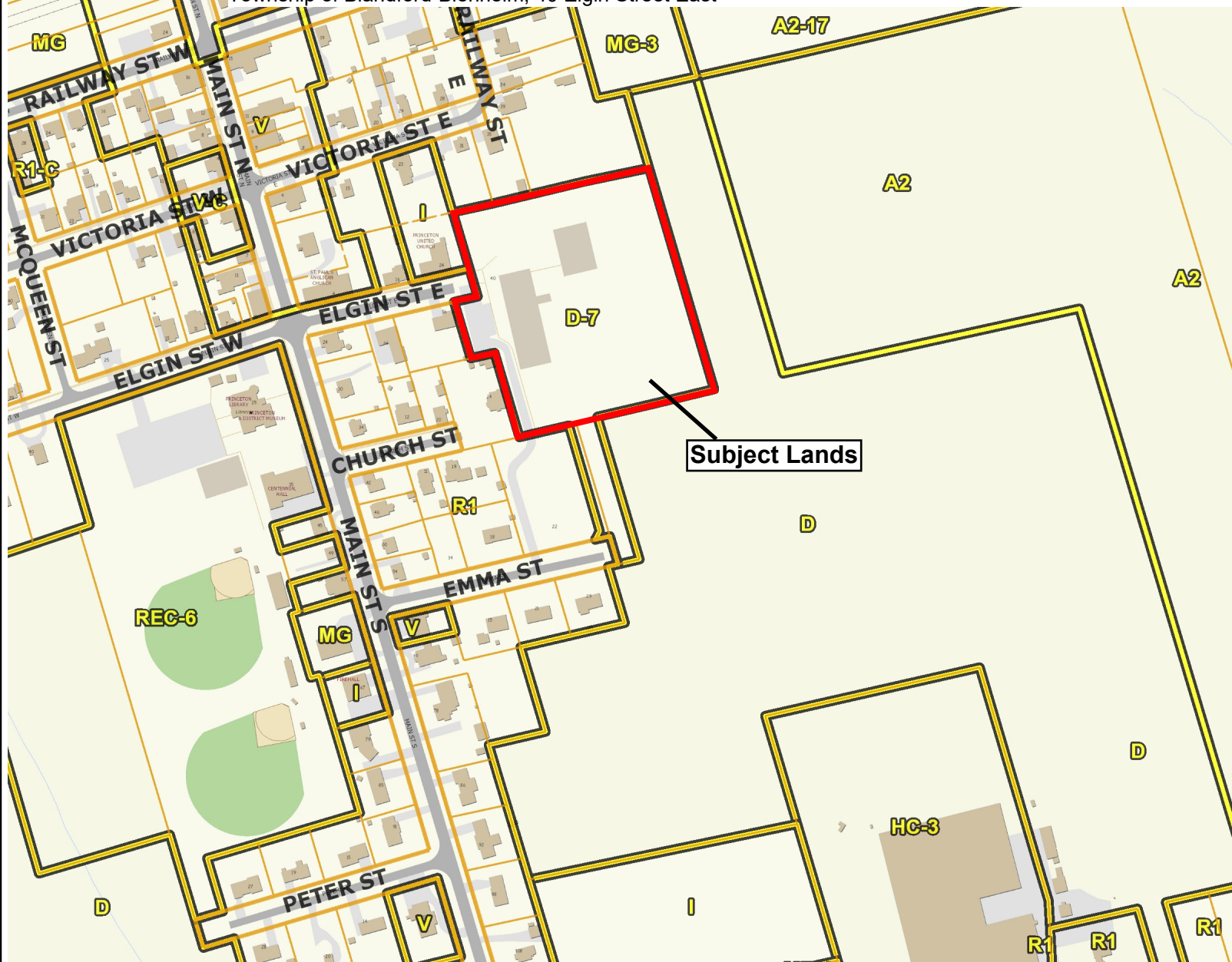




Plate 1: Location Map and Existing Zoning

File Nos. SB22-09-1 & ZN1-22-10 (2498298 Ontario Ltd.)

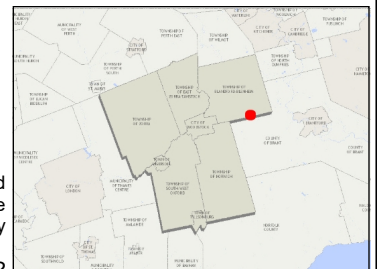
Lots 82-87, 95-98, Part Lot 99, Plan 99, Parts of Elgin Street, Church Street, Wonham Street, Part Lot 12, Concession 1 (Blenheim), Township of Blandford-Blenheim, 40 Elgin Street East



Legend

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

Notes



0 102 205 Meters

NAD\_1983\_UTM\_Zone\_17N



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

November 11, 2022





Plate 2: Aerial Photography (2020)  
 File Nos. SB22-09-1 & ZN1-22-10 (2498298 Ontario Ltd.)

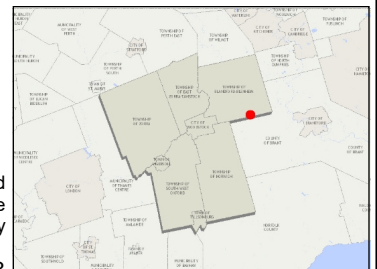
Lots 82-87, 95-98, Part Lot 99, Plan 99, Parts of Elgin Street, Church Street, Wonham Street, Part Lot 12, Concession 1 (Blenheim),  
 Township of Blandford-Blenheim, 40 Elgin Street East



**Legend**

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

**Notes**



0 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N



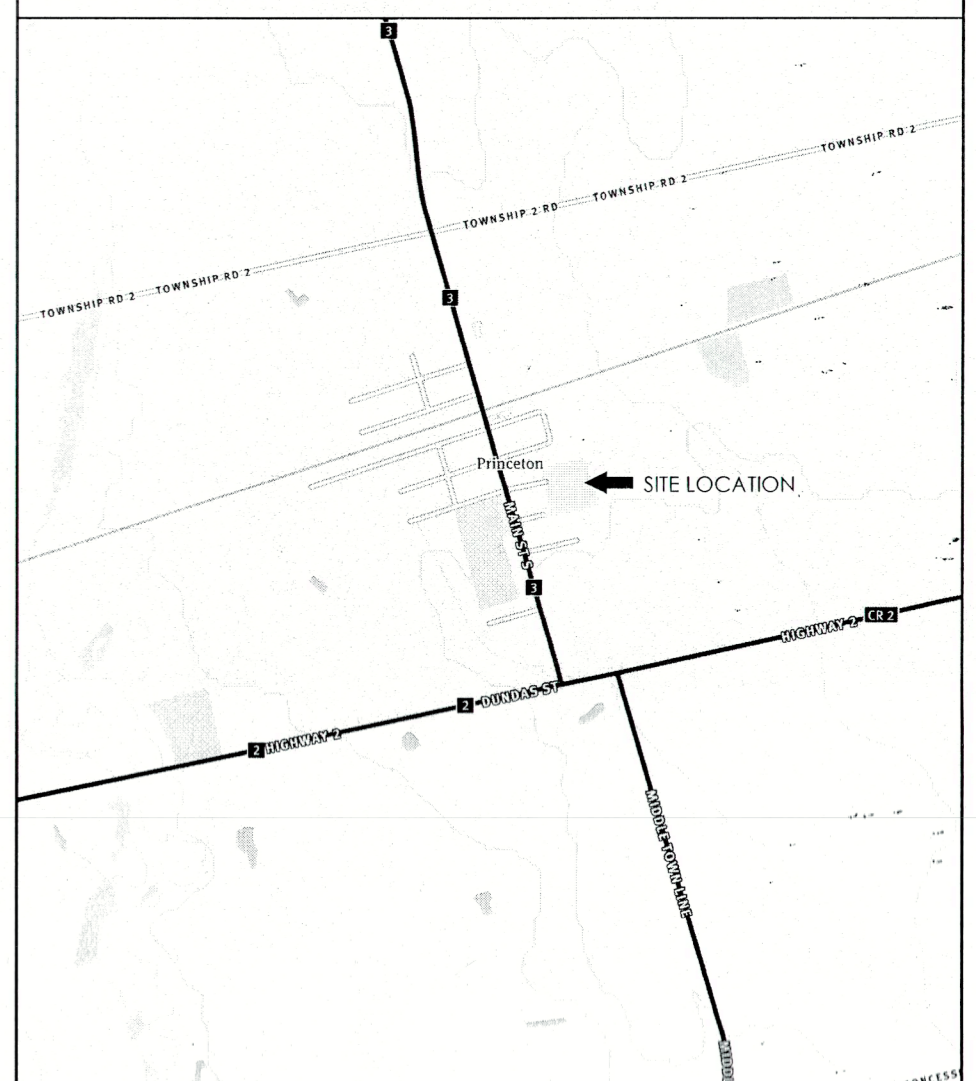
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

February 8, 2023



# DRAFT PLAN OF SUBDIVISION

OF PART OF LOT 12, CONCESSION 1 AND ALL OF LOT 82,83,84,85,86,87,95,96,97,98,107 & 108 AND PART OF LOT 99 AND PART OF ELGIN, CHURCH AND WONHAM STREETS REGISTERED PLAN 99 originally in the geographic TOWNSHIP OF BLenheim formally in the TOWNSHIP OF BLANDFORD-BLENHEIM IN THE COUNTY OF OXFORD



LOCATION MAP

## INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- (a) (b) (c) (e) (f) (g) (i) (j) - AS SHOWN ON PLAN
  - (d) THE LAND TO BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE
  - (f) SOIL - SILTY SANDY LOAM
  - (h) municipal watermain
  - (k) municipal storm and septic systems
- NOTE: CONTOURS RELATE TO GEODETIC DATUM

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN

DAVE RAITHBY, O.L.S. DATE  
McKECHNIE SURVEYING LTD.

## OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE J.B. CHAMBERS CONSULTING ENGINEERS LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY OF THE COUNTY OF OXFORD

2498298 ONTARIO LIMITED OWNER

Per JESSE MOESKER, President DATE

## SCHEDULE OF LAND USE

LAND USE	LOTS/BLOCK	UNITS	AREA (Ha)
SINGLE DETACHED ROAD ALLOWANCE	1 TO 6 WONHAM ST	6 N/A	1.984 ha 0.292 ha
<b>TOTAL</b>		6	2.276 ha

No.	REVISIONS	DATE	BY
1	PRELIMINARY REVIEW	JULY 26, 2016	T.R.
2	REVISED PLAN	DEC 1, 2021	T.R.
3	REVISED PLAN	JAN 29, 2021	T.R.
4	SUBMITTED FOR DRAFT PLAN	OCT 11, 2022	T.R.



408 DUNDAS STREET, UNIT #1, WOODSTOCK, ONTARIO N4S 1B9  
DATE: OCT 11, 2022 SCALE: 1:500 JOB No.: 2601 - PRINCETON

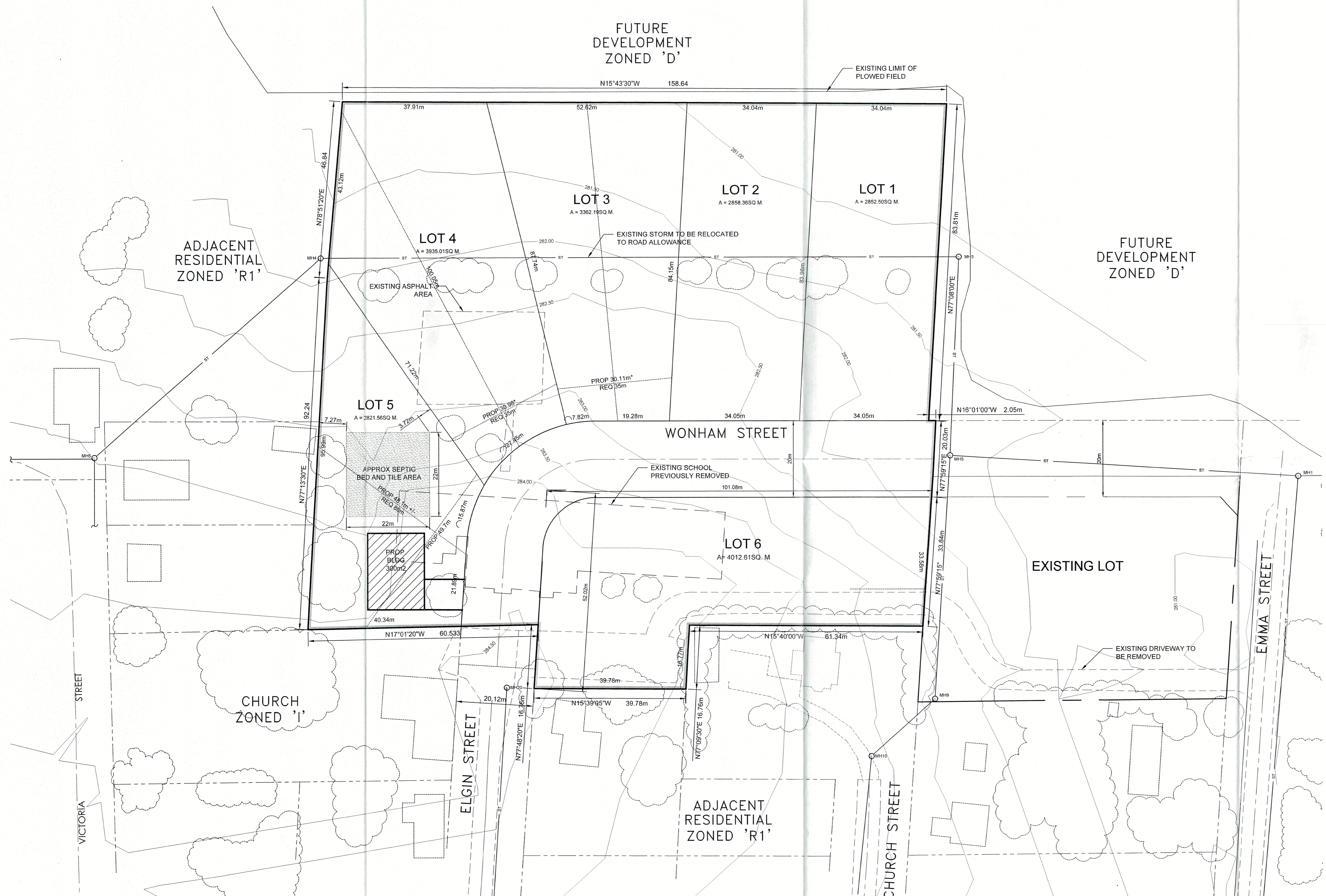


Plate 3: Applicant's Sketch

File Nos. SB22-09-1 & ZN1-22-10 (2498298 Ontario Ltd.)

Lots 82-87, 95-98, Part Lot 99, Plan 99, Parts of Elgin Street, Church Street, Wonham Street, Part Lot 12, Concession 1 (Blenheim), Township of Blandford-Blenheim, 40 Elgin Street East





SHAPING GREAT COMMUNITIES

March 1, 2023

File No: 17024

Township of Blandford-Blenheim  
47 Wilmot Street South  
Drumbo, ON N0J 1G0  
Attention: Mayor Peterson and Members of Council

**Re: Application for Draft Plan of Subdivision  
County File SB 22-09-1; ZN 1-22-10  
2498298 Ontario Ltd.**

Dear Mayor Peterson and Members of Township Council:

We are the planning consultants for Stubbe's Farm Products who own 2 Railway Street in Princeton. These lands are currently occupied by a rail transfer facility that transfers bulk cement powder from rail cars into storage silos and then onto transport trucks for haulage. Recently Stubbe's have received approval for a zoning by-law amendment and site plan approval in support of the continued operations and future growth of their business.

We are submitting this letter to comment that the Stubbe's Operations and land holdings are in proximity to the proposed Draft Plan of Subdivision and to advise that future landowners of the subdivision lots should be made aware of the existing and anticipated long-term operations of Stubbe's in Princeton.

We would be happy to discuss these comments further should there be any questions or concerns.

Yours truly,

**GSP Group Inc.**

  
Brandon Flewwelling, MCIP, RPP  
Associate, Senior Planner

cc. Stubbe's Farm Products

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883  
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477  
gspgroup.ca



Schedule "A"  
Attachment No. 1  
To Report No. CP 2023-90

CONDITIONS OF DRAFT APPROVAL – SB22-09-1 – 2498298 Ontario Ltd.

1. This approval applies to draft plan of subdivision SB22-09-1, submitted by 2498298 Ontario Ltd. and prepared by Brantwood Construction Surveying, as shown on Plate 3 of Report No. CP 2023-90, and comprising Lots 82-87, 95-98, Part Lot 99, Plan 99, Parts of Elgin Street, Church Street, Wonham Street, Part Lot 12, Concession 1, in the Township of Blandford-Blenheim, showing six (6) lots for single detached dwellings serviced by municipal water and private septic systems and the extension of Elgin Street East.
2. The Owner agrees in writing to satisfy all requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services, including the water, electrical distribution systems, sidewalks and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Blandford-Blenheim.
3. The Owner shall enter into a subdivision agreement with the Township of Blandford-Blenheim and this agreement shall be registered by the Township against the land to which it applies.
4. If required, the subdivision agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of Blandford-Blenheim.
5. If required, the Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of Blandford-Blenheim.
6. The road allowances included in the draft plan of subdivision shall be dedicated as public highways, free of all encumbrances and costs, to the satisfaction of the Township of Blandford-Blenheim.
7. The street included in the draft plan of subdivision shall be named, to the satisfaction of the Township of Blandford-Blenheim.
8. The Owner agrees in writing, to ensure the new local street on this subdivision plan is connected to Elgin Street East and Emma Street at no cost to the Township, to the satisfaction of the Township of Blandford-Blenheim.
9. The Owner agrees in writing, that 0.3 meter (1 foot) reserves shall be conveyed to the Township as required, free of all costs and encumbrances, to the satisfaction of the Township of Blandford-Blenheim.
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 Blandford-Blenheim.



11. The subdivision agreement shall contain provisions indicating that the owner shall prepare and submit a detailed storm water management report and sediment erosion control plan, as required, to be reviewed and approved by the Township and, if required, the Grand River Conservation Authority (GRCA), and further, the subdivision agreement shall include provisions for the owner 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 Blandford-Blenheim and, if required, the GRCA.
12. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes outside of the public right-of-ways shall be granted to the appropriate authority, to the satisfaction of the Township of Blandford-Blenheim and County of Oxford Public Works.
13. Prior to the approval of the final plan by the County, the Owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Drumbo water system to service the plan of subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development", to the satisfaction of County of Oxford Public Works.
14. The Owner agrees 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 and other matters pertaining to the development of the subdivision, to the satisfaction of County of Oxford Public Works.
15. The subdivision agreement shall make provision for the assumption and operation of the water distribution systems within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works.
16. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Functional Servicing Report prepared by Stantec in June 2016 and will provide updates to this report as may be required due to changes that have occurred since it was written, to the satisfaction of the Township and County of Oxford Public Works.
17. Prior to the approval of the final plan by the County, the local fire department shall ensure that adequate fire requirements are being met by the proposed subdivision, to the satisfaction of County of Oxford Public Works.
18. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the Township and Oxford County Department of Public Works.
19. The Owner shall agree to prepare, and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.



20. Prior to the approval of the final plan by the County, the owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.
21. The Owner agrees in writing, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
22. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, to the satisfaction of Canada Post.
23. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Union Gas that the owner/developer provide Union Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Union Gas Limited.
24. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
25. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
26. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
27. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of Blandford-Blenheim that Conditions 2 to 12 (inclusive) and 16 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.
28. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 12 to 18 (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.
29. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Ministry of Heritage, Sport, Tourism, and Culture Industries that Condition 20 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.



30. Prior to the signing of the final plan by the County of Oxford, we are to be advised by Hydro One that Condition 21 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
31. 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.
32. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Union Gas that Condition 23 has been met to the satisfaction of Union Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
33. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Bell Canada that Conditions 24 and 25 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
34. This plan of subdivision shall be registered on or before March 22, 2026, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.