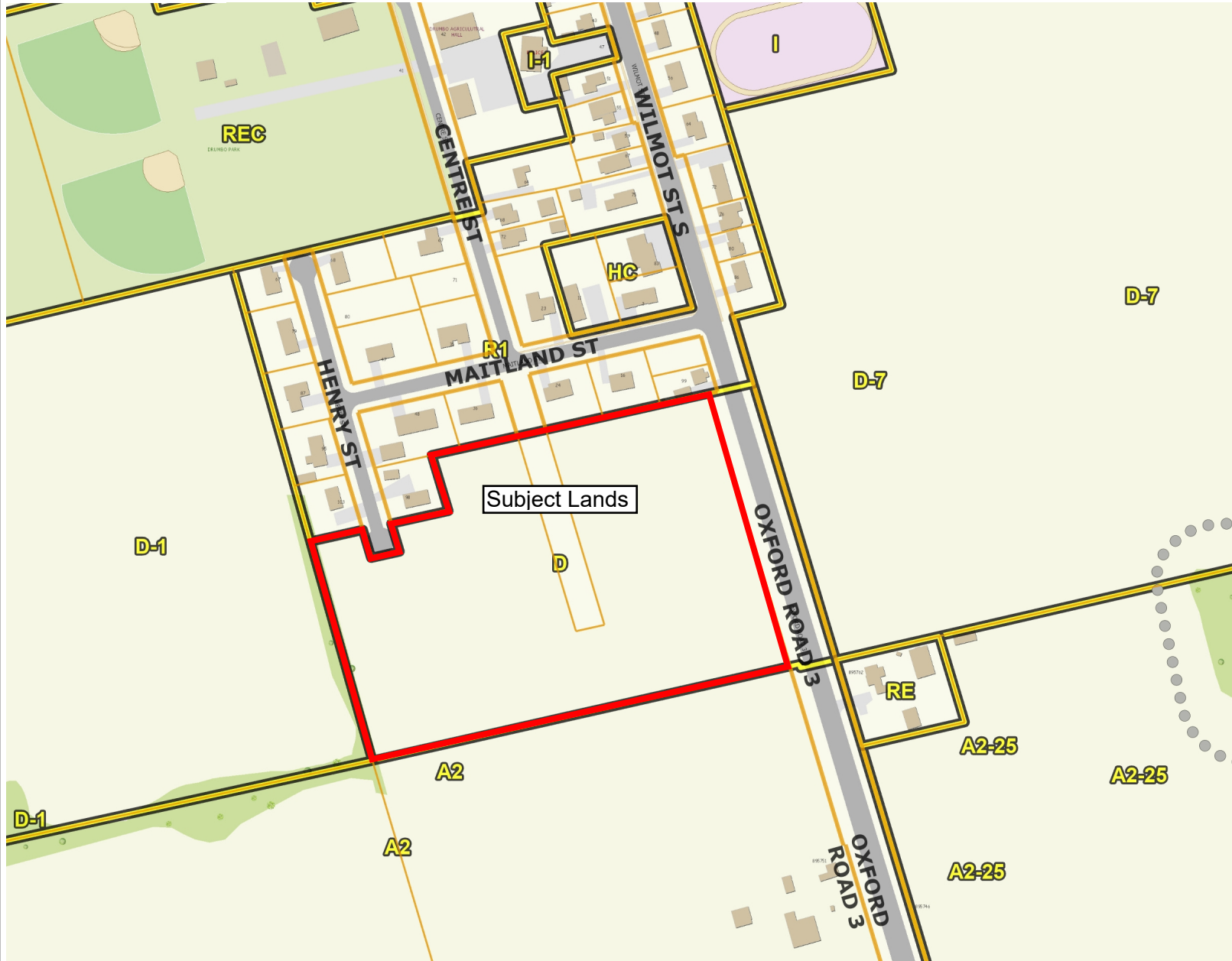




Plate 1: Location Map and Existing Zoning

File No. OP 23-04-1, SB 23-01-1 & ZN 1-23-02 (1967113 Ontario Inc.)

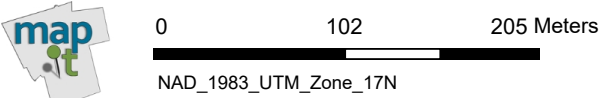
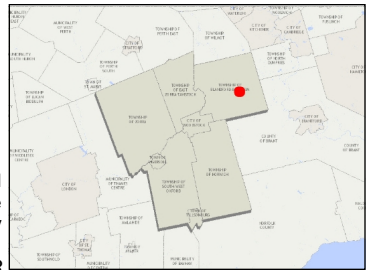
West side of Oxford Rd 3, south of Maitland St, PART 1, 41R-10687, Village of Drumbo, Township of Blandford-Blenheim



### Legend

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

### Notes



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

March 22, 2023



Plate 2: Aerial Photography (2020)

File No. OP 23-04-1, SB 23-01-1 & ZN 1-23-02 (1967113 Ontario Inc.)

West side of Oxford Rd 3, south of Maitland St, PART 1, 41R-10687, Village of Drumbo, Township of Blandford-Blenheim



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



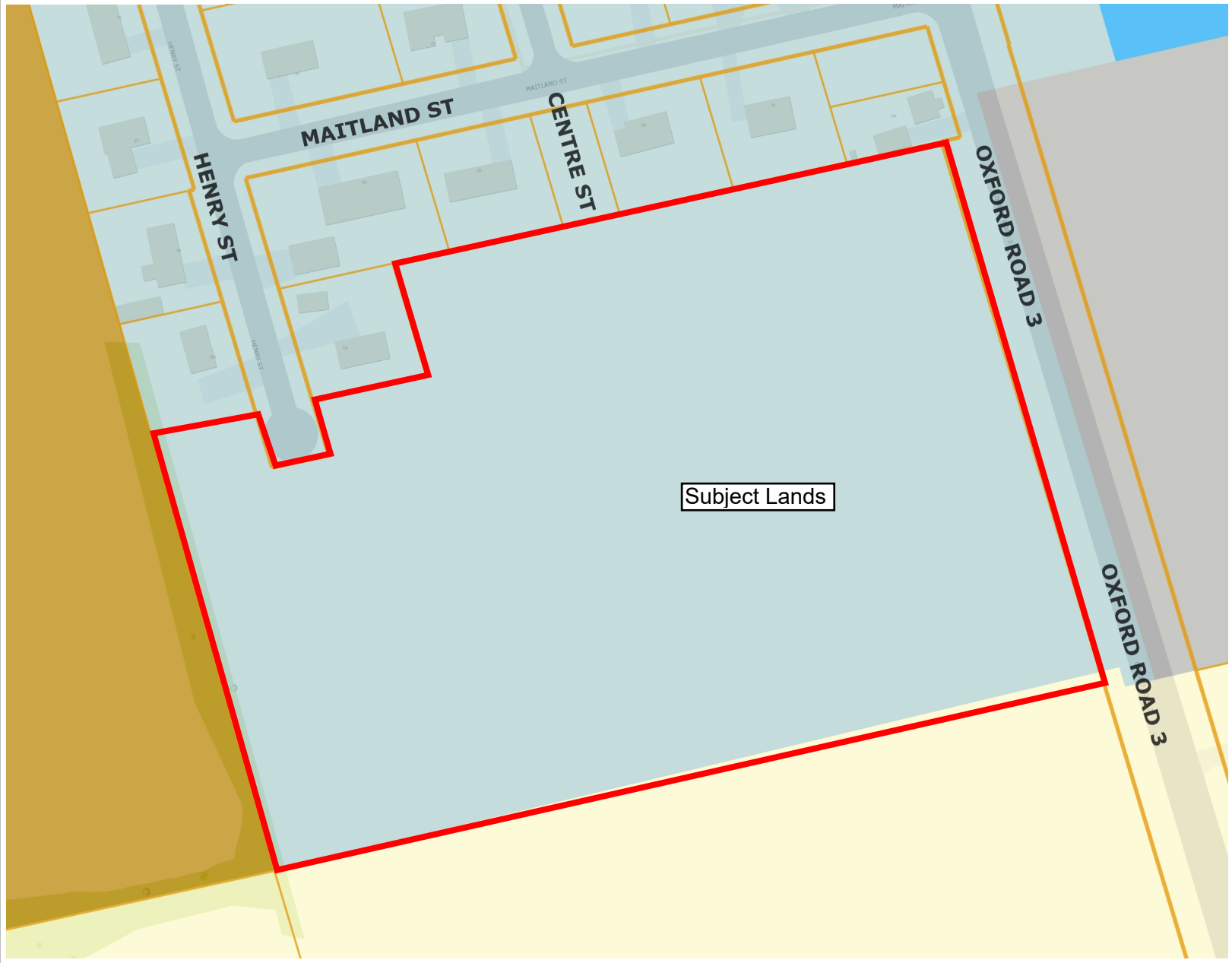
0 51 102 Meters

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

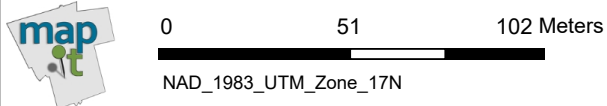
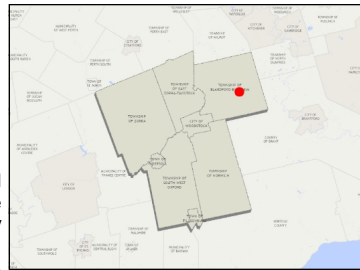
July 15, 2024



### Legend

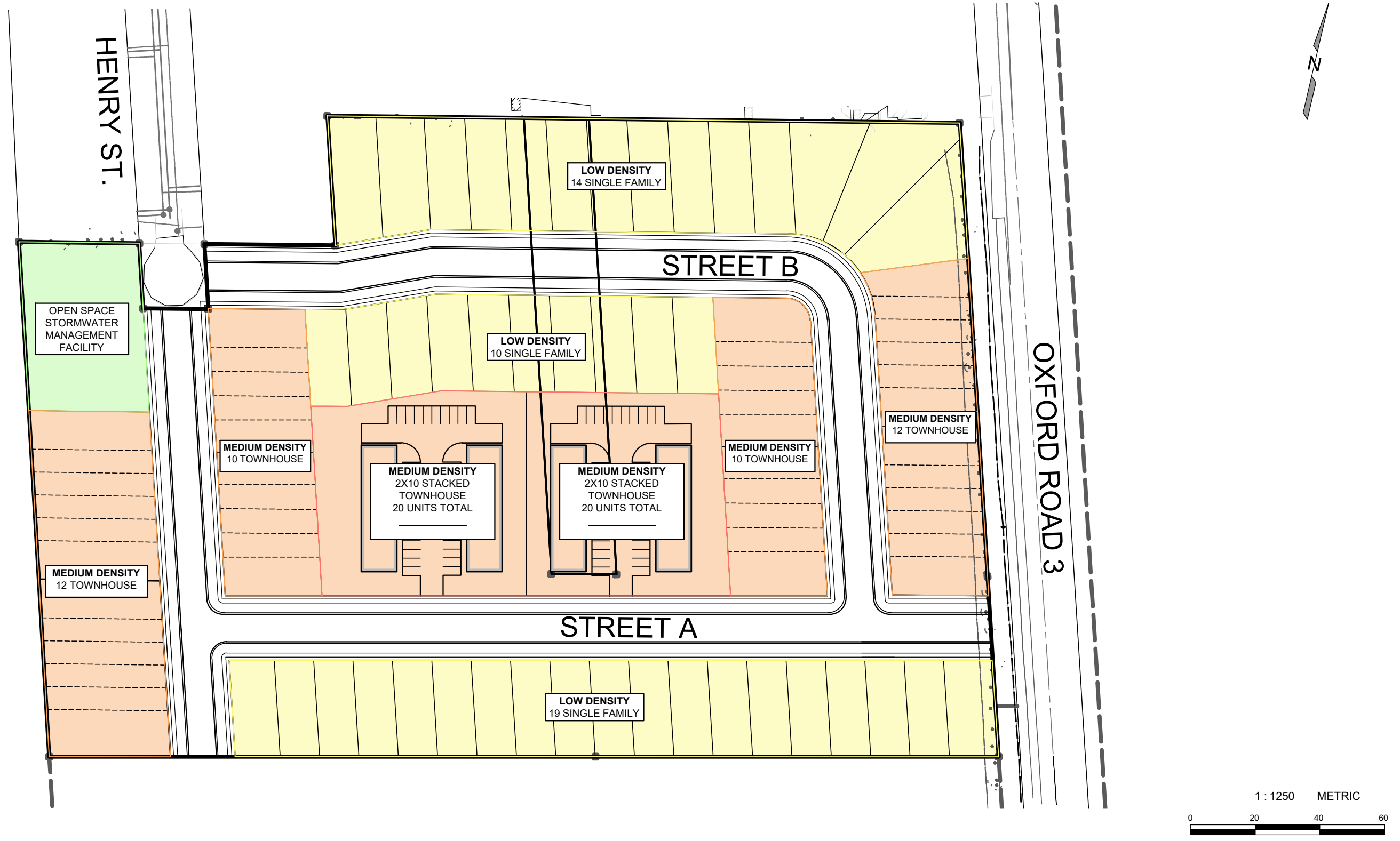
- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
  - 100 Metre Buffer Ingersoll
- Village Land Use Designation**
  - Village Core
  - Service Commercial
  - Low Density Residential
  - Medium Density Residential
  - Industrial
  - Minor Institutional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

### Notes



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July 15, 2024



file: y:\project\work\g22095-1\av\5 - drawings\1 - working\g22-0095-1\av\5-1\av\5-1.dwg by: simon callinan 2023-03-15



169 HURON STREET  
STRATFORD, ON  
N5A 5S9  
www.gritengineering.ca

**Legend**

- LOW DENSITY
- OPEN SPACE
- MEDIUM DENSITY

Project:  
**DRUMBO ESTATE  
RESIDENTIAL SUBDIVISION**

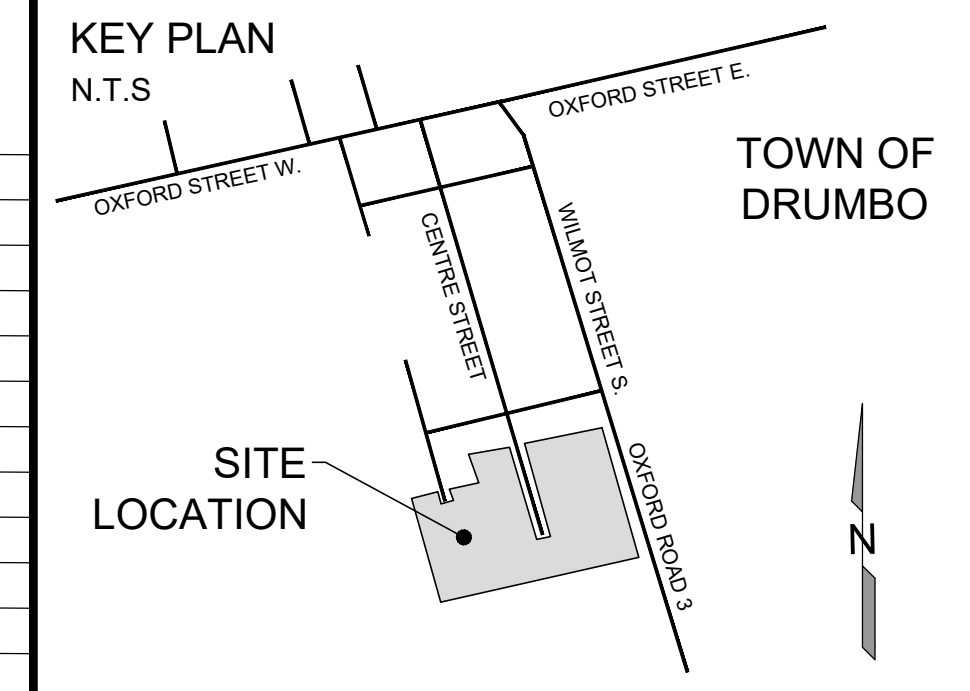
Figure Title:  
**DEVELOPMENT  
DENSITY SKETCH**

Figure No:

**SK1**

LAND USE SCHEDULE

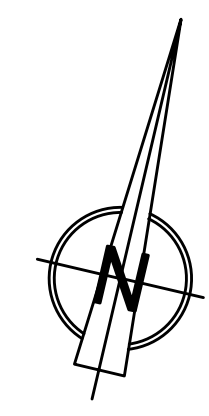
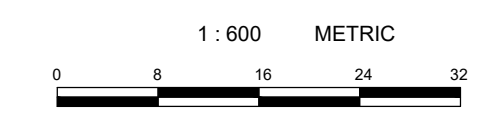
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LOT 2	541.9	15.0	37.6
LOT 3	441.0	12.6	35.0
LOT 4	441.0	12.6	35.0
LOT 5	441.0	12.6	35.0
LOT 6	441.0	12.6	35.0
LOT 7	441.0	12.6	35.0
LOT 8	441.0	12.6	35.0
LOT 9	441.0	12.6	35.0
LOT 10	441.0	12.6	35.0
LOT 11	441.0	12.6	35.0
LOT 12	613.8	12.6	39.8
LOT 13	769.7	9.6	51.1
LOT 14	708.7	9.8	51.1
LOT 15	458.9	15.3	30.0
LOT 16	366.0	12.2	30.0
LOT 17	366.0	12.2	30.0
LOT 18	366.0	12.2	30.0
LOT 19	366.0	12.2	30.0
LOT 20	366.0	12.2	30.0
LOT 21	366.0	12.2	30.0
LOT 22	366.0	12.2	30.0
LOT 23	366.0	12.2	30.0
LOT 24	366.0	12.2	30.0
LOT 25	366.0	12.2	30.0
LOT 26	366.0	12.2	30.0
LOT 27	366.0	12.2	30.0
LOT 28	366.0	12.2	30.0
LOT 29	366.0	12.2	30.0
LOT 30	366.0	12.2	30.0
LOT 31	366.0	12.2	30.0
LOT 32	366.0	12.2	30.0
LOT 33	375.6	12.6	30.0
LOT 34	381.0	12.7	30.0
LOT 35	381.0	12.7	30.0
LOT 36	381.0	12.7	30.0
LOT 37	381.0	12.7	30.0
LOT 38	381.0	12.7	30.0
LOT 39	381.0	12.7	30.0
LOT 40	381.0	12.7	30.0
LOT 41	381.0	12.7	30.0
LOT 42	374.2	12.5	30.0



**SITE DATA:**  
 REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT  
 (R.S.O. 1990, CH. P13)

(A) AS SHOWN ON FACE OF DRAFT PLAN  
 (B) AS SHOWN ON FACE OF DRAFT PLAN AND KEY MAP  
 (C) AS SHOWN ON FACE OF DRAFT PLAN AND KEY MAP  
 (D) AS SHOWN ON THE LAND USE SCHEDULE  
 (E) AS SHOWN ON FACE OF DRAFT PLAN  
 (F) AS SHOWN ON FACE OF DRAFT PLAN  
 (G) AS SHOWN ON FACE OF DRAFT PLAN  
 (H) MUNICIPAL PIPED WATER TO BE INSTALLED  
 (I) SANDY/SILT LOAM  
 (J) AS SHOWN ON FACE OF DRAFT PLAN  
 (K) FULL MUNICIPAL SERVICES TO BE INSTALLED  
 (L) AS SHOWN ON FACE OF DRAFT PLAN

**PLAN OF SURVEY**  
 OF ALL OF  
 LOTS 27 TO 34 (BLOCK A)  
 LOTS 8, 9 & 10 (BLOCK K)  
 LOTS 3, 4, 7, & 8 (BLOCK L)  
 LOTS 1 TO 10 (BLOCK M)  
 LOTS 1 TO 8 (BLOCK N)  
 LOTS 1 TO 10 (BLOCK O)  
 AND PART OF  
 LOTS 11 & 12 (BLOCK L)  
 LOTS 9 TO 12 (BLOCK N)  
 LOTS 11 & 12 (BLOCK O)  
 CATHERINE STREET  
 CENTRE STREET  
 SOUTH STREET  
 HENRY STREET  
 REGISTERED PLAN No. 104  
 IN THE  
 TOWNSHIP OF BLANDFORD-BLENHEIM  
 COUNTY OF OXFORD



**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE GRIT ENGINEERING INC. TO  
 SUBMIT THIS PLAN FOR APPROVAL.

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



Plate 5: Proposed Draft Plan of Subdivision (Phase 1)  
 File No. OP 23-04-1, SB 23-01-1 & ZN 1-23-02 (1967113 Ontario Inc.)  
 West side of Oxford Rd 3, south of Maitland St, PART 1, 41R-10687, Village of Drumbo, Township of Blandford-Blenheim

DATE: 1967113 Ontario Inc.  
 35 Harwood Street  
 Inverkip, Ontario, N0J 1G0

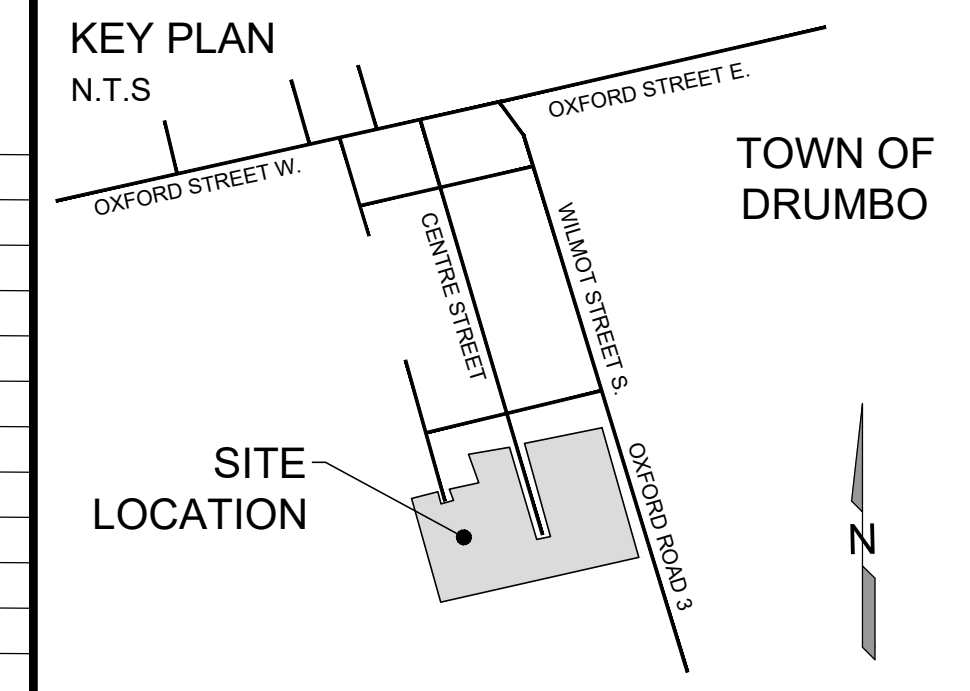
DATE: J. PATRICK HARAMIS  
 ONTARIO LAND SURVEYOR  
 J.D. BARNES LIMITED.

PROJECT No:  
**GE22-0095-1**

DRAWN BY: S. CULLITON DATE: JULY 26, 2024

LAND USE SCHEDULE

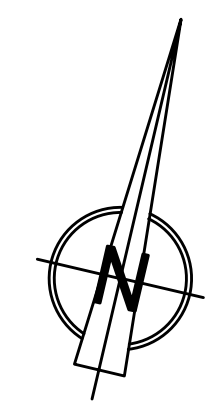
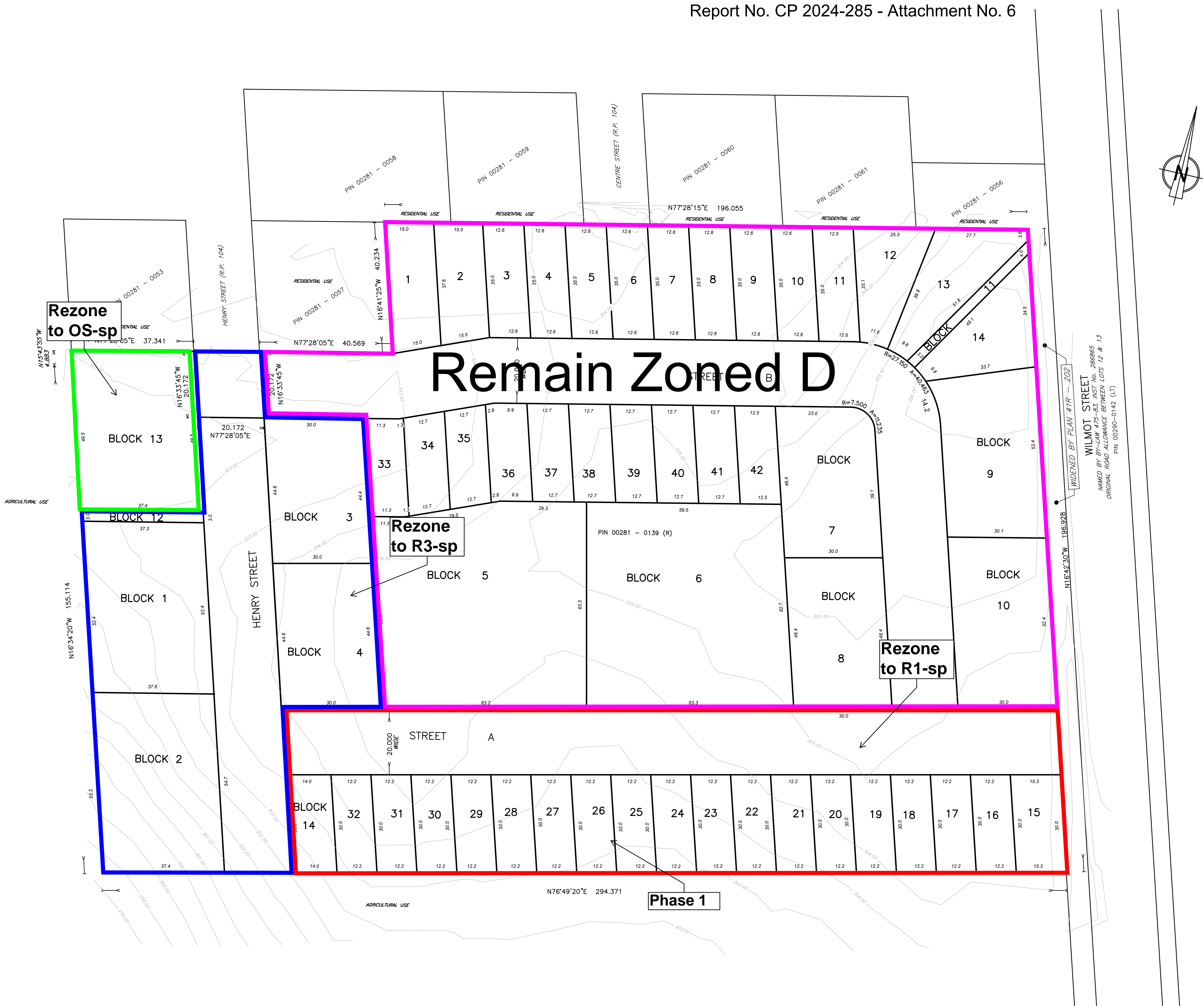
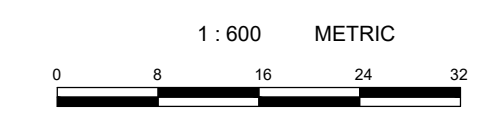
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**SITE DATA:**  
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(A) AS SHOWN ON FACE OF DRAFT PLAN  
 (B) AS SHOWN ON FACE OF DRAFT PLAN AND KEY MAP  
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 (L) AS SHOWN ON FACE OF DRAFT PLAN

**PLAN OF SURVEY**  
 OF ALL OF  
 LOTS 27 TO 34 (BLOCK A)  
 LOTS 8, 9 & 10 (BLOCK K)  
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 LOTS 1 TO 10 (BLOCK M)  
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 LOTS 11 & 12 (BLOCK L)  
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 LOTS 11 & 12 (BLOCK O)  
 CATHERINE STREET  
 CENTRE STREET  
 SOUTH STREET  
 HENRY STREET  
 REGISTERED PLAN No. 104  
 IN THE  
 TOWNSHIP OF BLANDFORD-BLENHEIM  
 COUNTY OF OXFORD



**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE GRIT ENGINEERING INC. TO  
 SUBMIT THIS PLAN FOR APPROVAL.

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



Plate 6: Proposed Draft Plan of Subdivision (Proposed Zoning)  
 File No. OP 23-04-1, SB 23-01-1 & ZN 1-23-02 (1967113 Ontario Inc.)  
 West side of Oxford Rd 3, south of Maitland St, PART 1, 41R-10687, Village of Drumbo, Township of Blandford-Blenheim

DATE: \_\_\_\_\_  
 1967113 Ontario Inc.  
 35 Harwood Street  
 Inverkip, Ontario, N0J 1G0

DATE: \_\_\_\_\_  
 J. PATRICK HARAMIS  
 ONTARIO LAND SURVEYOR  
 J.D. BARNES LIMITED.

PROJECT No:  
**GE22-0095-1**

DRAWN BY: S. CULLITON DATE: JULY 26, 2024

To Whom It May Concern,

This letter is in connection to the subdivision planned to be developed behind Maitland St. in the village of Drumbo. This subdivision was rubber stamped by the Council Planning Board in the 1980's and was never disclosed to the residents living on Maitland Street. Residents recently received a letter stating that the developer issued a survey plan for residential housing and now wants to change it to add medium-density housing. More lots, more money? The developer is typically not a part of the community and does not share the same interest as community members.

What are the plans for the townhouses and the timeline for the developer to begin construction given that there are other areas of Drumbo that have been allotted for development as well?

I believe all levels of government have lost perspective of what growing a community entails and what community members actually want. I participated in a zoom meeting previously with the Oxford County Planning Board regarding this development. I come from a farming background and I am concerned about using up our rich farmland to build more homes.

If townhouses are to be approved then they certainly should not be near or back on to present residences which have been inhabited by some families for more than 50 years who built their homes there with the intention of having backyard privacy.

Thank you for listening to my concerns.

Sincerely,

Mark Kirby

██████████  
██████████  
██████████

COUNTY OF OXFORD

BY-LAW NO. **6653-2024**

**BEING** a By-Law to adopt Amendment Number 323 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 323 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Blandford-Blenheim 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 provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 323 to the County of Oxford Official Plan, being the attached explanatory text, 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 11<sup>th</sup> day of September, 2024.

READ a third time and finally passed 11<sup>th</sup> day of September, 2024.

---

MARCUS RYAN, WARDEN

---

LINDSEY MANSBRIDGE, DEPUTY CLERK



AMENDMENT NUMBER 323  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule attached hereto,  
constitutes Amendment Number 323 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate a residential subdivision with an initial phase consisting of 19 lots for single-detached dwelling units, 22 street townhouse residential units, a stormwater management block, the extension of Henry Street, and the construction of a new local street connecting to Oxford Road 3, in the Village of Drumbo.

Through subsequent phases, which will require the approval of both Township and County Councils, it is expected that the full extent of the residential subdivision will consist of 43 lots for single-detached dwellings, 44 street townhouse units, and 40 stacked townhouse units.

## 2.0 LOCATION OF LANDS AFFECTED

Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.

## 3.0 BASIS FOR THE AMENDMENT

The designation of the subject lands for a mix of low density and medium density residential uses maintains the County's strategic goal of ensuring orderly development and providing for an adequate supply of residential lands sufficient to accommodate the anticipated demand for new residential development over the 25-year planning horizon.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed development is considered to be an appropriate form of intensification within a designated settlement.

Council is of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the amendment and proposed development will provide additional housing choices within the Village of Drumbo while utilizing existing municipal services and appropriate connections to existing transportation networks within the Village.

Council is of the opinion that the proposal of single detached dwellings, street townhouses, and stacked townhouses is compatible with the existing residential uses to the north. The development is not anticipated to have a negative effect on the surrounding properties in regard to compatibility or traffic. Further, Council is of the opinion that the proposed increase in density for both the Low Density Residential and Medium Density Residential designations is appropriate in the context of the proposed development as the exceedance is minor, will be compatible with surrounding land uses, and the overall density expected

when the lands are fully developed will be within the ranges contemplated by the Official Plan for serviced villages.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and is in-keeping with the strategic initiatives and objectives of the County Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule “B-3” – Village of Drumbo Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto, from ‘Low Density Residential’ to ‘Medium Density Residential’.

4.2 That Schedule “B-3” – Village of Drumbo Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto, from ‘Low Density Residential’ to ‘Open Space’.

4.3 That Section 6.2.2 – *Low Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 6.2.2.5 – *Special Development Policies*:

“6.2.2.5.6 West side of Oxford Road 3 and south of Maitland Street, in the Village of Drumbo.

**Location** Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.

**Policies** Notwithstanding Section 6.2.2.5.5, *Drumbo Secondary Plan*, or any other relevant policies of the Official Plan to the contrary, the net residential density in the Low Density Residential area shall not exceed 26 units per hectare (11 units per hectare) and the minimum net residential density shall be 18 units per hectare (6 units per acre).

4.4 That Section 6.2.3 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 6.2.3.2 – *Special Development Policies*:

“6.2.3.2.5 West side of Oxford Road 3 and south of Maitland Street, in the Village of Drumbo.

<b>Location</b>	Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.
<b>Policies</b>	Notwithstanding Section 6.2.3.2.4, <i>Drumbo Secondary Plan</i> , or any other relevant policies of the Official Plan to the contrary, the net residential density in the Medium Density Residential area shall not exceed 52 units per hectare (21 units per hectare) and the minimum net residential density shall be 26 units per hectare (11 units per acre).

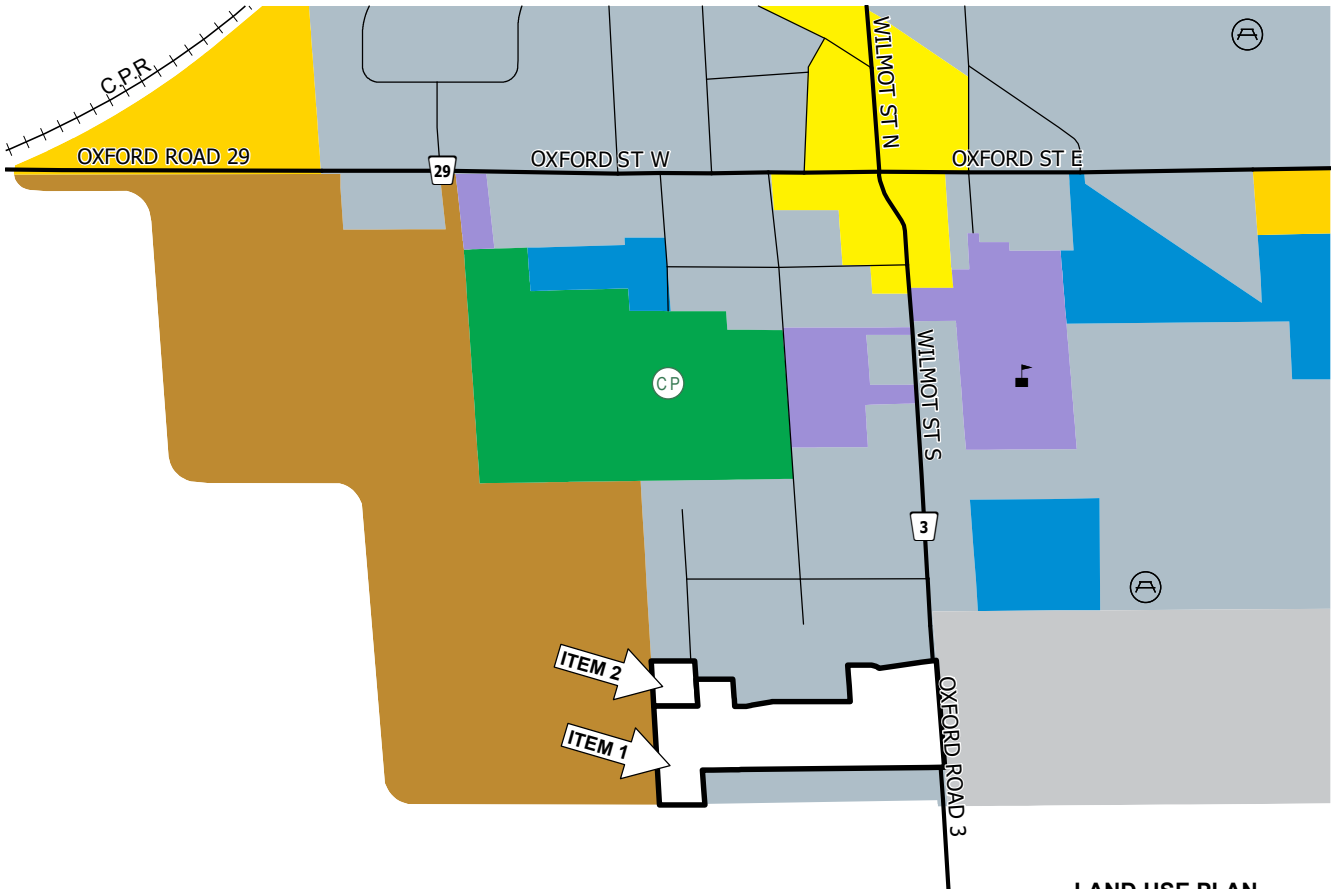
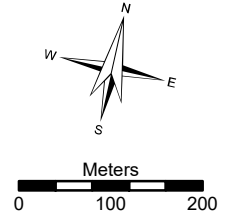
## 5.0 IMPLEMENTATION

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

## 6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 323  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "B-3"  
**VILLAGE OF DRUMBO**  
**LAND USE PLAN**

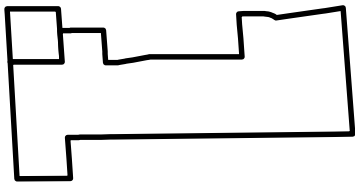


**LAND USE PLAN  
 LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- MINOR INSTITUTIONAL
- OPEN SPACE
- FUTURE URBAN GROWTH
- A PROPOSED PARK
- SCHOOL
- CP COMMUNITY PARK

**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE



Schedule "A"  
Attachment No. 1  
To Report No. CP 2024-285

CONDITIONS OF DRAFT APPROVAL – SB 23-01-1 – 1967113 Ontario Inc.

1. This approval applies to the Phase 1 of the draft plan of subdivision submitted by 1967113 Ontario Inc, (File No. SB 23-04-1) and prepared by GRIT Engineering, as shown on Plate 5 of Report No. 2024-253 and comprising lands described as Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687, Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo, and consists of 19 lots for single-detached dwellings, 4 blocks for townhouse dwellings (22 townhouse units), a block for stormwater management purposes, the extension of Henry Street, and a new internal road connecting to Oxford Road 3.
2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks, and drainage facilities, and other matters pertaining to the development of the 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. 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 streets 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 Henry Street and Oxford Road 3 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, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.
  - *Wherever feasible, gravity sanitary sewer services (versus pumped connections) shall be provided. If not considered feasible, at discretion of Oxford County Public Works, approved grinder pumps shall be supplied and installed (by an approved installer) in accordance with the County's current "Grinder Pump & Greywater Systems Policy".*
  - *The extension of water and sanitary sewer services will require a Form 1 and SS1 CLI be submitted to the County for review and approval.*
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 Drumbo Wastewater Treatment Plant (WWTP) was upgraded in 2024 and at this time has capacity to service this draft Phase 1 plan of subdivision; Future planned WWTP upgrades are tentatively set to come online in 2024/2025. Prior to the approval of the final plan by the County, the Owner shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Drumbo water and wastewater systems to service the plan of subdivision. Confirmation shall be given in accordance with the most current "County-Wide Water and Wastewater Capacity Allocation for Residential Development" protocol, and/or to the satisfaction of Oxford County Public Works.
  - *Capacity allocation will be provided to the developer per phase; Phase 1 of the subdivision will have a maximum number of units to be allocated water & wastewater capacity at one time of 41 residential units (for Drumbo) as per County Public Works review, unless otherwise approved by Oxford County Public Works.*
17. 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.
  - *Both PDF and CAD design drawings will be provided to the County.*
  - *The Owner shall agree to prepare and submit final as-built PDF and CAD drawings of the subdivision upon completion of each phase of construction.*
  - *The Owner shall provide an updated Functional Servicing Report (FSR) for the proposed subdivision for review during detailed design submissions.*
  - *County will review the minimum cover depths of water and sanitary sewers during detailed design submission. Developer to ensure proper insulation is provided in locations where minimum depth covers cannot be met.*
18. The Owner shall demonstrate to the satisfaction of the County of Oxford that the entire subdivision shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.
19. The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority.
20. 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 County of Oxford Public Works.
21. Storm water drainage proposed to be directed to Oxford Road 3 road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of Oxford County Public Works.
22. The Owner agrees in writing, that a 0.3 m (1 ft) reserve along Oxford Road 3 shall be conveyed to the County as required, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.



23. The Owner agrees in writing, that 3.0 m (9.8 ft) x 3.0 m (9.8 ft) daylighting/sight triangles along Oxford Road 3 shall be conveyed to the County as required for lots abutting Street 'A', free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
24. The Owner agrees in writing, to conduct a traffic noise assessment study for Oxford Road 3, to the satisfaction of County of Oxford Public Works. Results and recommendations shall be included in a written report. All costs associated with the study and implementation of mitigation recommendations shall be borne by Owner, to the satisfaction of the County.
  - a. *For information, refer to Oxford County Council Report No. PW 2023-17 - "Evaluation of Traffic Calming Measures and Post Monitoring Speed Reviews in Drumbo, Plattsville, Bright, and Harrington"*
25. The Owner agrees in writing, to the satisfaction of the County, through the subdivision agreement, to ensure that all agreements of purchase and sale for lots abutting Oxford Road 3 shall have appropriate disclosure following the recommendations of the noise assessment.
26. An appropriate cul-de-sac/turnaround area will be required at the south end of Henry Street (and at temporary phase limits) to ensure the roadway has adequate turning radius/unobstructed access (without reversing) for waste collection and emergency vehicles. Cul-de-sac design will follow all County/Township guidelines.
27. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate the existing infrastructure. These costs shall be borne solely by the Developer.
28. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Functional Servicing Report prepared by GRIT Engineering in March 2023 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 of Blandford-Blenheim and County of Oxford Public Works.
29. Prior to the approval of the final plan by the County, the local fire department shall ensure that adequate water requirements for fire suppression are being met by the proposed subdivision, to the satisfaction of County of Oxford Public Works.
30. 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.

31. 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.
32. 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.
33. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Enbridge that the owner/developer provide Enbridge with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Enbridge.
34. 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.
35. 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.
36. 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.
37. 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 3 to 12 (inclusive) and 28 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.
38. 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 29 (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.
39. 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 30 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
40. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Hydro One that Condition 31 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
41. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 32 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.

42. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Enbridge that Condition 33 has been met to the satisfaction of Enbridge. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
43. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Bell Canada that Conditions 34 and 35 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
44. This plan of subdivision shall be registered on or before September 11, 2027, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.