintenance measures that protect aquatic habitat such as low flow channels, spot or bottom cleanouts, and Low Impact Development (LID), which includes bioretention facilities like rain gardens, vegetated rooftops, rain barrels and permeable pavement (RCWR 2017 page 5).

#### **Questions for Mayor Mayberry and Councillors:**

- 1. Are any of the above actions (low flow channels, spot or bottom cleanouts, and Low Impact Development: rain gardens, vegetated rooftops, rain barrels and permeable pavement) included in the expansion plan?
- 2. What is SWOX's current Wetland Cover and how much wetland cover do we need to accommodate climate change in the years ahead?
- 3. Why is SWOX considering adding more houses and discharging more wastewater in a Significant Groundwater Recharge Area that is a Highly Vulnerable Aquifer where a municipal well is located? Why not consider other areas that won't impact our drinking water as much?
- 4. Why is SWOX considering building more houses on land that is highly erodible?
- 5. Why is SWOX considering building more houses on land that is highly erodible during climate change when this land is already well above the Upper Thames River average? Climate change is expected to cause even more extremes in precipitation and temperature in our region (RCWR 2017 page 3).
- 6. How many hectares of forest were cleared or converted in Oxford County and how many hectares of meadows were lost from 2010 to 2022 in our area? In Oxford County? In the Reynolds Creek Watershed area? We should know this before we put more houses in this area.
- 7. What draining measures will be used to protect aquatic habitat? Low flow channels? Spot or bottom cleanouts? Are these the same draining measures that were used in Phases 1 and 2 that Mr. Graydon, the developer, said didn't work properly at the last planning meeting?

- 8. What will be done for homeowners who purchased their properties during Phases 1 and 2 who are having drainage issues? Who will pay for these changes and repairs?
- 9. We heard quite a few counsellors at the last planning meeting say that no matter what parcel of land is rezoned in SWOX to accommodate growth, it will still be agricultural land, and that's true.

We also heard Mayor Mayberry agree at the last planning meeting that we need to build *up*, and not *out*.

Mayor Mayberry also admitted we can't easily build up in a rural village like Mount Elgin because of its rural wastewater system.

Why, then, aren't the borders of SWOX being considered as an alternative to the Mount Elgin location? (Hayhoe Homes is already building on SWOX's border with Tillsonburg on North Street. Why not build there instead? It's cheaper, all the services people need are already there, and it won't increase traffic congestion to an unsafe level at the corner of Mount Elgin Road and Highway 19.

At the last planning meeting, Mayor Mayberry called the reaction from Mount Elgin residents "emotional." How are these questions and concerns emotional?

I am submitting the petition once again. There are now 228 signatures. I'll submit a list of the names and where people live after the planning meeting so the petition can continue to receive signatures up to the night of the planning meeting.

Here is a link to the petition: <a href="https://www.change.org/p/save-mount-elgin-village-from-aggressive-expansion-before-it-s-too-late">https://www.change.org/p/save-mount-elgin-village-from-aggressive-expansion-before-it-s-too-late</a>

Respectfully submitted,

Debbie Kasman

From: Spencer McDonald
To: Eric Gilbert

Subject: FW: Mount Elgin Proposed Subdivision

**Date:** July 4, 2022 8:21:55 AM

**From:** Dave Connie Dykxhoorn < <u>davecon.dykxhoorn@gmail.com</u>>

**Sent:** June 30, 2022 8:24 AM

**To:** Planning < <u>planning@oxfordcounty.ca</u>> **Subject:** Mount Elgin Proposed Subdivision

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Good Morning...

We are Dave & Connie Dykxhoorn. We live at 36 Graydon Drive Mount Elgin. Our property will be affected by the proposed road adjacent to the whole back of my property entering and exiting the subdivision from the Mount Elgin Road

We have reviewed the proposed plan for the Mount Elgin Subdivision and I have two questions I am hoping you can educate me on.

Given that more than 2/3 of the traffic generated by this subdivision will enter and exit Street A from Mount Elgin Road...

What is the elevation of the road in comparison to my existing lot elevation? Will it be down from my property (if so... how much) to provide a natural sound and visual barrier or will it be on the same plane as the existing topography?

What will the road setback from my property line be?

I look forward to receiving the answer to these two questions!

Thank you!!!

Dave & Connie Dykxhoorn 36 Graydon Drive Mount Elgin, Ontario

#### **Eric Gilbert**

From:

Debbie Kasman <debbiekasman@gmail.com>

Sent:

July 22, 2022 8:44 AM

To:

Eric Gilbert

Subject:

REVISED SUBMISSION - Planning Report No: CP 2022-293 Applications for Official Plan

Amendment, Draft Plan of Subdivision and Zone Change OP 21-16-4; SB 21-11-4; ZN

4-21-06 Mount Elgin Development

**Attachments:** 

Elgin Hall - Mount Elgin.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Eric.

Re this:

Report No: CP 2022-293 Applications for Official Plan Amendment, Draft Plan of Subdivision and Zone Change OP 21-16-4; SB 21-11-4; ZN 4-21-06 Mount Elgin Developments found online at

https://southwestoxford.civicweb.net/document/68598/OP21-16-4\_SB%2021-11-04\_ZN4-21-06\_supp\_Twp\_Rpt.pdf?handle=5241690EB9F54738B67B78FE51AA70EF

This application will be coming before County Council on August 10, 2022.

I am asking that you include the following information in your next report to the County:

A property included in the Phase 6 expansion has significant historical value and is not on the provincially-designated list for SWOX, but should be.

The Municipal Address of the property is 324058 Mount Elgin Road, R. R. #2, Mount Elgin, ON NOJ 1NO.

The owner of the property is Mount Elgin Developments, Inc.

The address of the owner (and developer) is 57547 Talbot Line, Tillsonburg, ON, N6B 3G1, Canada.

The date of construction of the home on this property is around 1850 (verified by Scott Gillies' report, which is attached).

The legal description of the property is Lot 10, Concession 5 (Dereham) in the Township of South-West Oxford, ON, Canada. The property is located on the south side of Mount Elgin Road, west of Plank Line, in the Village of Mount Elgin and is part of the proposed Phase 6 expansion land.

Description of the property: The property was constructed by Captain James W. Bodwell Jr. around 1850. Captain James' son, Ebenezer Vining Bodwell, was Dereham Township's first politician. He was also elected as the first MP in the newly formed Dominion of Canada for the riding of South Oxford in 1867 and served alongside Sir John A. MacDonald. MP Bodwell ran the Welland Canal when it was the premier transportation link between the Great Lakes. He was the "money man" for the Canadian Pacific Railway and helped found the City of Vancouver.

Combined with its history as a land grant from Lord Elgin (as UEL land from the Land Petitions of Upper Canada, 1763-1865) and the pristine period of Georgian architecture, this house is very worthy of saving.

I am met with SWOX Mayor David Mayberry and CAO Mary Ellen Greb on Thursday, July 21 2022 to discuss the following:

The home has the heritage and the architecture and has played an important role nationally to more than qualify for provincial historical designation.

There is also a buyer who is willing to restore and preserve the home - to be potentially used as a community hub - with no cost to the public purse.

This buyer has collected awards for heritage rescue and restoration from Heritage Canada, the Town of Caledon, the province of Nova Scotia and the Unesco Heritage site of Lunenburg.

This buyer is the Honourable Garth Turner.

I've been in contact with Mr. Turner and his offer is firm.

Mr. Turner has approached Mount Elgin Development Inc., but Mount Elgin Development Inc. won't sell.

Because the property does not (yet) have historical designation, this home is in danger of being demolished in the Phase 6 expansion. A planned entrance/exit to the subdivision runs right through this magnificent historical home with its incredible architecture from the pristine period Georgian architecture.

I have spoken with Archivist Liz Dommasch who is able to provide further information.

I have officially requested that SWOX Council **immediately** designate Elgin Hall as a property of interest in order to stop any potential demolition of this house and property while we work through the official designation process.

Mayor Mayberry has agreed to discuss my request at the August 9, 2022 SWOX Council meeting.

Phase 6 development expansion CANNOT be approved until SWOX has had the time to deal with my request for historical designation appropriately.

This is a brand new learning area for SWOX. SWOX doesn't even have a heritage committee or even an application form for this process.

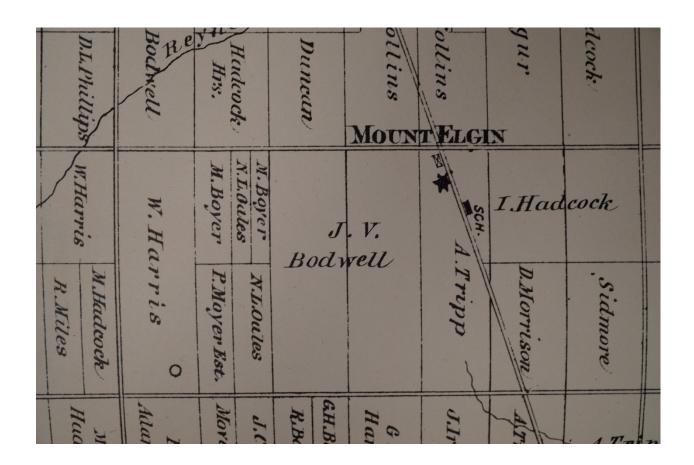
SWOX is not ready for this type of rapid expansion. Issues like these need to be resolved before there is any further expansion in small rural communities like Mount Elgin.

Please make this a significant part of your Report to County Council on August 10, 2022.

Sincerely,

Debbie Kasman

# Elgin Hall Mount Elgin Ontario



Report prepared by Scott Gillies, Curator, Ingersoll Cheese & Agricultural Museum

December 16, 2021

The stately yellow brick house located at 324058 Mount Elgin Road in the village of Mount Elgin was constructed by Captain James W. Bodwell Jr. around 1850.

James W. Bodwell Junior was born in Maine in the year 1794, one of 13 children born to Captain James Bodwell (1764-1853) and Maria Glidden. His paternal grandfather was Captain Eliphalet Bodwell (born 1739).

The Captain James Bodwell moved from Maine to Vermont, to Quebec and to New York State before 1815. His son Captain James Bodwell Jr. married Abigail Eason Vining (1800-1883) in Sweden New York in 1819 and in 1821 moved to West Nissouri Township in Middlesex County. Sometime before 1850 the family moved to Mount Elgin where they built Elgin Hall.

James and Abigail raised a family of 12 children, beginning with James Vining Bodwell (1819-1874).

J.V.'s brother Ebenezer Vining Bodwell (on the right) was born in 1827. He would become active in local politics in Dereham Township before being elected as the first MP in the newly formed Federal government for the riding of South Oxford in 1867. He would later become Commissioner of Canals stationed at St. Catharines in 1874, and in 1879 he was appointed government accountant for the Canadian Pacific Railway, living in Vancouver.



Younger brothers Eliphalet A. Bodwell (b. 1837) and

Andrew Bodwell (1844-1911) took up farming in the Salford area. Eliphalet was on the Jury List of West Oxford township in 1859 but he later moved to Michigan and west to British Columbia. He died in 1912 in Bradford Pennsylvania, but is buried in Mount Elgin Cemetery.

```
Bigham John .
                                         Mt. Elgin.
Bigham Robert.....
                                        Brownsville.
                                    10
Blackmer Alansing ...
Bodwell Andrew .....
                                        Salford.
Bodwell Eliphalet....
Bodwell E. V., canal com-
                                         St. Cather-
  missioner ..... f 10
                                            ine's.
Bodwell Jas. V., farmer....f 11
                                         Mt. Elgin.
                                     82
                                        Culloden.
Bolton Henry R.... 20
Boon Wm., postmaster ....f
Boughner H., constable...f
Boustead Thos., farmer....f
                                        Salford.
                                        Tilsonburg.
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1876 Atlas of Oxford County

James V. Bodwell and his wife Mary Ann Sinclair (1825-1894) farmed the area around Elgin Hall until his death in 1891. Together they raised a family of 5 children in Mount Elgin: Hiram Alphonso (1849), Hason (or Hazen) Sinclair (1852), Ralph W. (1856), Sarah (1859), and James Vining Bodwell Jr. (1866-1909)

This fourth consecutive "James Bodwell" married Bertha Ellen Sherk of Simcoe in June of 1894. The Ontario Directory and Gazetteer 1892-93 lists him as a Justice of the Peace for Oxford County, and operating a fruit evaporator. James and Bertha cared for two daughters: Ellen Vivian (b. 1897) who married Cecil Prouse, and Greeta Marion (b. 1899) who married Lyle Mansfield.

On January 1, 1903 Ethel Sutherland Bodwell, a cousin of James V. Bodwell Jr. wrote to a dear friend describing Christmas with the Bodwells:

"...we always spend Xmas night at Elgin Hall the 'Family Seat'.

This year Cousin Bertha (the mistress of Elgin Hall) had told us they were expecting some American cousins to help celebrate. There are usually 50 of our own crowd but this year Bertha imported 50 more from the States, so the house was well filled. It is a lovely house and very large, larger than ours which is considered a very large house, and it was well filled when the clan gathered. The Bodwells area tremendously large family. Our first Canadian ancestor Captain James Bodwell came over from the States about a hundred years ago and his descendants are so many that not half of them know each other....

Great Grandfather Bodwell had four sons and eight daughters who all had good sized families. The gathering at Elgin Hall consisted of most of the descendants of

the four sons ... Guests came from Chicago, Grand Rapids and Ludington Mich. Erie and Bradford Penn. Buffalo, Toronto and London and other Canadian towns....

Well it was amazing how soon we got acquainted with all the strangers. Father knew most of the older ones and he introduced us to them and they brought up their families in turn. Everyone kissed at meeting, except a few of the young men .... Pretty girls put their arms around you and said "Come with us Ethel," and as you passed beneath the mistletoe, which hung from every chandelier and nearly every door, some tall, handsome youth would spring to bestow a cousinly salute upon you. You felt your spirits leaping up to quite an abnormal height. Presently someone began to call the Codys together in the drawing room. They gathered there about forty strong. (The Codys are descended from two of the daughters of one of the four Bodwell sons, who married brothers. The Codys are cousins of the famous "Buffalo Bill")....

The dining room seats 57 at once and leaves plenty of room for waiters. The whole house was decorated with ropes of evergreens, holly, mistletoe, flags, Xmas bells, etc. In the east parlour in the centre of the large centre table was a huge basket of beautiful apples, and around it were arranged close rows of alternate red and green apples. From the ceiling came four ropes of cedar to the four corners of the table, and a lamp hung in the middle....



After supper an enormous Xmas tree was unburdened. Then some Xmas duets were sung...then we were summoned into the dining room where a stage had been erected, curtains

hung and seats arranged. Here were given a series of exquisite tableaux...."

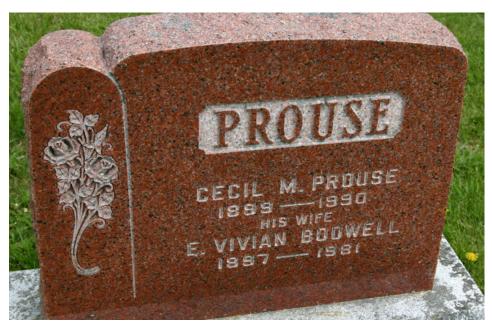
Elgin Hall would have seemed empty during other times of the year. James Vining and Bertha Bodwell raised only two daughters. Ellen Vivian Bodwell was born in 1897 and Greeta Marion Bodwell in 1899. Both would have been young witnesses to this extensive family Christmas gathering.



Tragedy struck in February of 1909 when J.V. Bodwell died at the age of 43. The Ingersoll Chronicle ran his death announcement on page 1 of the February 22<sup>nd</sup> edition. It states that he died of heart trouble, and that he possessed a "genial and kindly disposition and that it was with deep regret that a wide circle of friends leaned of his demise." The Ingersoll Tribune ran a similar obituary but made no mention of his two young daughters. He was laid to rest in Mount Elgin Cemetery with his parents James Vining Bodwell and Mary Ann Sinclair who had both predeceased him.

His will left the sum of \$2000.00 to each of his daughters once they achieved the age of 21. The balance of his estate was left to his wife Bertha.

The 1911 Census of Canada shows the widowed Bertha and the girls still farming the land. However in 1912, Bertha married Herbert Peter Shuttleworth at the Baptist Church in Mount Elgin. The wedding was witnessed by only the immediate relatives and friends. The 1921 Census shows that daughter Olive Bertha Doris Jacquelin Shuttleworth (born in 1914) was now part of the family.



Vivian married
Cecil Prouse on
October 25<sup>th</sup>, 1924
at Elgin Hall,
"before a lovely
bower in the
drawing room,
lavishly decorated
with autumn
bloom". Vivian
passed away in
1981, leaving her
husband and three

sons: James Prouse, Hugh Prouse, and Bob Prouse, and daughter Rhea Boynton of Vancouver, her sister Greeta Mansfield and her stepsister Doris Turner. Vivian and Cecil were buried in the Mount Elgin Cemetery.

Greeta Bodwell married Lyle
Leland Mansfield. They had two
daughters: Elizabeth Warren
and Katherine Jorden. The
Mansfields lived on Dufferin
Street in Ingersoll for a number
of years while Lyle worked as a
carpenter. He was also a
member of Dereham Lodge No.
624 in Mount Elgin, serving as
Master of the lodge in 1941.
Lyle died in 1983; Greeta passed
away 7 years later. Both were
buried in the Harris Street
Cemetery.



According to school records, stepsister Doris Shuttleworth attended Mount Elgin Continuation School for a few months and graduated with the class of 1926-27. She married James A. "Archie" Turner in 1939 and raised a family of four children: Elgin, Nan, Garth and Mary. Doris and Archie are buried in the Mount Elgin Cemetery.



Garth Turner, born in 1949, became a Canadian business journalist, author, entrepreneur, broadcaster and politician. Twice elected to the House of Commons, for the riding of Halton-Peel, he served as the Minister of National Revenue in 1993 in Prime Minster Kim Campbell's government.

#### **Eric Gilbert**

From: Eric Gilbert

**Sent:** August 3, 2022 2:17 PM

To: Planning

**Subject:** FW: URGENT: Mount Elgin UPDATE **Attachments:** Historical Designation Letter.pdf

Eric Gilbert, MCIP RPP Senior Planner| Community Planning County of Oxford

From: Debbie Kasman <debbiekasman@gmail.com>

Sent: August 3, 2022 10:17 AM

To: Eric Gilbert <egilbert@oxfordcounty.ca>

Cc: Gordon Hough <ghough@oxfordcounty.ca>; Paul Michiels <pmichiels@oxfordcounty.ca>;

larrymartin@execulink.com; Michael Duben <mduben@oxfordcounty.ca>; Ben Addley <baddley@oxfordcounty.ca>;

David Mayberry <mayor@swox.org>; Mary Ellen Greb <cao@swox.org>

Subject: URGENT: Mount Elgin UPDATE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Eric.

#### FYI plus an urgent request:

Rebecca Zandbergen, Host London Morning, CBC Radio One, London, ran an interview with Garth Turner this morning at 7:35 a.m.

Rebecca is planning on publishing a digital story today.

Laurel Beechey, Tillsonburg & Norfolk News, is running a series beginning next week.

Chris Abbott, reporter for the Tillsonburg & Norfolk news, will be calling me later this week.

The community petition is currently at 1051 signatures and the community Facebook Page has 526 members to date.

In addition to my request of SWOX Council on August 9th (attached), I'll be reminding SWOX Council that the Heritage Took Kit created by the provincial government to assist Municipal Councils, staff, planners etc. states that Council, with the aid of concerned citizens, can work with the owner toward a means to conserve, which includes providing an opportunity for the owner to sell to a purchaser who will conserve it (pages 28 and 29).

So I will also be requesting (on Aug. 9th) that SWOX Council direct the mayor to enter into conversations with the developer as well, namely that SWOX Council will not do any further business with the developer unless he sells this property at a fair price (not a gouged one) to a purchaser who will conserve it. And since Mr. Turner has won awards for his historical preservation work, Mr. Turner is the community's buyer of choice.

Oxford County Council **cannot** approve the developer's application on August 10th **under these constantly changing circumstances**.

The Public Planning meeting scheduled for August 10th **should be postponed** until this can be sorted out.

I know the developer can ask for a delay.

Can the community ask for a delay as well?

Please advise. I believe this is new territory for all of us, including SWOX Township and Oxford Council as well.

Debbie

#### **Eric Gilbert**

From: Eric Gilbert

**Sent:** August 3, 2022 7:35 PM

To: Planning
Subject: Fwd: Elgin Hall

OP 21-16-4

#### Begin forwarded message:

From: Laurel Imeson < laurel imeson@msn.com>

**Date:** August 3, 2022 at 19:20:24 EDT

To: Gordon Hough <ghough@oxfordcounty.ca>, Eric Gilbert <egilbert@oxfordcounty.ca>,

Chloe Senior < csenior @oxfordcounty.ca>

Subject: Elgin Hall

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello,

I am dismayed and angered to hear that Elgin Hall may be demolished. We don't seem to learn that it is more important to save our cultural heritage than it is to build more subdivisions. *Sprawl must be stopped everywhere; it is not sustainable.* We must all stand up and say NO to developers. Especially when they continuously ask for exceptions to official plans. Those plans are there for a reason. People need to stop planning things where they are not wanted. We must not be greedy and stick to our principles.

Please do not allow Elgin Hall to be destroyed.

Thank you, Laurel Imeson

(The email link on the county website was not working. Please share to the appropriate people).

#### **Eric Gilbert**

From: Planning

Sent: September 2, 2022 3:54 PM

To: Eric Gilbert

**Subject:** FW: Mt. Elgin Development

From: Tony Zammit <tonyzammit@live.ca>

Sent: September 2, 2022 11:05 AM

To: Planning <planning@oxfordcounty.ca>

Subject: Mt. Elgin Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Good morning,

Thank you for providing the public notice of the proposed plan amendment for Mount Elgin. My most important questions are:

1) with the grow of this area being so drastic how do you plan to accommodate schooling? My son currently goes to a french immersion school 30 minutes from home because you already have an over crowding issue. If you think half of the 235 homes have the average of two children that's 234 kids.

2)how do you plan to provide proper water pressure to the homes when we already are classed as "low water pressure" to the point we cannot have fire hydrants?

3)how do you plan to increase the extra hydro usage? We already have constant power surges to the point that 90% of the homes have purchased after market generators to provide basic power to necessary appliances.

4)how do you expect to control traffic for the current 121 homes plus the addition of 235 through one lane roads via Peggy Ave and the Mount Elgin exit? Your site map also does not include the area currently being built south of Peggy on the continuation of Graydon.

The average home leaves for work and school between 6:30 and 8:30am and the average home has 2.3 cars. That means you will have roughly 700 vehicles trying to exit via two exits in a two hour time period.

I'm sorry I am not a land developer or fully knowledgeable in subdivision zoning but looking at this proposed plan it plainly does not work and the township should already noticed this.

Thank you for reading the towns concerns and we hope you carefully and cautiously reconsider.

Get Outlook for iOS

#### Report No. CP 2022-301 - Attachment No. 5

### Schedule "A" To Report No. CP 2022-301

#### CONDITIONS OF DRAFT APPROVAL – SB 21-11-4 – Mount Elgin Developments Inc.

- 1. This approval applies to the draft plan of subdivision (File No. SB 21-11-4), as submitted by GSP Group on behalf of the owner, Mount Elgin Developments Inc (dated August 16, 2022), as amended, for lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, consisting of 166 lots for single detached dwellings, 7 blocks for 69 street fronting townhouses dwellings, 1 open space block, 2 blocks for lot additions, one park block, 3 blocks for pedestrian walkways, a block for a railway berm, and two blocks to be dedicated to the Township, served by six new local streets.
- 2. The Owner shall enter into a subdivision agreement with the Township of South-West Oxford and County of Oxford.
- 3. The Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of South-West Oxford.
- 4. The Owner agrees in writing, to satisfy all requirements, financial and otherwise, of the Township regarding construction of roads, installation of services, including water, sewer, electrical distribution systems, sidewalks, street lights, and drainage facilities and other matters pertaining to the development of the subdivision in accordance with the standards of the Township, to the satisfaction of the Township of South-West Oxford.
- 5. The road allowances included in the draft plan of subdivision shall be dedicated as public highways, to the satisfaction of the Township of South-West Oxford.
- 6. The streets included in the draft plan of subdivision shall be named, to the satisfaction of the Township of South-West Oxford.
- 7. That fiber internet service to each premise within the draft plan of subdivision be installed, to the satisfaction of the Township of South-West Oxford.
- 8. The subdivision agreement shall contain provisions indicating that prior to grading and issuance of building permits, a grading plan, servicing plan, hydro and street lighting plan, and erosion and siltation control plan, along with reports as required, be reviewed and approved by the Township, and further, the subdivision agreement shall include provisions for the owners to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports, to the satisfaction of the Township of South-West Oxford.
- The subdivision agreement shall contain provisions requiring the Owner to provide a
  permanent male & female washroom within the Open Space Block, connected to the
  municipal water and sanitary sewer system, to the satisfaction of the Township of SouthWest Oxford.

- 10. Prior to the approval of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the Township's Zoning By-law. Certification of lot areas, frontages, and depths shall be provided to the Township by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the Township of South-West Oxford.
- 11. The Owner agrees in writing to implement the noise mitigation measures and recommendations that were identified in the Noise and Vibration Feasibility Study prepared by HGC Engineering, dated August 2021, and the Land Use Compatibility Study (Noise), prepared by HGC Engineering, dated May 2022, to the satisfaction of the Township of South-West Oxford and the County of Oxford.
- 12. The Owner agrees in writing to implement the land use compatibility measures and recommendations that were identified in the Land Use Compatibility Study Air Quality, prepared by BCX Environmental Consulting, dated May 2022, to the satisfaction of the Township of South-West Oxford and the County of Oxford.
- 13. Prior to the approval of the final plan by the County, the Owner shall agree in writing to provide cisterns within the Village of Mount Elgin for the supply of water for firefighting purposes, to the satisfaction of the Township of South-West Oxford and the County of Oxford.
- 14. Prior to the approval of the final plan by the County, the Owner shall agree in writing that all phasing of the plan of subdivision will be to the satisfaction of the Township of South-West Oxford and County of Oxford.
- 15. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes shall be granted to the appropriate authority, to the satisfaction of the Township of South-West Oxford and County of Oxford Public Works.
- 16. The Owners agree in writing, to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision, to the satisfaction of County of Oxford Public Works.
- 17. The subdivision agreement shall make provision for the assumption and operation of the water and sewage system within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works.
- 18. The Owner agrees in writing, to prepare and submit for approval from County of Oxford Public Works, detailed servicing plans designed in accordance with the County Design Guidelines, to the satisfaction of County of Oxford Public Works.
- 19. Prior to the approval of the final plan by the County, the Owners shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Mount Elgin water and sanitary sewer systems to service the plan of subdivision, to the satisfaction of County of Oxford Public Works.

- 20. Prior to the signing of the final plan by the County of Oxford, the owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- 21. The subdivision agreement shall contain a provision directing the owner and all future owners of properties within the draft plan to include the following environmental warning clause in all purchase and sale agreements:

"Purchasers are advised that dust, odour, noise and other emissions from normal agricultural activities conducted in the periphery of the subject lands, may be of concern and may interfere with some residential activities".

- 22. Prior to the approval of the final plan by the County, the Owners shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery; the location of temporary Centralized Mail Box locations during construction; and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations, to the satisfaction of Canada Post.
- 23. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Enbridge Gas that the Owner/developer provide Enbridge Gas with the necessary easements and/or Enbridge Gas.
- 24. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the Long Point Region Conservation Authority (LPRCA) and Upper Thames Region Conservation Authority (UTRCA), indicating that final lot grading plans, soil conservation plan, and stormwater management plans have been completed to their satisfaction.
- 25. The subdivision agreement shall contain a provision directing the owner and all future owners to include the below disclosure in all purchase and sale agreements:

"The Owner shall inform all Purchasers of residential lots by including a condition in all Purchase and Sale and/or Lease Agreements stating that the construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education, therefore the subject community may be designated as a "Holding Zone" by the Thames Valley District School Board and pupils may be assigned to existing schools as deemed necessary by the Board."

- 26. The owner shall agree, in writing, to satisfy all the requirements of the appropriate authority regarding the installation of all electrical distribution systems and any other matters pertaining to the development of the subdivision.
- 27. Prior to the approval of the final plan by the County, the Owners shall secure clearance from the County of Oxford Public Works Department that Conditions 13 to 19 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.

- 28. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of South-West Oxford that Conditions 2 to 15 (inclusive), have been met to the satisfaction of the Township. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
- 29. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 22 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
- 30. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Enbridge Gas that Condition 23 has been met to the satisfaction of Enbridge Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
- 31. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by LPRCA and UTRCA that Condition 24 has been met to the satisfaction of LPRCA and UTRCA. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
- 32. Prior to the approval of the final plan by the County, the Owners shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
- 33. This plan of subdivision shall be registered no later than September 28, 2025, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

Report No. CP 2022-301 - Attachment No. 6

# AMENDMENT NUMBER 281 TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules, attached hereto, constitute Amendment Number 281 to the County of Oxford Official Plan.

#### 1.0 PURPOSE OF THE AMENDMENT

The purpose of the Official Plan amendment is to re-designate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement' & 'Low Density to facilitate the expansion of the Village of Mount Elgin settlement boundary and the development of a residential draft plan of subdivision.

#### 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, and are located on the south side of Mount Elgin Road, west of Plank Line, and are municipally known as 324032 & 324056 Mount Elgin Road, in the Village of Mount Elgin.

#### 3.0 BASIS FOR THE AMENDMENT

The purpose of the Official Plan amendment is to re-designate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement' & 'Low Density to facilitate the expansion of the Village of Mount Elgin settlement boundary and the development of a residential draft plan of subdivision.

The proposed amendment will amend Schedules "C-3", "S-1" & "S-2" to redesignate the lands from Agricultural Reserve to Serviced Village, Settlement, Low Density Residential, and Open Space.

It is the opinion of Council that in keeping with the policies of Section 2.1.1 (Growth Management), with respect to focusing growth and development in settlements with centralized waste water and water supply facilities, as well as facilitating development and land use patterns and densities that efficiently use land and existing/planned infrastructure and public service facilities and supports active transportation.

In support of the expansion of the boundary of the Village of Mount Elgin, the County undertook a Phase I Comprehensive Review; this study included an analysis of the Township of South-West Oxford population, household and employment forecasts and associated land need for a 20 year planning period. The study also included a 30 year forecast period to ensure it would provide the information necessary to account for an increase in the planning period from 20 to 25 years which was has come into effect as part of the 2020 PPS. The review indicated that the total estimated residential unit growth for the 20 year period 2019 to 2039 was 360 dwelling units, while the residential land supply in the Township (including opportunities for intensification) as of the end of 2019 was estimated to be approximately 191 residential units. The review concluded that "...it appears that the Township of South-West Oxford's land need will slightly increase, particularly once the current planning horizon in the PPS is extended from 20 to 25 years later this year."

With a 25 year planning period in the PPS now in effect, the household forecasts in the study for the 25 year planning period (2021-2046) indicate that approximately 410 dwelling units are now expected to be required, which would exceed the residential land supply by 219 units, and possibly more if the land supply estimates were to be adjusted to account for residential construction that has occurred since 2019. Therefore, Council is satisfied that there is a legitimate need for additional residential land in the Township to accommodate the forecasted growth for the planning period.

Given the above assessment of the forecasted residential growth and land need from the Phase I Comprehensive Review, Council is satisfied that the proposed settlement boundary adjustment would be consistent with the comprehensive review requirements related to land need.

The proposal is also consistent with the intent of the Official Plan to ensure a sufficient supply of land will be provided within settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20+ year needs of the County and the Township, while accounting for opportunities to accommodate growth through intensification.

In support of the County's current Official Plan Review, the County of Oxford has recently undertaken a Phase One Comprehensive Review, which consisted of an analysis of County-wide and Area Municipal population, household and employment forecasts and a land need analysis. The study concluded that over the 25 year planning period there was a moderate land need for residential lands in the Township of South-West Oxford (22 ha of gross developable lands); the proposed draft plan of subdivision has a gross area of 23.74 ha. Council is satisfied that the inclusion of these lands represents a justified and logical expansion of the Village of Mount Elgin, as the lands are currently constrained by residential development to the east, and the CP Railway to the south and west. The proposed subdivision will also make use of the existing stormwater management pond, and only a modest expansion of the existing water distribution network, wastewater collection system, and storm sewers is required to service the development.

The proposed draft plan will facilitate the development of single detached and street-fronting townhouse dwellings and will result in an overall net residential density of approximately 18.9 units per hectare (7.6 units per acre). The minimum net density for the Low Density Residential designation is 15 units per hectare (6 units per acre) and the proposal meets the minimum density requirements in the Official Plan.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of the PPS and supports the strategic initiatives and objectives of the Official Plan.

#### 4.0 <u>DETAILS OF THE AMENDMENT</u>

- 4.1 That Schedule "S-1" Township of South-West Oxford Land Use Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Settlement".
- 4.2 That Schedule "S-2" –Village of Mount Elgin Land Use Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Low Density Residential".
- 4.3 That Schedule "S-2" –Village of Mount Elgin Land Use Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Settlement Boundary".
- 4.3 That Schedule "C-3" County of Oxford Settlement Strategy Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Serviced Village".

#### 5.0 <u>IMPLEMENTATION</u>

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

#### 6.0 <u>INTERPRETATION</u>

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"

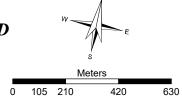
#### AMENDMENT No. 281

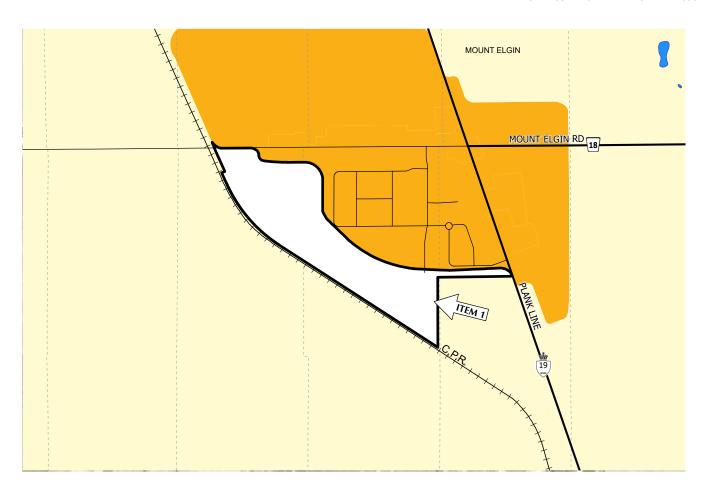
TO THE

#### COUNTY OF OXFORD OFFICIAL PLAN

SCHEDULE "S-1"

#### TOWNSHIP OF SOUTH-WEST OXFORD LAND USE PLAN









SCHEDULE "A"

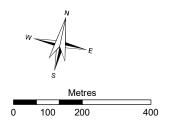
AMENDMENT No. 281

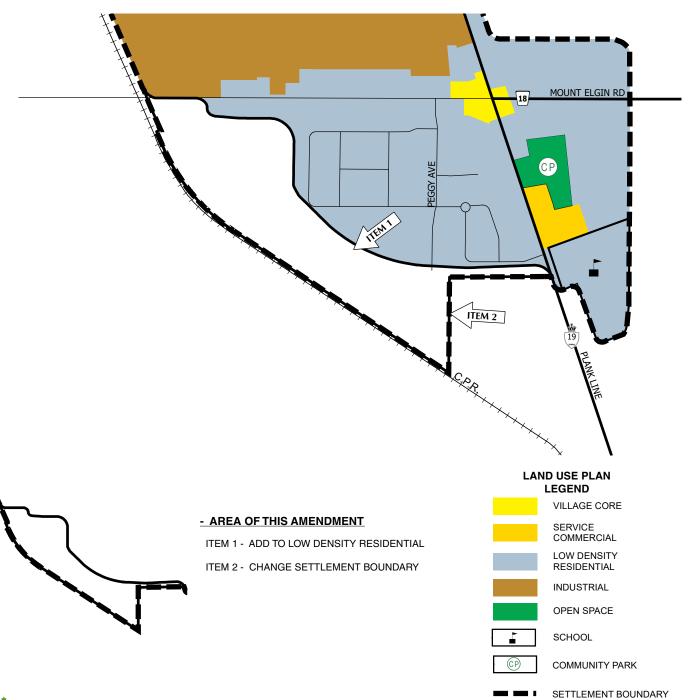
TO THE

#### COUNTY OF OXFORD OFFICIAL PLAN

SCHEDULE "S-2"

#### VILLAGE OF MOUNT ELGIN LAND USE PLAN







SCHEDULE "A"

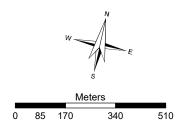
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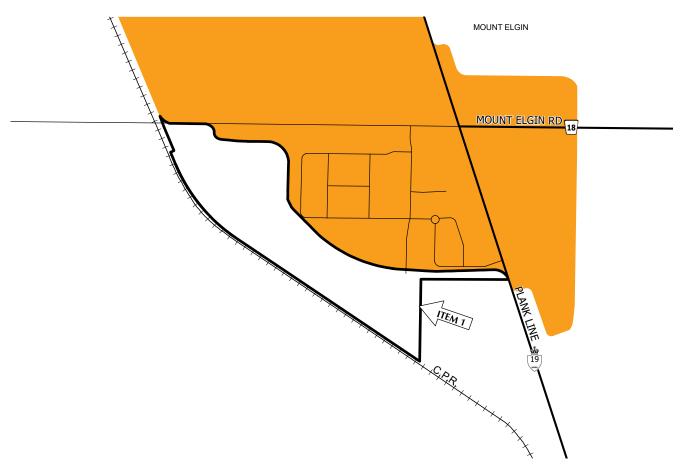
TO THE

#### COUNTY OF OXFORD OFFICIAL PLAN

SCHEDULE "C-3"

#### COUNTY OF OXFORD SETTLEMENT STRATEGY PLAN







- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO SERVICED VILLAGES

SETTLEMENT STRATEGY PLAN LEGEND



SERVICED VILLAGES





To: Warden and Members of County Council

From: Director of Corporate Services

# Oxford County Tanager Drive and Falcon Road Services Extension Project

#### RECOMMENDATION

1. That By-law No. 6472-2022, being a by-law to authorize the funding sources and mandatory connection for the Oxford County Tanager Drive and Falcon Road Services Extension Project, be presented to Council for enactment.

#### REPORT HIGHLIGHTS

- The purpose of this report is to authorize funding sources for the extension of watermain and sanitary sewer services as part of the Rolling Meadows Phase 1 reconstruction project, which included an extension on Tanager Drive and Falcon Road in Tillsonburg, completed between April and November 2021.
- Total cost for the sanitary sewer portion of the project is \$228,870
- Total cost for the watermain portion of the project is \$301,953
- In addition to the total cost of the project the following costs are added in accordance with the 2022 Fees and Charges By-law No. 4889-2007
  - \$275 billed to each of the development properties with new water connections for a water meter
  - \$50 billed to each of the existing and development properties for the sanitary application to connect review fee
  - \$50 billed to each of the development properties for the water application to connect review fee

#### **Implementation Points**

Upon County Council's approval of this report and passing of the authorizing by-law, staff will proceed to bill the benefitting property owners as set out in Schedule "B" of the by-law. Property



owners will be presented options to pay a lump sum payment without interest or through a debenture (with interest) which will be collected with their taxes.

#### **Financial Impact**

Between April and November 2021, the Town of Tillsonburg, on behalf of the County, installed watermains and sanitary sewers to serve properties in the Rolling Meadows subdivision in Tillsonburg. At the time, the project was funded from the Water – Tillsonburg and Wastewater – Tillsonburg Reserves respectively. The Community Servicing Assistance Program (CSAP) funds and, amounts attributed to the benefitting property owners will be contributed to the Water – Tillsonburg and Wastewater – Tillsonburg Reserves upon completion of the billing for this project.

Table 1 – Project Funding

Description	Project Cost	Attributed to Benefitting Properties	CSAP	Reserve Funded Replacements
Sanitary Sewer	\$228,870	\$167,746	\$37,671	\$23,453
Watermain	\$301,953	\$15,492	\$0	\$286,461

Note: 2021 CSAP Maximum Threshold (cost to existing single family residence) is \$15,679 for sanitary sewer and \$11,917 for water.

#### Communications

County Policy 6.05 Water and Sewer Services Financing includes a section on Public Consultation requirements, which states that the County will, to the best of its ability, ensure that property owners are informed of the intention to service and the potential impacts on property owners. Indicated below are the various communication points that occurred with the impacted property owners.

The Town of Tillsonburg sent pre-construction communication notices to impacted residents as part of the Rolling Meadows Phase 1 reconstruction project. Included as Attachment 1 is a copy of the Information letters dated September 29<sup>th</sup>, 2020 and March 17<sup>th</sup>, 2021. These letters indicated the work being completed, including watermain and sanitary sewers, however does not specify that a cost will be allocated to serviced residents.

Included as Attachment 2, are copies of the daily work summary from Town of Tillsonburg project staff for April 28 and May 3, 2021. These work summaries contain information on the installation of the services, including discussions and agreement from residents on the service location.

Communication was mailed to impacted property owners in October of 2021 informing them that the connection fees associated with the project would be calculated once confirmed, and that County staff would offer an information session in 2022. A copy of this notice is included as Attachment 3. County staff did not receive any inquiries from impacted property owners at the time of this notice.

Subsequently, a notice was mailed in June of 2022, included as Attachment 4, notifying affected property owners that public consultation was being offered on August 10, 2022, to provide additional information, and inform affected existing homeowners of cost implications.

On August 24, 2022, a letter was mailed to each landowner informing them that a by-law to bill this project to benefitting property owners would be passed in the near future. Included as Attachment 5 is a sample of the letter that was sent to existing developed properties and to development properties. This notice cited project costs specific to the extension area of the project, whereas this report refers to total project costs which includes replacement mains and services to properties with previous connections.

County staff are committed to continuously improving communication practices, demonstrated by a number of process improvements implemented over the past year. Annual notices are now being sent where project billing is delayed for any reason, such as the one included as Attachment 3. County and Town of Tillsonburg staff will issue joint communication for any future reconstruction projects containing an extension component, ensuring that potential cost implications are mentioned as early in the process as possible. Additional clarification has been provided within letters to clearly identify the rate that residents would be charged if not connected by the mandatory connection date.

Upon enactment of By-law No. 6472-2022 a letter will be sent to each property owner providing them with payment options for the charges related to their property.

#### **Strategic Plan (2020-2022)**

	***			17	<b>**</b>
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
		3.iii.			

#### DISCUSSION

#### **Background**

Between April and November 2021, the Town of Tillsonburg, on behalf of the County of Oxford, installed sanitary sewers and watermain to serve properties along Tanager Drive and Falcon Road in Tillsonburg. This work was done in accordance with the County of Oxford water and wastewater strategy as outlined in the Official Plan.

The County's current practice is to require properties with access to a municipal sanitary and/or water system to connect to it. Through the capital billing project process, a mandatory connection date is established to allow a minimum of one full construction season before the deadline. This date may be extended depending on certain circumstances. Banked properties

(those without buildings that require services, such as a building without plumbing and vacant lots) are not subject to the mandatory connection date until they are developed.

Connecting to a municipal sanitary and water system offers a number of benefits:

- decommissioning private septic systems and sewage holding tanks provides environmental protection;
- adequate sewage flow decreases holding times that lead to odour;
- reduces the overall economic impact of the household as all routine maintenance costs currently borne by the homeowner would then be included in monthly fees;
- frees up valuable property from the existing septic bed footprint;
- · reduces the risk of cross contamination with private water systems; and
- may increase property values within urban serviced boundaries.

On September 14, 2022 County staff received resolution # 2022-299 from the September 12, 2022 Town of Tillsonburg Council meeting regarding the petition for sewer costs for Tanager Drive and Falcon Road. Of the 23 names on the petition, five are related to two properties that are not part of the billout area as they had pre-existing services that were replaced. The remaining 18 names on the petition represent the 11 developed properties included in the billing area.

The purpose of the petition was to indicate a lack of communication throughout the project, and to oppose the cost assigned to each of the benefitting property owners. Communication efforts undertaken by the Town of Tillsonburg and the County of Oxford are as indicated in the communications section of this report. Total project costs have been analysed and all costs assigned to replacement infrastructure were subtracted from the total project cost to determine the extension only costs allocated to benefitting property owners.

The *Municipal Act, 2001*, as amended, gives Council the authority to defer or alter tax payments in certain situations. County of Oxford By-law No. 4825-2003 also provides tax relief for eligible landowners with disabilities and/or low income. Property owners that feel the fees associated with this billout would result in financial hardship are encouraged to contact County staff upon receiving the billing notice to discuss the process and their eligibility for a deferral.

#### **Comments**

With County Council approval of this report and adoption of the by-law, County staff will proceed to bill the benefitting property owners the amount noted within the by-law. Property owners will have the option to pay a lump sum payment without interest or through a debenture payment plan, paid through their annual property tax bill. The debenture payment plan options offer either 5 or 10 year repayment terms including interest with no option for early payout. Under the lump sum payment option, the County is paid up front. Alternatively, property owners may choose to arrange private financing with more personalized terms.

There are eleven existing residential properties serviced by this project with each being billed \$13,694 of the total sanitary costs less \$3,424 in CSAP funding, plus \$50 for the application to connect review fee, for a net cost of \$10,320 per property.

There are four development properties serviced by this project with each being billed \$13,694 of

the total sanitary costs, \$3,873 of the total watermain costs, plus \$275 for a water meter and \$100 for the watermain and sanitary application to connect review fees, for a total cost of \$17,942 per property.

Schedule "B" of the authorizing by-law provides a list of benefitting properties by roll number having existing buildings that will be required to connect to the sanitary sewer services by October 31, 2023 – the mandatory connection date as set out in the by-law.

Also forming part of the by-law is a map of the area serviced by the project - see Attachment 6 to this report.

#### **Conclusions**

The proposed funding model, as described within this report is in accordance with County policies and procedures. As such, staff recommends that Council authorize the funding sources to recover costs for this project.

# Report Author: Original signed by Jennifer Lavallee, CPA, CGA Manager of Capital Planning Departmental Approval: Original signed by Lynn S. Buchner, CPA, CGA Director of Corporate Services Approved for submission: Original signed by Benjamin R. Addley Interim Chief Administrative Officer

#### **ATTACHMENTS**

Attachment No. 1 – Oxford County Tanager Drive and Falcon Road Services Extension Project Tillsonburg Communication Notices

Attachment No. 2 – Oxford County Tanager Drive and Falcon Road Services Extension Project Daily Work Summaries

Attachment No. 3 – Oxford County Tanager Drive and Falcon Road Services Extension Project Resident Update October 2021

Attachment No. 4 – Oxford County Tanager Drive and Falcon Road Services Extension Project Resident Update June 2022

Attachment No. 5 – Oxford County Tanager Drive and Falcon Road Services Extension Project Pre-Financing Letter August 2022

Attachment No. 6 – Oxford County Tanager Drive and Falcon Road Services Extension Project Area Map



Town of Tillsonburg
Operation Services
10 Lisgar Avenue, Tillsonburg, ON N4G 5A5

Tel: (519) 688-3009 Fax: (519) 688-0759

September 29th, 2020

#### Information Letter to Residents

# Rolling Meadows Reconstruction – Stage 1 of 2 Falcon Road, Tanager Drive, & Canary Street

The Town is planning to reconstruct Falcon Road and part of Tanager Drive. The contract has been awarded to Euro-Ex Construction Inc. of Woodstock, Ontario. Construction is tentatively scheduled to begin in the spring of 2021.

The reconstruction involves the installation of new watermain, sanitary sewers, storm sewers and new asphalt road surface including curb and gutter. A 1.5m wide concrete sidewalk will also be constructed on Falcon Road from North Street Road to Tanager Drive, and on Tanager Drive from Owl Drive to Canary Street.

Please find the attached set of drawings for Rolling Meadows Reconstruction – Stage One of Two. Questions regarding the Reconstruction project can be submitted by email to <a href="mailto:engineering@tillsonburg.ca">engineering@tillsonburg.ca</a> before October 30<sup>th</sup> 2020.

Additional information letters to residents will be distributed once the construction schedule finalized.

Town of Tillsonburg Operation Services





Town of Tillsonburg **Operation Services** Tillsonburg, ON N4G 5A5

> Tel: (519) 688-3009 Fax: (519) 688-0759

March 17th, 2021

#### **INFORMATION LETTER TO RESIDENTS**

### TANAGER DRIVE AND FALCON ROAD **RECONSTRUCTION (ROLLING MEADOWS)**

#### PRECONSTRUCTION NOTICE

The Town of Tillsonburg is planning to reconstruct Tanager Drive from Owl Drive to just north of the intersection with Canary Street and Falcon Road from Tanager Drive to North Street. The reconstruction contract has been awarded to Euro-Ex Construction Ltd of Woodstock, Ontario. Construction is scheduled to begin the week of April 12th, 2021. The Contractor plans to have all work completed by mid-summer. This initial construction project represents the first phase of works planned to be performed in the Rolling Meadows Subdivision.

Pre-Construction Building Inspections will be completed prior to construction by dBA Services Inc. on behalf of the Contractor. If deemed necessary by the contractor, individual property owners adjacent to the reconstruction project area will be notified by dBA Services Inc. informing them of the inspection request. Initial informational letters have been distributed.

Tanager Drive and Falcon Road reconstruction involves the installation of new sanitary sewer, new storm sewer, new water main, new asphalt road surface, new concrete sidewalk, street lighting additions, and all related restorations.

In addition to this work, Tillsonburg Hydro Inc. (THI) in conjunction with telecommunication companies Bell, Rogers & Execulink will be relocating portions of the electrical distribution system & communication systems from the rear yard to the boulevard in a joint installation effort. Construction will take place on Cardinal Court, Tanager Dr (south of Canary Street), Falcon Road and Owl Drive (east of Robin Rd). A contractor will be selected in the near future and further information will be provided under separate notice.

The THI administered utility construction project is scheduled to begin on June 15th, 2021 and take approximately 3 months to complete.

The Town of Tillsonburg road reconstruction project and the THI utility construction project overlap along sections of Falcon Road, Tanager Drive and Owl Drive and as such, final restoration of these areas will be completed once utility construction activities have concluded.





Any issues that arise during regular business hours should be communicated to the Town's on-site Inspector or email: <a href="mailto:engineering@tillsonburg.ca">engineering@tillsonburg.ca</a>.

For concerns after regular business hours that need to be addressed immediately, please call (519) 688-3009 to have your concern directed to the Contractor. Should an after-hour concern arise that can be addressed during regular work hours, please direct your concern to the Contractor or on-site inspector.

The following is provided for your information:

Paga	netruction	Contractor
Keco	nstruction	Contractor

# John Reeves Euro Construction Ltd. 130 Houser's Ln. Woodstock, Ontario N4S 7V9

#### **Town Engineer**

Shayne Reitsma, P. Eng Town of Tillsonburg 200 Broadway, Suite 204 Tillsonburg, Ontario N4G 5A7

#### **THI Project Coordinator**

Derek Schonewille, C.Tech. Tillsonburg Hydo Inc. 10 Lisgar Avenue Tillsonburg, Ontario N4G 5A5

#### **Homeowner Responsibility / Action:**

#### • <u>Underground sprinkler systems</u>

Prior to construction, the homeowner is responsible to locate and stake/mark all underground sprinkler systems within the Town's right-of-way. Underground sprinkler systems within the Town's right-of-way identified to be in conflict with the proposed works will require the homeowner to remove and reinstall at their own expense. If in doubt, please contact the Town to determine if your underground sprinkler system will be disturbed during construction.

#### Landscaping

Landscaping or planting materials within the Town's right-of-way should be removed by the homeowner prior to construction. If in doubt, please contact the Town to determine if plantings will be disturbed during construction.

#### Garbage and Recycling

Each homeowner will be responsible to <u>mark</u> their Municipal Address on their recycling blue box and garbage containers for identification. To assist the Contractor, please have your garbage and recyclables to the curb by 7:00am on your typical pickup day. The Contractor will transport your garbage and recyclables to the end of the job site for municipal pickup and return your containers at the end of the day.

#### **Traffic Concerns & Miscellaneous Comments:**

The work will undoubtedly result in some inconveniences to residents. Dust, noise and interruption of services cannot be eliminated entirely; however, the Contractor will make all attempts to minimize these whenever possible. We ask for your patience and understanding during the construction project.

All residents are advised to use caution in the vicinity of excavations and construction equipment. Parents are urged to inform children of potential construction zone dangers.

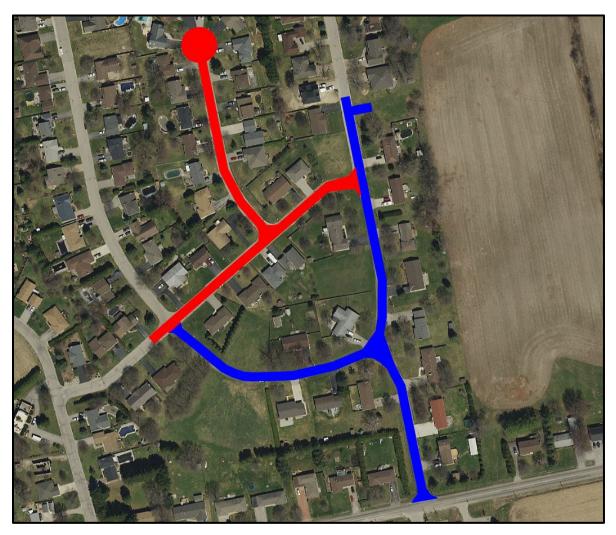




Streets will be open to local traffic whenever possible; however, traffic delays cannot be avoided during construction. Alternative parking arrangements may also be required from time to time during construction.

For convenience, the insert below provides the general anticipated construction limits for:

- combined reconstruction & THI activities (BLUE)
- THI only activities (RED).



We apologize in advance for any inconveniences this project may create.

Town of Tillsonburg **Engineering Department** 



DWS No.

Page: 1 of 5

Project No: RFT2020-005 Project: ROLLING MEADOWS PHASE 1 Date: Apr 28, 2021

Weather: A.M. Sunny, Warm P.M. Sunny, Warm

Inspector: cpietrzak@tillsonburg.ca Time In: 7:00 AM Time In: 5:00 AM

Contractor: Time In: 7:00 AM Time In: 5:30 AM

Project Manager:

Working Days (or Completion Date): Working Day #: 2

Labour Used:	Equipment On Site:
1 - Foreman for 10 hours	Smooth-drum Roller - 60 inch drum
3 - Labourer for 30 hours	Excavator - CAT 329F
3 - Operator for 30 hours	Dozer - Deere 650 J
	Loader - CAT 930K
	Excavator - CAT 328D

#### Comments:

12:00 AM - Recycling and Garbage Day. All resident were collected. Some resident further down Bobolink did not get notified with information letters to residents, but are affected by the collection by the contractor. Town will deliver notices by next garbage day as a reminder

12:00 AM - Topsoil stripping

12:00 AM - Roof water big 'o' exposed adjacent to 29 Tanager. Spoke to the resident and informed him that these will need to be decommissioned. However they were full of dirt so likely not working anyhow

12:00 AM - Contractor compacted all topsoil removal areas

12:00 AM - Spoke to 11 Tanager resident.

She is concerned that her driveway is sloping back towards the house and that the new road will make this worse. I told the resident that I would investigate this and get back to her

12:00 AM - Spoke to resident at 16 Tanager.

He said he runs a business out of his house and has large trucks delivering goods on a weekly basis. I told the resident to make anyone on onsite aware of delivery's as early as possible, and arrangements will be made

12:00 AM - MN. 2 Falcon Road residents are not pleased about the drawings showing the DICB in front of there property to be removed and salvaged, and move back from the road closer to P/L. Spoke with Shayne about this and determined that we can likely change the DICB to a Nyloplast CB soften the swales. More investigation is required

12:00 AM - MN 2 Falcon Road already has a sanitary lateral that was installed in 2017 on the North Street Reconstruction Project. This is confirmed with the 2017 Oxford County Record Drawing and with a 2x4 wood marker in the sideyard.

Sanitary Lateral @ Sta. 4+023 is eliminated.

12:00 AM - Spoke to the Homeowner of MN. 4 and agreed to relocate the location of the sanitary service to line up with the North West Building Corner. The residents existing outlet location is in the middle of the rear wall of the building.

The proposed location would also not work as the gas service to the house is in the same line.

12:00 AM - Shifted the sanitary lateral 5 meters to the north for MN. 6 Falcon Road due to the existing water service being located in the line of the proposed location for the sanitary lateral. Spoke and agreed on the the location with the homeowner.

12:00 AM - Did not adjust the location of MN. 7 Falcon sanitary service as per the homeowners request.



DWS No.

Page: 2 of 5

Project No: RFT2020-005

Project: ROLLING MEADOWS PHASE 1

Date: Apr 28, 2021

- 12:00 AM Met Greenline Excavation to review moving the Sanitary Lateral for MN .16 Tanager to be in line with the south east building corner in order to connect the the rear of the building. Homeowner agreed on the location.
- 12:00 AM Relocated the sanitary lateral for MN. 23 Tanager to be inline with the north west building corner. This will allow for a better allignment to the existing outlet location at the rear wall of the house. This was discussed and agreed on with the resident.
- 12:00 AM Relocated the sanitary lateral for MN. 29 Tanager 3m to the North to better align with a connection to the existing outlet of the building at the rear side of the house. This was discussed and agreed with the homeowner.
- 12:00 AM Relocated the sanitary lateral for MN, 31 Tanager 16m to the North to better align with a connection to the existing outlet of the building at the rear side of the house. This was discussed and agreed with the homeowner.
- 12:00 AM Shifted the sanitary lateral 6 meters to the west for MN. 15 Tanager Drive due to the existing water service being located in the line of the proposed location for the sanitary lateral. Along with better alignment to the existing outlet location at the building. Spoke and agreed on the the location with the homeowner.
- 12:00 AM Relocated the sanitary lateral for MN. 12 Tanager 7m to the west to better align with a connection to the existing outlet of the building at the rear side of the house. This was discussed and agreed with the homeowner.
- 12:00 AM Relocated the sanitary lateral fo<mark>r MN. 11 Tanager</mark> 14m to the west to better align with a connection to the existing outlet of the building at the rear side of the house. This was discussed and agreed with the homeowner.

Item No.	Description of Contract Items Completed Today	QTY	Notes

Personnel on-site	Notes	Time-in	Time-out
George Mill from Greenline	To Meet and discuss relocating the Sanitary Service location for MN. 16 Tanager Drive	5:00 PM	5:15 PM



DWS No.

Page: 1 of 3

Project No: RFT2020-005 Project: ROLLING MEADOWS PHASE 1 Date: May 3, 2021 Weather: A.M. Damp-Light Rain-Cool P.M. Damp-Light Rain-Cool Inspector: cpietrzak@tillsonburg.ca Time In: 7:00 AM Time In: 5:00 PM Contractor: Time In: 7:00 AM Time In: 5:00 PM Project Manager: Working Days (or Completion Date): Working Day #: 5 Labour Used: **Equipment On Site:** 1 - Foreman for 10 hours Smooth-drum Roller - 60 inch drum 3 - Labourer for 30 hours Excavator - CAT 329F 3 - Operator for 30 hours Dozer - Deere 650 J Loader - CAT 930K Excavator - CAT 328D

#### Comments:

- 12:00 AM Installed Sanitary Lateral for 4 Falcon Road. This service was deep as we had to cross under the existing storm sewer. The location of this service was moved to better align to existing outlet at the building.
- 12:00 AM 6 Falcon Sanitary Service was installed. This was relocated due to the existing water service being located in the same location as the proposed sanitary location. The resident asked for a sweep on the back of the cleanout as he did not need to connect as deep as the lateral was positioned at Property line.
- 12:00 AM 7 Falcon Sanitary Service was installed. The excavator damaged the existing septic bed while excavating. Euro-ex is gathering material to repair the damage tomorrow
- 12:00 AM 16 Tanager Sanitary Service was installed. Relocated the lateral to better suit a connection to the back of the house as requested by the resident.
- 12:00 AM 23 Tanager Sanitary Service was installed. Relocated the lateral to better suit a connection to the back of the house as requested by the resident.
- 12:00 AM 31 Tanager Sanitary Service was installed. Relocated the lateral to better suit a connection to the back of the house as requested by the resident.
- 12:00 AM 35 Tanager Sanitary Service was installed. We could not relocate the service from the proposed location due to it being located at the end of the sewer run. Spoke to both the resident and Shayne about not being able to change the location
- 12:00 AM 16 Tanager Residents informed me that they are planning to take down a tree in there front yard. I told residents an encroachment permit is required that if they are planning to occupy space in Euro-ex construction zone.
- 12:00 AM 29 Tanager Sanitary Service was installed. Relocated the lateral to better suit a connection to the back of the house as requested by the resident.

Item No.	Description of Contract Items Completed Today	QTY	Notes
B.3.A	100mm dia. MN. 23 Tanager Drive - P/L to 6.10m Downstream	6.1 m	MN. 23 Tanager Drive - P/L to 6.10m Downstream
B.3.A	100mm dia. MN. 6 Falcon - P/L to 7.0m Downstream	8.5 m	MN. 6 Falcon - P/L to 7.0m Downstream
B.3.A	100mm dia. MN. 7 Falcon - P/L to 6.5m Downstream	6.5 m	MN. 7 Falcon - P/L to 6.5m Downstream



DWS No.

Page: 2 of 3

Project No: RFT2	2020-005 Project: ROLLING MEADOWS PHASE 1		Date: May 3, 2021
B.3.A	100mm dia. MN 16 Tanager - P/L to 5.2m Downstream	5.2 m	MN 16 Tanager - P/L to 5.2m Downstream
B.3.A	100mm dia. MN. 31 Tanager - P/L to 6.4m Downstream	6.4 m	MN. 31 Tanager - P/L to 6.4m Downstream
B.3.A	100mm dia. MN. 35 Tanager - P/L to 6.3m Downstream	6.3 m	MN. 35 Tanager - P/L to 6.3m Downstream
B.3.A	100mm dia. MN. 4 Falcon - P/L to 6.4m Downstream	6.4 m	MN. 4 Falcon - P/L to 6.4m Downstream
B.3.A	100mm dia. MN. 29 Tanager - P/L to 71m Downstream	7.1 m	MN. 29 Tanager - P/L to 71m Downstream
Personnel on-si	te Notes		Time-in Time-out
Extra Work:	Notes:		

Note: Quantities subject to final confirmation

**RESIDENT UPDATE: October 19, 2021** 

## NOTICE

## Fee for water and wastewater connection

#### **Rolling Meadows Reconstruction Phase 1, Tillsonburg**

Oxford County is committed to maintaining safe, efficient drinking water and wastewater systems that consistently meet or exceed regulatory requirements.

Between April and November 2021, Oxford County installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg.

#### **COST OF NEW SANITARY SERVICES**

In Oxford County, as in most municipalities, property owners are responsible for the costs to extend new water and sanitary services to their neighbourhood. Connection fees for this project will be calculated once all construction costs are confirmed.

Property owners who would like to connect prior to billing must complete an Application for Connection of Water and Sanitary Sewer Form, in which they will acknowledge their responsibility for outstanding connection fees.

Oxford County offers homeowners options to finance these costs. They include:

- a lump-sum payment; or
- debenture payments added to your municipal tax bill.

Homeowners may also choose to seek private financing.

#### MORE INFORMATION

Oxford County staff will be available to discuss the process for connecting your home to the new sanitary service at a public consultation and information session to be held in 2022. More details about this meeting will follow.

As property owner, you are obligated to inform any prospective purchaser of these properties, or a property severed from these properties, of these charges.

#### **Questions? Please contact:**

Oxford County - Public Works



1-800-755-0394, ext. 3915 publicworks@oxfordcounty.ca



**RESIDENT UPDATE: JUNE 28, 2022** 



## Fee for wastewater connection

#### **Rolling Meadows Reconstruction Phase 1, Tillsonburg**

Oxford County is committed to maintaining safe, efficient drinking water and wastewater systems that consistently meet or exceed regulatory requirements.

Between April and November 2021, Oxford County installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg.

#### **COST OF NEW SANITARY SERVICES**

In Oxford County, as in most municipalities, property owners are responsible for the costs to extend new water and sanitary services to their neighbourhood. The estimated cost of wastewater installation for residential property owners for this project is between \$10,000 - \$15,000.

Oxford County offers homeowners options to finance these costs. They include:

- · a lump-sum payment;
- debenture payments added to your municipal tax bill;

Homeowners may also seek private financing.

Property owners who want to connect must complete the County Application for Connection of Water and Sanitary Sewer form, which will acknowledge their responsibility for any outstanding connection fees and obtain a Building Permit from the Town of Tillsonburg.

#### MORE INFORMATION

Oxford County staff will be available to discuss the estimated billing amount and process for connecting your home to the new sanitary service at an in person meeting scheduled for:

August 10, 2022 | 6:00-8:00 p.m. Tillsonburg Council Chambers

As property owner, you are obligated to inform any prospective purchaser of these properties, or a property severed from these properties, of these charges.

#### **Questions? Please contact:**

Oxford County - Public Works



1-800-755-0394, ext. 3915

publicworks@oxfordcounty.ca





#### **Corporate Services**

21 Reeve Street, PO Box 1614 Woodstock, ON N4S 7Y3 519.539.9800 I 1.800.755.0394 oxfordcounty.ca

August 24, 2022

RE: Tanager Dr, Tillsonburg, Roll # Services Financing

Between April and November 2021, the County of Oxford installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg. This work was done in accordance with the County of Oxford water and wastewater strategy, as outlined in the Official Plan.

The total cost of the sanitary portion of this project is \$205,417. Developed properties receive a 25% grant from the Community Servicing Assistance Program (CSAP). Where the CSAP maximum is exceeded by the above calculation, the amount exceeding the maximum threshold is also paid by CSAP. Properties with multiple uses or high water usage are charged a higher fee based on a prorated comparison with a single-family residence. Properties not currently developed are not eligible for a CSAP grant.

The total cost of services for your property is detailed in the chart below:

	Estimated Current Billing
Cost of Sanitary Sewer Service	\$13,694
Less: CSAP Grant for Sanitary Sewer Service	3,424
Subtotal	\$10,270
Application to Connect Fee (By-Law 4889-2007)	50
Total Charge	\$10,320

Note: 2021 CSAP Maximum Threshold (cost to single family residence) is \$15,679 for Sanitary Sewer.

The reason for this letter is to inform you that a by-law to bill this project to benefitting property owners is anticipated to be brought forward at the September 28<sup>th</sup> County Council meeting. Billing and payment options will be sent to the registered owner's address 30 days prior to the payment arrangement deadline, which is anticipated to be October 31, 2022. At that time, you will be required to select your preferred payment option from one of the following three options:

 A cheque payable to the County of Oxford prior to the deadline, as a lump sum payment in full, or;



- 2. A cheque payable for half of the total to the County of Oxford, as a partial payment with the remainder being debenture payments to be included on your annual property tax billing for a period of 5 years starting in 2023. The debenture cost is anticipated to be approximately \$1,168 per year at an estimated interest rate of 4.21%. Once the debenture is in place it cannot be paid off in advance or reversed. In the event of a sale of the property the debenture will remain in effect for the new owners; or,
- 3. The full amount owing for your property would be debentured with repayments to be included on your annual property tax billing for a period of 10 years starting in 2023. The debenture cost is anticipated to be approximately \$1,308 per year at an estimated interest rate of 4.5%. Once the debenture is in place it cannot be paid off or reversed. In the event of a sale of the property the debenture will remain in effect for the new owners.

Often, third party financing may offer more favourable interest rates and flexible long term payment options. The County of Oxford encourages property owners that are unable to make payment in full, to seek third party financing through financial institutions. The County of Oxford has established a Water and Sewer Services Financing Policy to ensure that financing is available to those that do not wish to obtain third party financing or who may prefer their debt repayments to be included with their taxes.

Amounts financed through the County of Oxford will be collected through property taxes by the Town of Tillsonburg.

The anticipated mandatory connection date is October 31, 2023. If there are facilities on your property and available services that are not connected as of November 1, 2023, you will be billed as outlined in the County of Oxford 2021-2024 Water and Wastewater Rates By-law 6274-2020; which states customers subject to a mandatory connection by-law where services have not been connected, will pay double the flat rate.

If you have any questions regarding this notice, please contact County of Oxford Customer Service at 519-539-9800 or email waterbilling@oxfordcounty.ca.

Yours truly,

Jennifer Lavallee CPA, CGA Manager of Capital Planning

County of Oxford

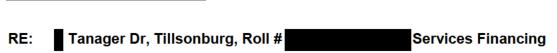
Januales Lavalles



#### **Corporate Services**

21 Reeve Street, PO Box 1614 Woodstock, ON N4S 7Y3 519.539.9800 I 1.800.755.0394 oxfordcounty.ca

August 24, 2022



Between April and November 2021, the County of Oxford installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg. This work was done in accordance with the County of Oxford water and wastewater strategy, as outlined in the Official Plan.

The total cost of the sanitary portion of this project is \$205,417. The total cost of the water portion of this project is \$65,842. A portion of these costs are attributable to current and future development. The remainder of the costs are assessed to property owners as described in this letter.

Developed properties receive a 25% grant from the Community Servicing Assistance Program (CSAP). Where the CSAP maximum is exceeded by the above calculation, the amount exceeding the maximum threshold is also paid by CSAP. Properties with multiple uses or high water usage are charged a higher fee based on a prorated comparison with a single-family residence. Properties not currently developed are not eligible for a CSAP grant.

The total cost of services for your property is detailed in the chart below:

	Estimated Future Billing (Banked)
Cost of Water Service	\$3,873
Less: CSAP Grant for Water Service	0
Subtotal Water Service	\$3,873
Cost of Sanitary Sewer Service	13,694
Less: CSAP Grant for Sanitary Sewer Service	0
Subtotal Sanitary Sewer Service	\$13,694
Application to Connect Fee (By-Law 4889-2007)	100
Cost of Water Meter (By-Law 4889-2007)	275
Total Charge	\$17,942



The future billing (banked) charges will be collected at the time of future development or service connection. As property owner, you are obligated to inform any prospective purchaser of these properties, or a property severed from these properties, of these charges.

The reason for this letter is to inform you that a by-law to bill this project to benefitting property owners is anticipated to be brought forward at the September 28<sup>th</sup> County Council meeting If you have any questions regarding this notice, please contact County of Oxford Customer Service at 519-539-9800 or email waterbilling@oxfordcounty.ca.

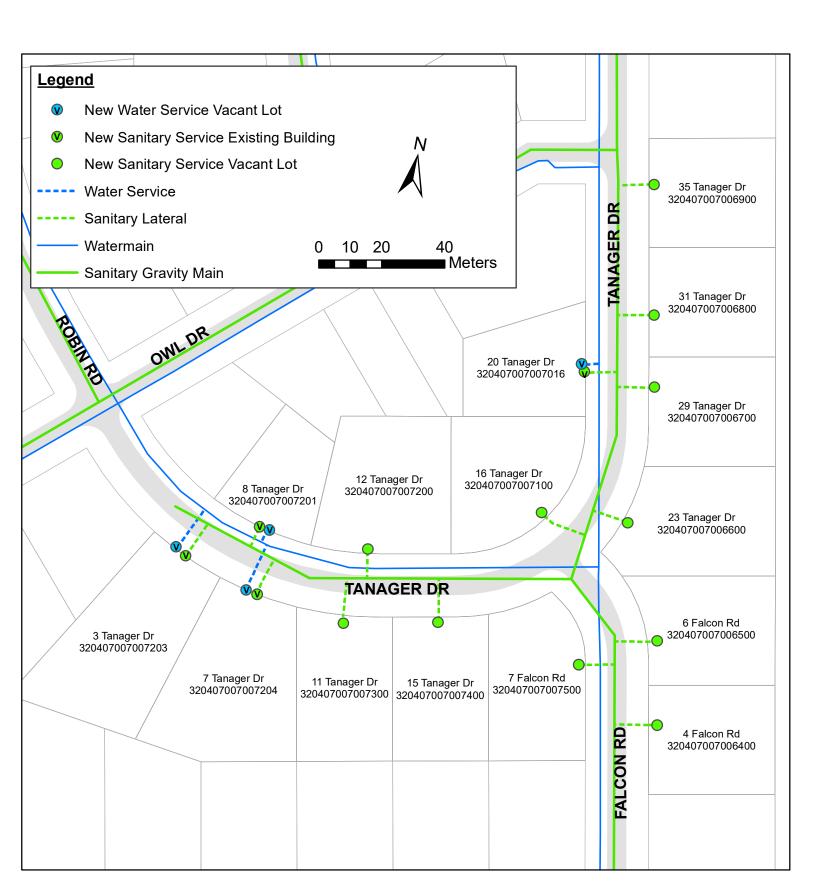
Yours truly,

Jennifer Lavallee CPA, CGA Manager of Capital Planning

County of Oxford

Janufer Lavalles







To: Warden and Members of County Council

From: Director of Corporate Services

#### **Credit Rating Review - 2022**

#### RECOMMENDATION

1. That the County of Oxford's Credit Rating Update, attached to Report No. CS 2022-30, dated September 19, 2022, as prepared by Standard & Poor's be received for information.

#### REPORT HIGHLIGHTS

- AAA rating affirmed by Standard & Poor's based on the County's prudent financial management practices and strong budgetary performance remaining consistent
- Outlook is stable reflects expectation that within the next two years the County will
  continue to demonstrate strong budgetary balances and maintain a healthy liquidity position

#### **Implementation Points**

Standard & Poor's Rating Update report was published on September 19, 2022.

#### **Financial Impact**

The AAA/Stable long-term issuer credit and senior unsecured debt rating allows the County to secure financing at a lower rate due to its strong capacity to meet financial commitments.

The AAA credit rating allows the County to generate more revenues through higher yield investment instruments that are not permitted to municipalities with ratings less than AA-.

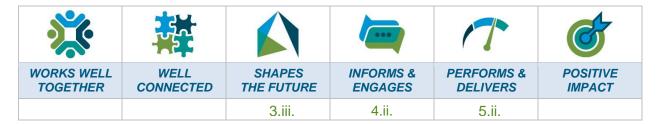
#### **Communications**

The Standard & Poor's report represents an independent analysis of the County's creditworthiness and will be provided to Infrastructure Ontario for assessing the County and Area Municipalities' ability to service long term debt; the banking institution that provides banking services for the County for debt and investment indicators; and the County's Auditor.

Furthermore, Standard & Poor's independent credit report is based on ratings universally applied to local and regional governments outside of the United States which provides an effective performance indicator of the fiscal management and health of the County for taxpayers who financially support County services.



#### **Strategic Plan (2020-2022)**



#### **DISCUSSION**

#### **Background**

The Standard & Poor's Rating serves issuers, investors, and intermediaries in the Canadian financial markets by expressing preferred share ratings (determined in accordance with global rating criteria) in terms of rating symbols that have been actively used in the Canadian market over a number of years.

A credit rating is an independent assessment of an entity's ability and willingness to make timely payments of principal and interest. Factors for determining a credit rating include: state of the economy, expenditures, taxation capacity, and existing debt burden.

The *Municipal Act* authorizes the use of investment instruments for municipalities which includes commercial paper and asset-backed securities. Municipalities with a credit rating of AA- or better may invest directly in these instruments. Alternatively, municipalities with less than an AA- rating may invest indirectly through "ONE – The Public Sector Group of Funds."

Commercial paper includes promissory notes or drafts of corporations maturing in less than one year, typically offering a higher return with a slightly higher risk over treasury bills. Asset-backed securities are represented by bonds that earn a return from a stream of loan or mortgage payments at a higher rate of return and higher risk. Due to the increase in exposure to risk inherent in these investment opportunities, the above-mentioned safeguards were built into the *Act*.

#### **Comments**

On June 1, 2022, S&P Global Ratings raised its rating for the County of Oxford to 'AAA' from 'AA+', following the revision of the Canadian municipal institutional framework assessment to extremely supportive and predictable from very predictable and well balanced. In their report (Attachment 1), Standard & Poor's explains that generally Canadian municipalities' finances fared much better than Standard & Poor's had initially expected in 2020 and into 2021 as the pandemic unfolded which prompted increases in some municipal credit ratings. More specifically related to the County, Standard & Poor's cited the following as key credit strengths supporting the County's increased rating at that time:

- 1. prudent financial management practices;
- 2. expectation that strong budgetary performance will remain consistent;

- 3. low debt will continue; and,
- 4. exceptional liquidity position.

Attachment 2 to this report is Standard & Poor's annual Rating Update report dated September 19, 2022 based on their review of the County's actual 2021 financial results; 2022 budget variances; year end projections; and, ten-year capital and debt plans. The Report summarizes the comprehensive analysis that forms the basis of Standard & Poor's continued confidence in Oxford's financial position and management which resulted in affirming a AAA/Stable rating and outlook.

Table 1 provides the County's credit rating history as prepared by Standard & Poor's, followed by Table 2 that compares the County's credit rating to other municipal clients in Ontario of Standard & Poor's.

Table 1 – Credit Rating History (years of change in rating only)

2022	AAA/Stable
2015	AA+/Stable
2012	AA/Stable
2011	AA-/Positive
2007	AA-/Stable
2006	A+/Positive
2001	A+/Stable

Table 2 – Credit Rating Comparisons

Municipality	Current Rating
Barrie (City of)	AA+/Stable
Essex (County of)	AAA/Stable
Guelph (City of)	AAA/Stable
Haldimand (County of)	AA/Stable
Lambton (County of)	AA+/Stable
Niagara (Regional Municipality of)	AA+/Stable

In addition to

the positive attributes mentioned in the attached report update prepared by Standard & Poor's

Municipality	Current Rating
Norfolk (County of)	AA/Stable
Simcoe (County of)	AA+/Stable
Wellington (County of)	AAA/Stable
Windsor (City of)	AA+/Stable
Oxford (County of)	AAA/Stable

that resulted in affirmation of the rating for the County, other contributing factors include: the effective application of the

County's receivables management, investment and purchasing policies; the continuity of long-term capital plan; debt management; reserves policy; the overarching Long Term Financial Sustainability Plan; Asset Management Plan; Risk Management Policy; Community Sustainability Plan and passing budgets before the start of the fiscal year.

As cited in the report, Standard & Poor's reports that even during uncertain conditions the County will take the necessary measures to address its spending needs and maintain healthy balances. Nevertheless, they could lower the rating over the next two years if the local economy experiences a dramatic decline resulting in pressure on the County's budgetary performance and significant increases in debt, which is a potential threat with the global pandemic's economic impact and increased budgetary pressures caused by inflation worldwide. Furthermore, due to the County's less diversified local economy being heavily reliant on the auto industry, the County remains vulnerable to the ongoing uncertainty of the global auto industry.

In spite of the foregoing, it is Standard & Poor's opinion that Oxford will take the necessary measures to address its spending needs and maintain healthy balances which include annual surpluses and reserves to finance the capital plan.

#### Conclusions

In summary, the AA+/Stable rating positions the County well for borrowing and lending opportunities in the short-term as it continues to be comparable with that of its peers. In addition, the annual comprehensive, independent review results in a professional opinion that represents an important performance indicator for Council and the public regarding the County's financial management and health, which is of particular interest during these challenging economic times.

#### **SIGNATURES**

#### **Report Authors:**

Original signed by

Carolyn King, CPA, CA Manager of Finance

Original signed by

Jennifer Lavallee, CPA, CGA Manager of Capital Planning

#### **Departmental Approval:**

Original signed by

Lynn S. Buchner, CPA, CGA Director of Corporate Services

#### **Approved for submission:**

Original signed by

Benjamin R. Addley Interim Chief Administrative Officer

#### **ATTACHMENTS**

Attachment 1 – Various Rating Actions Taken on Canadian Municipal Governments on Improved Institutional Framework Assessment, dated June 1, 2022

Attachment 2 – Standard & Poor's Rating Update, dated September 19, 2022



RatingsDirect®

# Various Rating Actions Taken On Canadian Municipal **Governments On Improved Institutional Framework Assessment**

#### June 1, 2022

- Following our periodic review, we have revised upward our institutional framework assessment for Canadian municipalities to extremely predictable and supportive from very predictable and well balanced.
- As a result, we raised the ratings on 21 entities and affirmed the ratings on 13 entities. The outlooks on most ratings are unchanged.

TORONTO (S&P Global Ratings) June 1, 2022--S&P Global Ratings today said it raised its ratings on 21 and affirmed its ratings on 13 Canadian municipalities. The rating actions follow our upward revision of our institutional framework assessment for Canadian municipalities to extremely predictable and supportive from very predictable and well balanced. The stable outlooks on most ratings are unchanged and reflect our view that municipalities will generally perform in line with our base-case expectations.

#### REVENUE AND EXPENDITURE BALANCE WILL REMAIN A STRENGTH EVEN AFTER EXTRAORDINARY SUPPORT DECLINES

Canadian municipalities have demonstrated resilient budgetary performance over the years, including during the dual economic and fiscal shocks of the 2008 financial crisis and more recently, the COVID-19 pandemic. In times of stress, the municipalities have received exceptional support from senior levels of government. We believe that the financial strength we've witnessed to date is supported largely by the maturity and stability of the Canadian intergovernmental system. Although municipal governments' proactive cost cutting at the onset of the pandemic was crucial, particularly in areas where the corresponding revenue source was significantly affected by COVID-19-related restrictions, direct extraordinary support from senior levels of government largely erased budget shortfalls in the past two years. The federal government has also provided a historic level of support during the pandemic directly to individuals and businesses. As a result, the collection of property taxes, municipalities' largest revenue source, generally remained stable, while grants mitigated the impact of a decline in user fees for transit, parking, and recreation. This level of support in response to an extraordinary event, while not a formal policy response, also reinforces our view of the strength of the institutional framework for Canadian municipalities. As extraordinary support wanes in the coming years, we believe the framework will continue to provide incentives to maintain strong budgetary performance and manageable debt levels.

With timely and prudent fiscal management and direct financial support from upper levels of government, operating balances increased in 2020, on average, compared with pre-pandemic

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See complete contact list at end of article.

levels. In addition, although 2021 fiscal results are not yet available, we expect they will be largely in line with 2020 results due to continued federal and provincial support. Similarly, we expect after-capital deficits, on average, will remain broadly modest, indicating the adequacy of revenues to cover most expenditures.

Key municipal responsibilities have not eased and fiscal policy frameworks across all provinces have not changed as a result of the pandemic. Furthermore, we do not expect any major municipal reforms will be implemented in the medium term, reflecting the system's strong predictability. The requirement to produce balanced budgets while keeping pace with service and expenditure responsibilities, coupled with reduced pandemic-related grants, will likely lead to lower operating surpluses that are more in line with historical levels in the next two years. Nevertheless, we do not believe that a modest weakening in budgetary results will significantly affect Canadian municipalities' creditworthiness in the next two years.

#### FISCAL OUTCOMES LIKELY WILL REMAIN STRONG FOR ALL RATED MUNICIPALITIES

More specifically, we expect municipalities rated 'AAA' will demonstrate robust management practices, with greater transparency and visibility of longer-term plans. These entities typically maintain operating and after-capital surpluses. Municipalities in this rating category typically benefit from strong economic fundamentals, which support healthy growth in own-source revenues. We expect the debt burden to be low, generally less than 60% of consolidated operating revenues. However, there are instances, typically in the cases of regional municipalities, where debt burdens could be higher because of on-lending to lower-tier municipalities.

We expect municipalities in the 'AA' rating category to report stable and healthy operating surpluses and typically weaker after-capital results averaging negative 5% of total revenues. Similarly, debt burdens vary significantly among these entities and reflect cumulative funding shortfalls for capital investment. Economic factors, such as industry concentration or socioeconomic pressures (such as demographics or income levels), are more prominent in the credit profiles of these entities. Within the 'AA' rating category, we expect credit profiles will incorporate a combination of these negative considerations.

#### THE FRAMEWORK WILL SUPPORT DEBT SUSTAINABILITY

We expect Canadian municipalities will continue to operate within a predictable institutional framework and generate sufficient revenues to cover operating expenditures, with some reliance on debt for capital investment. We also expect they will use available financial flexibility, typically via cost control, to keep taxes affordable. For those municipalities that have introduced special levies to support capital work in the past, we expect this revenue source will remain a key funding piece in mitigating future debt use. Increasing utility rates is another approach that we expect municipalities will use to execute on asset management plans. We also expect municipalities will be prudent in annual spending increases, acknowledging that wage negotiations could be more difficult in a high inflation environment. Salaries and wages typically represent the largest proportion of municipal spending, close to 60% of total, on average. Nevertheless, on a longer-term basis, we expect annual growth in operating spending will trend toward target inflation levels of about 2%.

Canadian municipalities' use of debt is generally modest, with higher reliance on it typically for larger maintenance projects, such as water and wastewater plants, as well as by faster-growing municipalities for growth-related capital work. Transit-related projects also spur borrowing, although they typically include funding support from senior levels of government. We expect municipalities will remain prudent in their use of debt and will prioritize internal funding resources when possible. Overall, we expect annual growth in the municipal debt burden will be modest, on average, and continue to compare favorably with that of global peers. A distinguishing feature of

most Canadian municipalities is their robust internal liquidity positions compared with those of international peers.

Canadian municipalities remain among the highest-rated local government issuers outside of the U.S. An extremely predictable and supportive framework, which encompasses strong revenue and expenditure management, and a high degree of transparency bolster our view of the system's already favorable economic, financial, and management profiles.

--Key rating factors--

#### **Ratings Score Snapshot**

#### Canadian Municipalities--Ratings Score Snapshot

Entity	Institutional framework	Economy	Financial management	Budgetary performance	Liquidity	Debt burden	Stand-alone credit profile	Issuer credit rating
City of Barrie	1	1	2	1	1	2	aa+	AA+
City of Brampton	1	1	2	2	1	1	aaa	AAA
City of Calgary	1	2	1	1	1	3	aa+	AA+
City of Edmonton	1	2	1	3	1	4	aa	AA
City of Greater Sudbury	1	2	2	2	1	2	aa+	AA+
City of Guelph	1	1	2	2	1	1	aaa	AAA
City of Hamilton	1	1	2	2	1	1	aaa	AAA
City of Kingston	1	1	2	2	1	3	aa+	AA+
City of Laval	1	1	2	3	1	3	aa+	AA+
City of Mississauga	1	1	1	1	1	1	aaa	AAA
City of Montreal	1	1	3	3	1	4	aa	AA
City of Ottawa	1	1	2	3	1	3	aa+	AA+
City of Peterborough	1	2	3	3	1	1	aa+	AA+
City of Regina	1	1	2	1	1	1	aaa	AAA
City of Saskatoon	1	1	1	1	1	1	aaa	AAA
City of Sault Ste. Marie	1	3	3	1	1	1	aa+	AA+
City of St.	1	2	3	2	3	4	aa-	AA-

1

1

2

3

1

3

John's

Bay

City of Thunder

City of Toronto

AA+

AA

aa+

aa

# Canadian Municipalities--Ratings Score Snapshot (cont.)

Key rating factors	;
--------------------	---

								Issuer
Entity	Institutional framework	Economy	Financial management	Budgetary performance	Liquidity	Debt burden	Stand-alone credit profile	credit rating
City of Vancouver	1	1	1	1	1	2	aaa	AAA
City of Windsor	1	2	2	3	1	1	aa+	AA+
City of Winnipeg	1	1	2	2	1	3	aa+	AA+
County of Essex	1	2	2	1	1	1	aaa	AAA
County of Haldimand	1	3	3	2	1	1	aa	AA
County of Lambton	1	3	3	1	1	1	aa+	AA+
County of Oxford	1	2	2	1	1	1	aaa	AAA
County of Simcoe	1	2	3	2	1	1	aa+	AA+
County of Wellington	1	1	2	2	1	1	aaa	AAA
Norfolk County	1	3	3	2	1	2	aa	AA
Regional Municipality of Durham	1	1	1	1	1	1	aaa	AAA
Regional Municipality of Halton	1	1	1	1	1	1	aaa	AAA
Regional Municipality of Niagara	1	3	2	2	1	2	aa+	AA+
Regional Municipality of Peel	1	1	1	1	1	3	aaa	AAA
Regional Municipality of York	1	1	1	1	1	2	aaa	AAA

S&P Global Ratings bases its ratings on non-U.S. local and regional governments (LRGs) on the six main rating factors in this table. In the "Methodology For Rating Local And Regional Governments Outside Of The U.S.," published on July 15, 2019, we explain the steps we follow to derive the global scale foreign currency rating on each LRG. The institutional framework is assessed on a six-point scale: 1 is the strongest and 6 the weakest score. Our assessments of economy, financial management, budgetary performance, liquidity, and debt burden are on a five-point scale, with 1 being the strongest score and 5 the weakest.

# **Related Criteria**

- General Criteria: Environmental, Social, And Governance Principles In Credit Ratings, Oct. 10, 2021
- Criteria | Governments | International Public Finance: Methodology For Rating Local And

Regional Governments Outside Of The U.S., July 15, 2019

- General Criteria: Methodology For Linking Long-Term And Short-Term Ratings, April 7, 2017
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011

# **Related Research**

- Institutional Framework Assessment: Canadian Municipalities, June 1, 2022
- Institutional Framework Assessments For International Local And Regional Governments, May 18, 2022
- Guidance: Methodology For Rating Local And Regional Governments Outside Of The U.S., July

# **Ratings List**

Upgraded		
	То	From
Barrie (City of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/-
Barrie (City of)		
Senior Unsecured	AA+	AA
**************************************	ton (City of) * * * * * *	*****
Ratings Affirmed		
Brampton (City of)		
Issuer Credit Rating	AAA/Stable/	
****** Calgar	y (City of) * * * * * * *	****
Ratings Affirmed		
Calgary (City of)		
Issuer Credit Rating	AA+/Stable/A-1+	-
Calgary (City of)		
Commercial Paper	A-1(HIGH)	
Commercial Paper	A-1+	
* * * * * * * * * Durham (Reg	ional Municipality of) *	*****
Ratings Affirmed		
Durham (Regional Municipali	ty of)	
Issuer Credit Rating	AAA/Stable/	
Durham (Regional Municipali	ty of)	
Senior Unsecured	AAA	

***** Edmon	ton (City of) * * * * * *	*****
Ratings Affirmed		
Edmonton (City of)		
Issuer Credit Rating	AA/Stable/A-1+	
Edmonton (City of)		
Commercial Paper	A-1(HIGH)	
Commercial Paper	A-1+	
****** Essex (	County of) * * * * * * *	*****
Upgraded		
	То	From
Essex (County of)		
Issuer Credit Rating	AAA/Stable/	AA+/Stable/-
Essex (County of)		
Senior Unsecured	AAA	AA+
* * * * * * * * * * * Greater Su	dbury (City of) * * * *	*****
	То	From
Greater Sudbury (City of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
Greater Sudbury (City of)		
Senior Unsecured	AA+	AA
**************************************	h (City of) * * * * * * *	*****
Upgraded		
	То	From
Guelph (City of)		
Issuer Credit Rating	AAA/Stable/	AA+/Stable/-
Guelph (City of)		
Senior Unsecured	AAA	AA+
* * * * * * * * * * * * Haldima	nd (County of) * * * * *	*****
Ratings Affirmed		
Haldimand (County of)		
Issuer Credit Rating	AA/Stable/	
Haldimand (County of)		
Senior Unsecured	AA	
* * * * * * * * * Halton (Regio	nal Municipality of) * *	******
Ratings Affirmed		
Halton (Regional Municipality	r of)	
Issuer Credit Rating	AAA/Stable/	

Halton (Regional Municipalit	y of)	
Senior Unsecured	AAA	
**************************************	ton (City of) * * * * * *	****
Upgraded		
	То	From
Hamilton (City of)		
Issuer Credit Rating	AAA/Stable/	AA+/Stable/
Hamilton (City of)		
Senior Unsecured	AAA	AA+
* * * * * * * * * * * * Kingst	on (City of) * * * * * *	*****
Upgraded		
	То	From
Kingston (City of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
**************************************	on (County of) * * * * *	*****
	То	From
Lambton (County of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
****************Lava	l (City of) * * * * * * * *	****
Upgraded		
	То	From
Laval (City of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
Laval (City of)		
Senior Unsecured	AA+	AA
************ Mississa	auga (Citv of) * * * * *	****
Ratings Affirmed		
Mississauga (City of)		
Issuer Credit Rating	AAA/Stable/	
****** Montro		****
Upgraded		
- + 0	То	From
Montreal (City of)		
Issuer Credit Rating	AA/Stable/	AA-/Stable/
	A-V Stable/	AA / Stable/
Montreal (City of)	^^	ΛΛ-
Senior Unsecured	AA	AA-

* * * * * * * * * Niagara (Regional Municipality of) * * * * * * * * * * * * * * * * * * *			
	То	From	
Niagara (Regional Municipali	ty of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/	
Niagara (Regional Municipali	ty of)		
Senior Unsecured	AA+	AA	
**************************************	olk County * * * * * * *	*****	
Upgraded			
	То	From	
Norfolk County			
Issuer Credit Rating	AA/Stable/	AA-/Stable/	
* * * * * * * * * * * * * * Ottav	va (City of) * * * * * * *	****	
	То	From	
Ottawa (City of)			
Issuer Credit Rating	AA+/Stable/	AA/Stable/	
Ottawa (City of)			
Senior Unsecured	AA+	AA	
* * * * * * * * * * * * * Oxford	(County of) * * * * * *	*****	
Upgraded			
	То	From	
Oxford (County of)			
Issuer Credit Rating	AAA/Stable/	AA+/Stable/-	
Oxford (County of)			
Senior Unsecured	AAA	AA+	
* * * * * * * * * * Peel (Region	nal Municipality of) * *	****	
Ratings Affirmed			
Peel (Regional Municipality o	f)		
Issuer Credit Rating	AAA/Stable/		
Peel (Regional Municipality o	f)		
Senior Unsecured	AAA		
****** Peterbo	rough (City of) * * * * *	*****	
Upgraded			
	То	From	
Peterborough (City of)			

Peterborough (City of)		
Senior Unsecured	AA+	AA
**************************************	na (City of) * * * * * * *	****
Ratings Affirmed		
Regina (City of)		
Issuer Credit Rating	AAA/Stable/	
Regina (City of)		
Senior Unsecured	AAA	
****** Saskat	coon (City of) * * * * * *	*****
Ratings Affirmed		
Saskatoon (City of)		
Issuer Credit Rating	AAA/Stable/	
Saskatoon (City of)		
Senior Unsecured	AAA	
***** * * * * * Sault Ste.	Marie (City of) * * * * *	*****
Upgraded		
	То	From
Sault Ste. Marie (City of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
***************Simcoe	e (County of) * * * * * *	*****
Upgraded		
	То	From
Simcoe (County of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
************** St. Joh	n's (City of) * * * * * *	*****
Upgraded		
	То	From
St. John's (City of)		
Issuer Credit Rating	AA-/Stable/	A+/Stable/
St. John's (City of)		
Senior Unsecured	AA-	A+
************Thunder	Bay (City of) * * * * *	*****
Upgraded		
	То	From
Thunder Bay (City of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
Thunder Bay (City of)		
Senior Unsecured	AA+	AA

* * * * * * * * * * * * * Toront	co (City of) * * * * * * *	****
Ratings Affirmed		
Toronto (City of)		
Senior Unsecured	AA	
Commercial Paper	A-1(HIGH)	
Commercial Paper	A-1+	
Ratings Affirmed; Outlook Ac	ction	
	То	From
Toronto (City of)		
Issuer Credit Rating	AA/Positive/A-1+	- AA/Stable/A-1+
* * * * * * * * * * * * Vanco	uver (City of) * * * * *	****
Ratings Affirmed		
Vancouver (City of)		
Issuer Credit Rating	AAA/Stable/A-1+	-
Vancouver (City of)		
Senior Unsecured	AAA	
Commercial Paper	A-1+	
* * * * * * * * * * * * Wellingt	ton (County of) * * * * *	*****
Upgraded		
	То	From
Wellington (County of)		
Issuer Credit Rating	AAA/Stable/	AA+/Stable/
Wellington (County of)		
Senior Unsecured	AAA	AA+
* * * * * * * * * * * * Winds	or (City of) * * * * * * *	****
Upgraded		
	То	From
Windsor (City of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
Windsor (City of)		
Senior Unsecured	AA+	AA
**************Winnip	peg (City of) * * * * * *	*****
	То	From
Winnipeg (City of)		
Issuer Credit Rating	AA+/Stable/	AA/Stable/
Winnipeg (City of)		
Senior Unsecured	AA+	AA

* * * * * * * * * * York (Regional Municipality of) * * * * * * * *				
Ratings Affirmed				
York (Regional Municipality of)				
Issuer Credit Rating	AAA/Stable/			
York (Regional Municipality	of)			
Senior Unsecured	AAA			

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RatingsDirect®

# County of Oxford

September 19, 2022

This report does not constitute a rating action.

# **Credit Highlights**

#### Overview

#### Credit context and assumptions

Supportive institutions and prudent financial management practices strengthen the credit profile.

Steady income levels with an economy based on manufacturing and agriculture.

The county's prudent financial management will continue to allow it to produce strong operating results and maintain a healthy liquidity position.

The county's relationship with the Province of Ontario has been stable and generally supportive and expected to remain the same.

#### Base-case expectations

Strong budgetary performance will keep reliance on debt low.

The County of Oxford will continue to generate robust operating margins despite recent economic headwinds.

A track record of modest after-capital surpluses will help mitigate debt issuance.

A robust liquidity position will continue to support the county's creditworthiness.

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On June 1, 2022, S&P Global Ratings raised its rating on the County of Oxford to 'AAA' from 'AA+', following the revision of the Canadian municipal institutional framework assessment to extremely supportive and predictable from very predictable and wellbalanced (see "Various Rating Actions Taken On Canadian Municipal Governments On Improved Institutional Framework Assessment, "published June 1, 2022, on RatingsDirect). The county has prudent financial management practices, and we expect its strong budgetary performance will remain consistent. Oxford's operating balances, averaging 20% of operating revenues, and the capital surplus keep the debt burden low. The county's low debt and its exceptional liquidity position are key credit strengths.

# Outlook

The stable outlook reflects S&P Global Ratings' expectation that, in the next two years, Oxford will continue to demonstrate very strong budgetary balances, with after-capital surpluses averaging 7% of total revenues, supported by prudent financial management

practices. We also expect the county will maintain healthy liquidity and its tax-supported debt burden will be about 43% of operating revenue by 2024.

# Downside scenario

We could lower the rating over the next two years if an external shock harms Oxford's economy, pressuring budgetary performance and leading to after-capital balances slipping into a deficit, and pushing the county's tax-supported debt to more than 60% of operating revenues.

# Rationale

#### Stable economy and strong management will continue to support Oxford's creditworthiness.

Oxford's economy is generally stable; the population continues to steadily increase and local employers have modestly expanded, benefiting from the county's advantageous location near major highways and central markets in the Greater Toronto Area and the U.S. Although the county is an important hub for manufacturing and agriculture, its economy remains less diversified than that of some peers, with concentration in the auto industry. The ongoing uncertainty surrounding auto sales globally remains a risk to Oxford's manufacturing sector. Although municipal GDP data are unavailable, we believe that GDP per capita would be largely in line with the national level, which we estimate to be about US\$56,006 in 2022.

Although there were some changes in its management team, the county keeps disciplined financial management practices, good long-term capital planning, and a strong budgeting process. Oxford typically passes budgets before the start of the fiscal year. It produces detailed annual operating and capital budgets, operating projections, and a detailed 10-year capital plan with corresponding sources of funding. Oxford has prudent financial policies and practices that ensure a good degree of transparency and fiscal discipline. We do not expect significant policy shifts in the county's strategic objectives during our outlook horizon, in part, due to the high degree of institutional stability Oxford enjoys.

As do other Canadian municipalities, the county benefits from an extremely predictable and supportive local and regional government framework that has demonstrated high institutional stability and evidence of systemic extraordinary support in times of financial distress. Most recently through the pandemic, senior levels of government provided operating and transit-related grants to municipalities, in addition to direct support to individuals and businesses. Although provincial governments mandate a significant proportion of municipal spending, they also provide operating fund transfers and impose fiscal restraint through legislative requirements to pass balanced operating budgets. Municipalities generally have the ability to match expenditures well with revenues, except for capital spending, which can be intensive. Any operating surpluses typically fund capital expenditures and future liabilities (such as postemployment obligations) through reserve contributions. Municipalities have demonstrated a track record of strong budget results and, as such, debt burdens, on average, are low relative to global peers and growth over time has been modest.

# Strong budgetary performance will keep reliance on debt low.

We expect Oxford will continue generating strong budgetary performance in our 2020-2024 base-case period, with operating balances averaging 20% of operating revenues, and after capital surpluses averaging 7% of operating revenues. To date, the county's budgetary performance hasn't deteriorated as a result of COVID-19 pandemic or recent economic headwinds, as revenues keep flowing and the grants received from the province in 2020-2022 related to the pandemic were adequate.

In addition, we expect that, even during uncertain conditions, the county will take the necessary measures to address its spending needs and maintain healthy balances. Annual surpluses and healthy reserves also facilitate Oxford's ability to internally finance its capital plan. The 10-year capital plan totals C\$495 million, with water and wastewater and public works such as transit and road maintenance making up the bulk of the projects. We expect the county will spend C\$40 million on capital projects each year on average in 2022-2024.

The county's borrowings will total about C\$12 million by year-end, including C\$10 million on behalf of the lower-tier municipalities. This will drive Oxford's tax-supported debt as a proportion of operating revenues to about 43% in 2024, while the repayments will

keep the same pace. We expect interest costs will remain below 2% of operating revenues for the 2021-2023 period. We believe that Oxford's lower-tier municipalities are able to support their obligations and will reimburse the county for all principal and interest payments as they come due. We recognize that there is a lower credit risk associated with this debt. The county's debt profile also benefits from high operating balances and very modest interest costs. Exposure to contingent liabilities is limited, in our view.

In addition to the low debt burden, Oxford has an exceptional liquidity position. We estimate free cash balances and investments will be about C\$269 million in the next 12 months, which will be sufficient to cover more than 18x its debt service requirements. Similar to that of its domestic peers, Oxford's access to external liquidity is satisfactory, in our view.

#### **County of Oxford Selected Indicators**

Mil. C\$	2019	2020	2021	2022bc	2023bc	2024bc
Operating revenue	181	193	205	210	210	215
Operating expenditure	142	152	165	171	168	173
Operating balance	40	42	40	40	41	42
Operating balance (% of operating revenue)	21.9	21.5	19.6	18.8	19.8	19.4
Capital revenue	10	12	11	12	15	11
Capital expenditure	31	34	39	38	48	34
Balance after capital accounts	19	19	12	14	8	18
Balance after capital accounts (% of total revenue)	9.8	9.5	5.7	6.2	3.7	8.2
Debt repaid	11	12	12	12	12	9
Gross borrowings	1	2	4	12	24	6
Balance after borrowings	8	10	5	13	20	15
Direct debt (outstanding at year-end)	93	88	83	83	95	92
Direct debt (% of operating revenue)	51.2	45.3	40.4	39.4	45.2	42.5
Tax-supported debt (outstanding at year-end)	93	88	83	83	95	92
Tax-supported debt (% of consolidated operating revenue)	51.2	45.3	40.4	39.4	45.2	42.5
Interest (% of operating revenue)	2.0	1.8	1.5	1.2	1.1	1.1
Local GDP per capita (\$)						
National GDP per capita (\$)	46,328.7	43,258.3	51,987.9	56,006.4	58,012.8	58,081.4

The data and ratios above result in part from S&P Global Ratings' own calculations, drawing on national as well as international sources, reflecting S&P Global Ratings' independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. The main sources are the financial statements and budgets, as provided by the issuer. bc--Base case reflects S&P Global Ratings' expectations of the most likely scenario. C\$--Canadian dollar. \$--U.S. dollar.

# **Ratings Score Snapshot**

Key rating factors **Scores** 

Institutional framework	1
Economy	2
Financial management	2
Budgetary performance	1
Liquidity	1
Debt burden	1
Stand-alone credit profile	aaa
Issuer credit rating	AAA

S&P Global Ratings bases its ratings on non-U.S. local and regional governments (LRGs) on the six main rating factors in this table. In the "Methodology For Rating Local And Regional Governments Outside Of The U.S.," published on July 15, 2019, we explain the steps we follow to derive the global scale foreign currency rating on each LRG. The institutional framework is assessed on a six-point scale: 1 is the strongest and 6 the weakest score. Our assessments of economy, financial management, budgetary performance, liquidity, and debt burden are on a five-point scale, with 1 being the strongest score and 5 the weakest.

# **Key Sovereign Statistics**

Sovereign Risk Indicators, July 11, 2022. An interactive version is available at http://www.spratings.com/sri

# **Related Criteria**

- General Criteria: Environmental, Social, And Governance Principles In Credit Ratings Oct. 10, 2021
- Criteria | Governments | International Public Finance: Methodology For Rating Local And Regional Governments Outside Of The U.S., July 15, 2019
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011

# Related Research

- Economic Outlook Canada Q3 20222: Near-Term Growth To Slow Amid Faster Rate Hikes And Surging Inflation, June 27,
- Institutional Framework Assessments For International Local And Regional Governments, June 15, 2022
- Institutional Framework Assessment: Canadian Municipalities, June 1, 2022
- S&P Global Ratings Definitions, Nov. 10, 2021
- Guidance: Methodology For Rating Local And Regional Governments Outside Of The U.S., July 15, 2019

# Ratings Detail (as of September 19, 2022)\*

# Oxford (County of)

AAA/Stable/--Issuer Credit Rating

Senior Unsecured AAA

**Issuer Credit Ratings History** 

01-Jun-2022 AAA/Stable/--09-Sep-2015 AA+/Stable/--27-Nov-2012 AA/Stable/--

<sup>\*</sup>Unless otherwise noted, all ratings in this report are global scale ratings. S&P Global Ratings credit ratings on the global scale are comparable across countries. S&P Global Ratings credit ratings on a national scale are relative to obligors or obligations within that specific country. Issue and debt ratings could include debt guaranteed by another entity, and rated debt that an entity guarantees.

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To: Warden and Members of County Council

From: Director of Paramedic Services

# 2023 Land Ambulance Response Time Performance Plan

# RECOMMENDATION

1. That Oxford County Council approve the 2023 Land Ambulance Response Time Performance Plan as set out in Report No. PS 2022-02.

# REPORT HIGHLIGHTS

- The proposed response time performance plan remains consistent with previously approved response time performance for 2015 2022 and actual performance experienced in 2022.
- The Oxford plan has been benchmarked for consistency with other municipal plans.

# **Implementation Points**

Once the plan is approved by Council, it will be submitted to EHRAB where it will be publicly available on their website. Oxford County Paramedic Services is required to continually monitor compliance with the plan and investigate all occurrences where response times did not meet requirements. Prior to March 31st of each year, the County is required to report actual compliance with the approved plan for the preceding year to the Director of EHRAB.

# **Financial Impact**

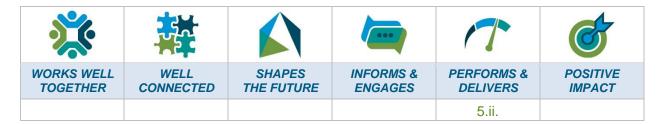
There is no financial impact that will result based on the recommendation contained in this report.

# **Communications**

Required submissions to the Ministry of Health, Emergency Health Regulatory and Accountability Services Branch will be provided in accordance with the legislation and service agreement requirements.



# **Strategic Plan (2020-2022)**



# **DISCUSSION**

# **Background**

Since 2013, Ontario Regulation 257/00 (Part VIII), under the Ambulance Act, requires each municipality responsible for overseeing land ambulance services to approve a land ambulance response time performance plan and submit the plan to the Director of Emergency Health Regulatory and Accountability Services Branch (EHRAB) prior to October 31st each year.

The performance plans set out the response time and percentile achievement for patients meeting the Canadian Triage Acuity Scale (CTAS) levels 1, 2, 3, 4 and 5. The regulation established an 8 minute response time standard for CTAS 1 patients. Municipalities have the flexibility to set response times for CTAS 2-5 patients and percentile achievement for all CTAS criteria. The response time for municipalities is measured from the time a paramedic crew is notified of a call to arrival of the first crew on-scene. A description of the CTAS levels is provided in Table 1.

**Table 1 – Canadian Triage Acuity Scale Levels** 

CTAS Level	Clinical Presentation
CTAS 1 Resuscitation	Conditions that are threats to life or limb (or imminent risk of deterioration) requiring immediate aggressive interventions. Cardiac arrest/major trauma/severe respiratory distress.
CTAS 2 Emergent	Conditions that are a potential threat to life, limb or function, requiring rapid medical intervention or controlled acts. Head injury/severe trauma/chest pain.
CTAS 3 Urgent	Conditions that could potentially progress to a serious problem requiring emergency intervention. May be associated with significant discomfort or affecting ability to function at work or activities of daily living. Moderate trauma/assault/moderate respiratory distress.
CTAS 4 Less Urgent	Conditions that relate to patient age, distress, or potential for deterioration or complications would benefit from intervention or reassurance within 1-2 hours.  Minor trauma/abdominal pain/headache/back pain.
CTAS 5 Non-Urgent	Conditions that may be acute but non-urgent as well as conditions which may be part of a chronic problem with or without evidence of deterioration.  The investigation or interventions for some of these illnesses or injuries could be delayed or even referred to other areas of the hospital or health care system.  Sore throat/vomiting/minor symptoms.

The goal of the performance plan is to:

- Provide response time standards where medical evidence exists to support the establishment of a target response time.
- Provide reporting that matches the needs of the patient to the performance of the municipality in meeting those needs.
- Provide reporting that is accountable, transparent and comparable between municipalities.
- Provide municipalities flexibility in the establishment of response time measures for different patient acuities to achieve greater efficiency in the deployment of current paramedic resources.

In addition to the response time performance plan, the County is required to report the percentage of times a person equipped with a defibrillator arrived on scene to a victim of sudden cardiac arrest within six minutes of notification. The County is not required to establish a target response time for this patient classification.

#### **Comments**

Development of the 2023 response time plan considered response time targets in accordance with the regulations, supporting medical evidence, and, acceptable customer service levels. Table 2 provides the approved 2022 Land Ambulance Response Time Performance Plan for the County of Oxford along with the current percentile compliance with the established targets for the period January 1 to August 31, 2022. The current Oxford County Land Ambulance Response Time Performance Plan is being met within existing approved resources.

Paramedic Services has now completed the implementation plan for service enhancements from the Ten-Year Comprehensive Master Plan presented in Report No. <u>PS 2018-01</u>. The 2022 response times for all CTAS levels show improvement over the 2018/19 response times, although they have been trending down due to increasing call volumes and other healthcare system pressures. In 2021, OCPS responded to 17,250 emergency calls for service, an increase of 15.4% from the previous year. To maintain ambulance availability for life-threatening emergencies, non-emergent calls will be held in cue until sufficient ambulance resources are available. These instances were more frequent in 2021 (as well as the first half of 2022), which results in longer response times to these call types which are typically CTAS 3, 4, and 5. With the relatively lower overall number of CTAS 5 calls, these variances have a greater impact to the consolidated response time.

Table 2 – 2022 Oxford County Land Ambulance Response Time Performance Plan

CTAS Level	Standard App Response Res	Municipal Approved		2020 Actual Performance <sup>1</sup>		2021 Actual Performance <sup>1</sup>		2022 Year to Date Performance <sup>1</sup>	
				System		System		System	
				Urban	Rural	Urban	Rural	Urban	Rural
1	<8 Minutes		70%	75.6%		75.	75.4% 75.4%		4%
'				92.0%	40.4%	89.7%	44.0%	89.7%	44.0%
2		<10 Minutes	80%	84.2%		81.3%		81.3%	
				95.8%	53.4%	94.3%	52.6%	94.3%	52.6%
3		<15	90%	95.0%		94.9%		94.9%	
	Minutes	Minutes		98.6%	84.4%	98.0%	85.2%	98.0%	85.2%
4		<15 Minutes	80%	94.	5%	93.	7%	93.	7%
				97.1%	82.7%	97.1%	81.3%	97.1%	81.3%
5		<15 Minutes	80%	94.7%		91.8	38%	91.9%	
				97.8%	81.8%	96.9%	76.9%	96.9%	72.3%

<sup>&</sup>lt;sup>1</sup> Data Source – Oxford County iMedic EPCR Analytics

In preparing the 2023 performance plan, the 2022 plans from several municipalities were reviewed. For CTAS levels 1, 2 and 3, 16 municipalities use response time targets identical or very similar to the Oxford plan. For CTAS levels 4 and 5, there is discrepancy in target response times. Percentile targets for all criteria vary between jurisdictions. Apart from much of the GTA, which has used a 75<sup>th</sup> percentile for all categories, it appears most have established percentile criteria based on historical performance as in the Oxford Plan. The target response times for CTAS levels 1 and 2 are most important as this includes the largest subset of patients for which response time and timely access to paramedic or hospital intervention is most beneficial.

Table 3 provides the municipal comparators' response time targets illustrating that they are relatively consistent with the County of Oxford plan.

Report No: PS 2022-02
PARAMEDIC SERVICES

Council Date: September 28, 2022

Table 3 – Municipal Response Time Targets for CTAS 1, 2 and 3

Municipality	CTAS 1 Target Response Time	CTAS 2 Target Response Time	CTAS 3 Target Response Time	
County of Bruce	<8 Minutes	<10 Minutes	<15 Minutes	
County of Elgin	<8 Minutes	<10 Minutes	<14 Minutes	
County of Essex	<8 Minutes	<10 Minutes	<12 Minutes	
County of Norfolk	<8 Minutes	<13 Minutes	<13 Minutes	
County of Wellington	<8 Minutes	<10 Minutes	<15 Minutes	
Region of Durham	<8 Minutes	<10 Minutes	<15 Minutes	
Region of Halton	<8 Minutes	<10 Minutes	<15 Minutes	
Region of Peel	<8 Minutes	<10 Minutes	<13 Minutes	
County of Simcoe	<8 Minutes	<10 Minutes	<15 Minutes	
City of Toronto	<8 Minutes	<10 Minutes	<15 Minutes	
Region of York	<8 Minutes	<10 Minutes	<15 Minutes	
Hastings-Quinte	<8 Minutes	<10 Minutes	<15 Minutes	
Lennox-Addington	<8 Minutes	<10 Minutes	<15 Minutes	
City of Ottawa	<8 Minutes	<10 Minutes	<15 Minutes	
Prince Edward County	<8 Minutes	<10 Minutes	<15 Minutes	
City of Sudbury	<8 Minutes	<10 Minutes	<15 Minutes	

A measure of deviation is taken into consideration when projecting future performance utilizing historical accomplishment. Most of the variables that can affect performance are not within the control of the County of Oxford and may not be known at the time the plans are being developed. These can include variability or increases in call volume, hospital off-load delays, inclement weather, emergency department closures, dispatch prioritization errors and changes in resource deployment by neighbouring paramedic services where cross-border services are relied upon.

#### Conclusions

Based on a review of the 2020 and 2021 actual performance and the 2022 data up to August 31<sup>st</sup>, the current Oxford County Land Ambulance Response Time Performance Plan is being met within existing resources. Additionally, the response time targets utilized by the County of Oxford are consistent with many municipalities in Ontario. Staff recommends the 2023 plan remain identical to the 2015 through 2022 plan as set out in Table 2.

# **SIGNATURES**

# **Departmental Approval:**

Original signed by

Ryan Hall Director of Paramedic Services

# **Approved for submission:**

Original signed by

Benjamin R. Addley Interim Chief Administrative Officer

#### Copied for Council Meeting of September 28, 2022

	Issue	Pending Action	Lead Dept.	Time Frame
	*Resolved that Council adopt in principle CAO 2020-01 and that the plan be circulated to all Oxford Area Municipalities for input before adoption.	Future	CAO	22-Apr
	Community Safety and Well-being Plan Coordinating Committee delegation	Staff report regarding resolution adopted by Council on July 14/21	CAO	TBA
	COVID-19 Workplace Vaccination Policy	Policy to be circulated to Area Municipalities	CAO	TBA
	Correspondence from Blandford-Blenheim re Medical Tiered Response	Paramedic Services to prepare a follow up report	PS	TBA
8-Dec-21	increased by \$1.5 million with 50% coming from Landfill Reserves and 50% coming from	- Staff report on how additional housing funding could be maximized across the housing continuum in Q1 of 2022; - Ask AM's to re-examine any available municipally owned land for potential housing sites; - Advocate Provincial and Federal governments for matching partnership funding to maximize the County's commitment to addressing our housing and homelessness situation.	HS	Q1 2022
	Resolved that Section 9.1.2 of the Procedure By-law be amended as follows:9.1.2	Resolved that the proposed amendment to Section 9.1.2 of the Procedure By-law be tabled.	Council	TBA
<del>23-Mar-22</del>	PW 2022-19 - 2018-2020 Water Distribution and Wastewater Collection Service Delivery-Review - Overview	Resolved that the recommendations contained in Report No. PW-2022-19, titled "2018-2020 Water Distribution and Wastewater Collection Service Delivery Review — Overview", be adopted; And further, that a subsequent staff report be presented to County Council once the lower tier municipalities have had the opportunity to review and respond by the end of May, 2022.	₽₩	<del>May, 2022</del>
<del>27-Apr-22</del>	Correspondence-from-SWOX-regarding-Broadband-Internet-Funding-	Resolved that the correspondence from the Township of South- West Oxford dated April 20, 2022 regarding Broadband Internet- Funding be received and referred to 2023 Budget and Business- Plan Deliberations	CS	Q4-2022
11-May	Motion by Councillor Ryan re increased density	Whereas Oxford County recognizes that there is a need for increased quantity, variety, and attainability of housing, and;	CP	TBA
		Whereas Oxford County is a prudent manager of its finances and intends to make the most effective and efficient use of municipal infrastructure in the long term, and; Whereas Oxford County values its prime agricultural land and its natural spaces, and; Whereas Oxford County values sustainability in the delivery of all services, and; Whereas Oxford County strives to create complete communities providing opportunities for all to work, live, play, and learn; Therefore be it resolved that staff be directed to bring a report to County Council to provide further information and options that could be considered by the County and Area Municipalities to better accommodate their projected residential growth through increased density within fully serviced settlement areas and minimize the need for settlement area boundary expansions.		
8-Jun		Whereas Oxford County is a prudent manager of its finances and intends to make the most effective and efficient use of municipal infrastructure in the long term, and; Whereas Oxford County values its prime agricultural land and its natural spaces, and; Whereas Oxford County values sustainability in the delivery of all services, and; Whereas Oxford County strives to create complete communities providing opportunities for all to work, live, play, and learn; Therefore be it resolved that staff be directed to bring a report to County Council to provide further information and options that could be considered by the County and Area Municipalities to better accommodate their projected residential growth through increased density within fully serviced settlement areas and	CS	Q4 2022

# **COUNTY OF OXFORD**

# BY-LAW NO. 6471-2022

**BEING** a By-law to adopt Amendment Number 281 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 281 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of South-West Oxford and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

**NOW THEREFORE**, the County of Oxford pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

- 1. That Amendment Number 281 to the County of Oxford Official Plan, being the attached text and schedule is hereby adopted.
- 2. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 28th day of September, 2022.

READ a third time and finally passed this 28th day of September, 2022.

LARRY G. MARTIN,	WARDEN
CHLOÉ SENIOR,	CLERK

# AMENDMENT NUMBER 281 TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules, attached hereto, constitute Amendment Number 281 to the County of Oxford Official Plan.

# 1.0 PURPOSE OF THE AMENDMENT

The purpose of the Official Plan amendment is to re-designate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement' & 'Low Density to facilitate the expansion of the Village of Mount Elgin settlement boundary and the development of a residential draft plan of subdivision.

# 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, and are located on the south side of Mount Elgin Road, west of Plank Line, and are municipally known as 324032 & 324056 Mount Elgin Road, in the Village of Mount Elgin.

# 3.0 BASIS FOR THE AMENDMENT

The purpose of the Official Plan amendment is to re-designate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement' & 'Low Density to facilitate the expansion of the Village of Mount Elgin settlement boundary and the development of a residential draft plan of subdivision.

The proposed amendment will amend Schedules "C-3", "S-1" & "S-2" to redesignate the lands from Agricultural Reserve to Serviced Village, Settlement, Low Density Residential, and Open Space.

It is the opinion of Council that in keeping with the policies of Section 2.1.1 (Growth Management), with respect to focusing growth and development in settlements with centralized waste water and water supply facilities, as well as facilitating development and land use patterns and densities that efficiently use land and existing/planned infrastructure and public service facilities and supports active transportation.

In support of the expansion of the boundary of the Village of Mount Elgin, the County undertook a Phase I Comprehensive Review; this study included an analysis of the Township of South-West Oxford population, household and employment forecasts and associated land need for a 20 year planning period. The study also included a 30 year forecast period to ensure it would provide the information necessary to account for an increase in the planning period from 20 to 25 years which was has come into effect as part of the 2020 PPS. The review indicated that the total estimated residential unit growth for the 20 year period 2019 to 2039 was 360 dwelling units, while the residential land supply in the Township (including opportunities for intensification) as of the end of 2019 was estimated to be approximately 191 residential units. The review concluded that "...it appears that the Township of South-West Oxford's land need will slightly increase, particularly once the current planning horizon in the PPS is extended from 20 to 25 years later this year."

With a 25 year planning period in the PPS now in effect, the household forecasts in the study for the 25 year planning period (2021-2046) indicate that approximately 410 dwelling units are now expected to be required, which would exceed the residential land supply by 219 units, and possibly more if the land supply estimates were to be adjusted to account for residential construction that has occurred since 2019. Therefore, Council is satisfied that there is a legitimate need for additional residential land in the Township to accommodate the forecasted growth for the planning period.

Given the above assessment of the forecasted residential growth and land need from the Phase I Comprehensive Review, Council is satisfied that the proposed settlement boundary adjustment would be consistent with the comprehensive review requirements related to land need.

The proposal is also consistent with the intent of the Official Plan to ensure a sufficient supply of land will be provided within settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20+ year needs of the County and the Township, while accounting for opportunities to accommodate growth through intensification.

In support of the County's current Official Plan Review, the County of Oxford has recently undertaken a Phase One Comprehensive Review, which consisted of an analysis of County-wide and Area Municipal population, household and employment forecasts and a land need analysis. The study concluded that over the 25 year planning period there was a moderate land need for residential lands in the Township of South-West Oxford (22 ha of gross developable lands); the proposed draft plan of subdivision has a gross area of 23.74 ha. Council is satisfied that the inclusion of these lands represents a justified and logical expansion of the Village of Mount Elgin, as the lands are currently constrained by residential development to the east, and the CP Railway to the south and west. The proposed subdivision will also make use of the existing stormwater management pond, and only a modest expansion of the existing water distribution network, wastewater collection system, and storm sewers is required to service the development.

The proposed draft plan will facilitate the development of single detached and street-fronting townhouse dwellings and will result in an overall net residential density of approximately 18.9 units per hectare (7.6 units per acre). The minimum net density for the Low Density Residential designation is 15 units per hectare (6 units per acre) and the proposal meets the minimum density requirements in the Official Plan.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of the PPS and supports the strategic initiatives and objectives of the Official Plan.

# 4.0 <u>DETAILS OF THE AMENDMENT</u>

- 4.1 That Schedule "S-1" Township of South-West Oxford Land Use Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Settlement".
- 4.2 That Schedule "S-2" –Village of Mount Elgin Land Use Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Low Density Residential".
- 4.3 That Schedule "S-2" –Village of Mount Elgin Land Use Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Settlement Boundary".
- 4.3 That Schedule "C-3" County of Oxford Settlement Strategy Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Serviced Village".

# 5.0 <u>IMPLEMENTATION</u>

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

# 6.0 <u>INTERPRETATION</u>

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"

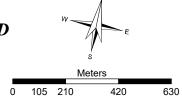
# AMENDMENT No. 281

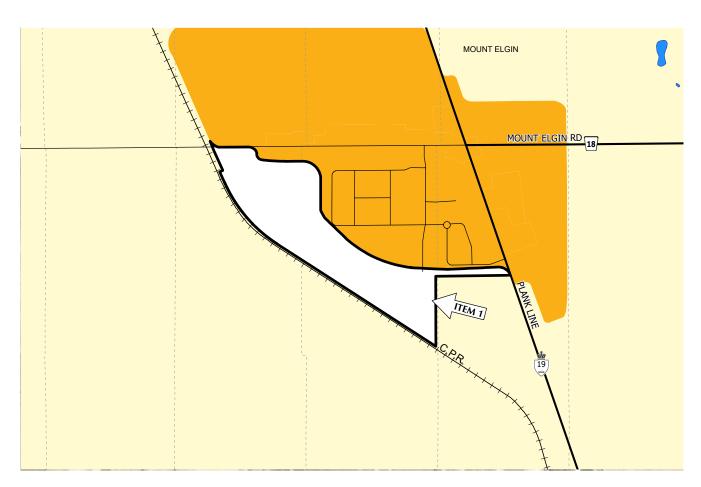
TO THE

# COUNTY OF OXFORD OFFICIAL PLAN

SCHEDULE "S-1"

# TOWNSHIP OF SOUTH-WEST OXFORD LAND USE PLAN









SCHEDULE "A"

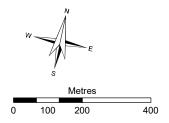
AMENDMENT No. 281

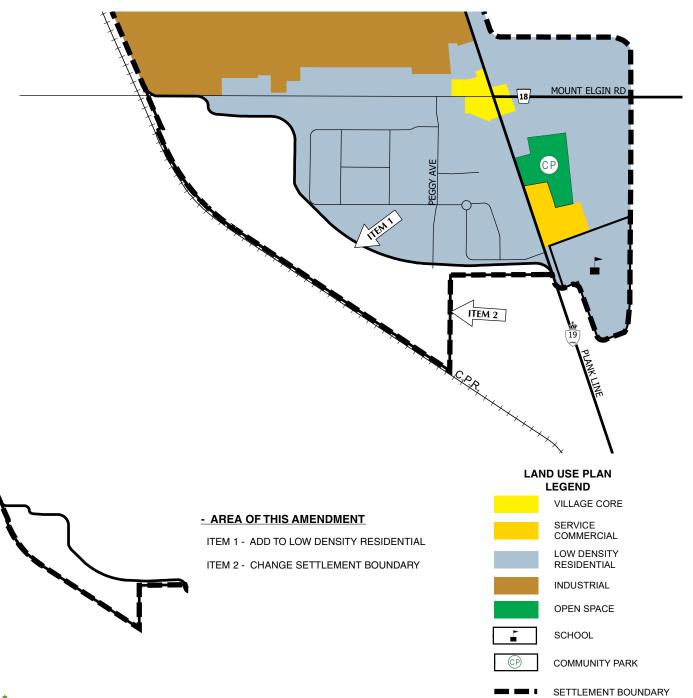
TO THE

# COUNTY OF OXFORD OFFICIAL PLAN

SCHEDULE "S-2"

# VILLAGE OF MOUNT ELGIN LAND USE PLAN







SCHEDULE "A"

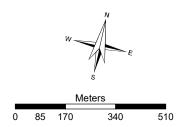
AMENDMENT No. 281

TO THE

# COUNTY OF OXFORD OFFICIAL PLAN

SCHEDULE "C-3"

# COUNTY OF OXFORD SETTLEMENT STRATEGY PLAN







- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO SERVICED VILLAGES

SETTLEMENT STRATEGY PLAN LEGEND



SERVICED VILLAGES



#### **COUNTY OF OXFORD**

#### BY-LAW NO. 6472-2022

**BEING** a by-law to mandate connection to and impose the cost of the watermain and sanitary sewer system upon owners of lands within the designated area, referred to as the "Oxford County Tanager Drive and Falcon Road Services Extension Project";

**WHEREAS** section 9 of the *Municipal Act*, 2001, S.O. 2001 c. 25, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

**AND WHEREAS** section 11 of the *Municipal Act*, 2001, S.O. 2001 c. 25, provides that the County of Oxford, as an upper-tier municipality, has jurisdiction for provision of public utilities specifically including collection of sanitary sewage and water distribution;

**AND WHEREAS** sections 9, 11 and 391 of the *Municipal Act*, 2001, S.O. 2001 c. 25, provide that the County of Oxford, as an upper-tier municipality, may pass by-laws imposing charges for capital costs related to sewage and water services upon the owners of lands to which such services are provided;

**AND WHEREAS** sections 8(2) and 11 of the *Municipal Act*, 2001, S.O. 2001 c. 25, provide that the County of Oxford, as an upper-tier municipality, may pass by-laws to require persons to connect to municipal water and sanitary sewage works;

**AND WHEREAS** sections 445 and 446 of the *Municipal Act*, 2001, S.O. 2001 c. 25, provide that the County of Oxford may pass by-laws authorizing remedial action to be undertaken by the County at a person's expense in certain circumstances;

**AND WHEREAS** pursuant to section 445 (1) of the *Municipal Act*, 2001, S.O. 2001 c. 25, if a municipality is satisfied that a contravention of a By-law of the municipality has occurred, the municipality may make an order requiring the person who contravened the By-law to do work to correct the contravention;

**AND WHEREAS** the County of Oxford has installed watermain and sanitary sewer services, referred to as the Oxford County Tanager Drive and Falcon Road Services Extension Project (the "Services"), that benefit the owners of the lands as illustrated on the map attached to and forming part of this By-law as Schedule "A" with the associated property assessment role numbers shown on the list attached to and forming part of this By-law as Schedule "B" ("Benefitting Properties");

AND WHEREAS the total costs to date for the Services amounts to \$530,823 ("Total Cost").

# NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. That the Total Costs of the Services shall be allocated as follows: \$37,671 shall be funded from the Community Servicing Assistance Program (CSAP) Reserve, \$286,461 shall be funded from the Water – Tillsonburg Reserve, \$23,453 shall be funded from

the Wastewater – Tillsonburg Reserve and \$183,238 shall be attributed to existing benefitting properties.

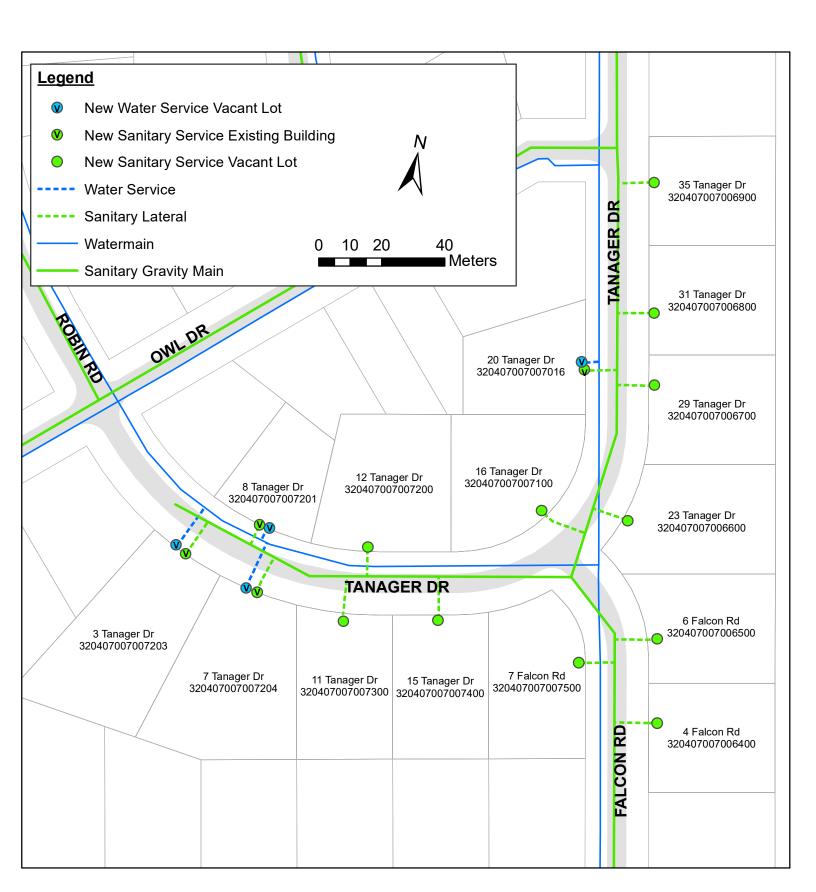
- 2. In addition to the total cost of the project, \$275 is attributed to each of the benefitting properties with new water connections for a water meter, in accordance with the 2022 rates of the Fees and Charges By-law No. 4889-2007.
- 3. In addition to the total cost of the project, \$50 is attributed to each of the benefitting properties with new water connections and \$50 is attributed to each of the benefitting properties with new sanitary connections for the application to connect review fee, in accordance with the 2022 rates of the Fees and Charges By-law No. 4889-2007.
- 4. That the costs set out in this By-law, attributed to benefitting properties shall be apportioned to, and collected from, owners of the benefitting properties as set out in Schedule "B".
- 5. That the Benefitting Properties, listed on Schedule "B" attached hereto and forming part of this By-law, that have existing buildings with plumbing at the time of passing this By-Law are required to be connected to the Services by October 31, 2023.
- 6. The County of Oxford may, at any reasonable time, enter land in accordance with section 436 of the *Municipal Act, 2001* for the purpose of carrying out an inspection to determine whether or not this By-law is being complied with.
- 7. In the event that a person fails to make a connection as required by this By-law, the County of Oxford may enter onto the lands and make the connections at the expense of owner of the Benefitting Properties in accordance with sections 446 the *Municipal Act*, 2001.
- 8. In addition to other methods of cost recovery available, the costs of such remedial action by the County of Oxford may be added to the tax roll in accordance with sections 446 (3) through (8) of the *Municipal Act*, 2001.

**READ** a first and second time this 28<sup>th</sup> day of September, 2022.

**READ** a third time and finally passed in this 28<sup>th</sup> day of September, 2022.

LARRY G. MARTIN, WARDEN
CHLOE J. SENIOR, CLERK





# COUNTY OF OXFORD BY-LAW NO. 6472-2022

# **SCHEDULE "B"**

Oxford County Tanager Drive and Falcon Road Services Extension Project

ROLL No.	Water	Sanitary		Total
320407007006900	-	10,320		10,320
320407007007300	-	10,320		10,320
320407007007200	-	10,320		10,320
320407007007203	4,198	13,744	*	17,942
320407007007204	4,198	13,744	*	17,942
320407007007201	4,198	13,744	*	17,942
320407007007016	4,198	13,744	*	17,942
320407007007100	-	10,320		10,320
320407007007400	-	10,320		10,320
320407007007500	-	10,320		10,320
320407007006400	-	10,320		10,320
320407007006800	-	10,320		10,320
320407007006500	-	10,320		10,320
320407007006700	-	10,320		10,320
320407007006600	-	10,320		10,320
Total	16,792	\$168,496		\$185,288

<sup>\*</sup> These properties will be billed in the future when they connect to the system and will not be subject to the mandatory connection date in the by-law.

# **COUNTY OF OXFORD**

# BY-LAW NO. 6473-2022

**BEING** a By-law to confirm all actions and proceedings of the Council of the County of Oxford at the meeting at which this By-law is passed.

The Council of the County of Oxford enacts as follows:

- 1. That all decisions made by Council at the meeting at which this By-law is passed, in respect of each report, resolution or other action passed and taken by the Council at this meeting, are hereby adopted, ratified and confirmed.
- 2. That the Warden and/or the proper officers of the County are hereby authorized and directed to do all things necessary to give effect to the said decisions referred to in Section 1 of this By-law, to obtain approvals where required, and except where otherwise provided, to execute all necessary documents and the Clerk is hereby authorized and directed to affix the corporate seal where necessary.
- 3. That nothing in this By-law has the effect of giving to any decision the status of a By-law where any legal prerequisite to the enactment of a specific By-law has not been satisfied.
- 4. That all decisions, as referred to in Section 1 of this By-law, supersede any prior decisions of Council to the contrary.

**READ** a first and second time this 28<sup>th</sup> day of September, 2022.

**READ** a third time and finally passed this 28<sup>th</sup> day of September, 2022.

LARRY G. MARTIN,	WARDEN
CHLOÉ J. SENIOR,	CLERK