

## REPORT TO COUNTY COUNCIL

# Applications for Official Plan Amendment and Draft Plan of Subdivision OP 21-06-1 and SB 21-02-1 Tiffany Development Corporation

**To:** Warden and Members of County Council

**From:** Director of Community Planning

## RECOMMENDATIONS

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1. That Oxford County Council grant draft approval to the first phase of the proposed residential plan of subdivision, Application SB 21-02-1 submitted by Tiffany Development Corporation, for lands described as Part Lot 12, Concession 7, Parts 1-4, Registered Plan 41R-10074 in the Township of Blandford-Blenheim (Village of Drumbo), consisting of 62 residential lots and blocks for stormwater management and parkland, subject to the conditions attached to this report as Schedule 'A' being met prior to final approval;
2. And further, that Oxford County Council approve the attached Amendment No. 325 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 325 be raised.

## REPORT HIGHLIGHTS

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- The Official Plan Amendment application proposes the re-designation of a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate the development of a residential draft plan of subdivision.
- The Draft Plan of Subdivision Application proposes an initial phase consisting of 5.5 ha (13.6 ac) and includes 47 lots for single detached dwellings and 15 lots for street fronting townhouse units to be serviced by municipal water and wastewater services.
- Planning staff are recommending that County Council support the proposed first phase, as it is consistent with the Provincial Planning Statement and the Official Plan with respect to low and medium density residential development through a draft plan of subdivision within a serviced settlement.

## IMPLEMENTATION POINTS

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These applications will be implemented in accordance with the relevant objectives, strategic initiatives and policies 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 with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on June 22, 2021 and notice of public meeting was issued on January 23, 2025. As of the writing of this report, staff have received phone calls and an email with questions regarding the proposal to which staff, in consultation with the agent, responded to. Further, four residents raised a number of questions and concerns with respect to the applications at the Public Meeting held on December 4, 2024 at Township of Blandford-Blenheim Council, as further outlined in the planning analysis section of this report.




## 2023-2026 STRATEGIC PLAN

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Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

### Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
<b>Promoting community vitality</b>	<b>Enhancing environmental sustainability</b>	<b>Fostering progressive government</b>
Goal 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development Goal 1.3 – Community health, safety and well-being		

See: [Oxford County 2023-2026 Strategic Plan](#)

## DISCUSSION

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### Background

**Owner:** Tiffany Development Corporation  
 836 Normandy Drive, Woodstock, ON N4T 0E6

**Agent:** GSP Group Inc.  
 201-72 Victoria Street South, Kitchener, ON N2G 4Y9

### Location:

The subject lands are described as Part Lot 12, Concession 7, Parts 1-4, Registered Plan 41R-10074, in the Township of Blandford-Blenheim. The lands are located to the north of Oxford Road 29 (Oxford Street East) and east of Jarvis Street, in the Village of Drumbo. The lands are currently not municipally addressed.

### County of Oxford Official Plan:

Existing

Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	'Settlement'
Schedule 'B-3'	Village of Drumbo Land Use Plan	'Low Density Residential'
Schedule 'C-3'	County of Oxford Settlement Strategy Plan	'Village'
Proposed		
Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	'Settlement'
Schedule 'B-3'	Village of Drumbo Land Use Plan	'Open Space, Low Density Residential, and Medium Density Residential'
Schedule 'C-3'	County of Oxford Settlement Strategy Plan	'Village'

## **Proposal:**

The draft plan of subdivision application is proposing an initial 62 lot phase of residential development (Phase 1) which is to be serviced by municipal water and wastewater services.

This first phase is proposed to consist of:

- 47 lots for single detached dwellings;
- 15 lots for street fronting townhouse dwellings;
- a block for parkland;
- a block for stormwater management purposes; and
- an extension to Jarvis Street and construction of a new internal road connecting Oxford Road 29 (Oxford Street East) to Jarvis Street.

The Official Plan Amendment Application proposes the re-designation of a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate Phase 1 of the residential subdivision.

A Zone Change Application has also been submitted to rezone the Phase 1 lands from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp),' 'Special Residential Type 3 Zone (R3-sp),' 'Special Open Space Zone (OS-sp),' and 'Open Space Zone (OS).' Special provisions are required to permit reduced lot frontages, lot depths, yard depths, and increased lot coverage. The remaining land would continue to be zoned 'Special Development Zone (D-8).'

The entirety of the subject lands is approximately 14.5 ha (36 ac) in area and the lands are currently vacant of any buildings or structures. The proposed Phase 1 would comprise of approximately 5.5 ha (13.6 ac).

Surrounding land uses include single detached dwellings to the west and south and agricultural operations to the north and east.

A Planning Justification Report, Functional Servicing Report, Archeological Assessment, and Stormwater Management Report have been submitted in support of the applications.

Plate 1, Location Map and Existing Zoning provides the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Photography (2020) provides an aerial view of the subject lands and surrounding uses with the existing zoning.

Plate 3, Existing Official Plan Designations illustrates the land use designations of the subject lands and surrounding area

Plate 4, Proposed Official Plan Designations illustrates the proposed land use designations of the subject lands.

Plate 5, Proposed Draft Plan of Subdivision (Phase 1) illustrates the draft plan of subdivision layout and lot configurations as proposed, with Phase 1 outlined.

## Comments

### 2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act.

With respect to the subject applications, Section 2.1.4 requires that planning authorities provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1.6 outlines that planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and,
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Section 2.2.1, Housing, provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

- 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1, General Policies for Settlement Areas indicate that settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

Section 2.3.1, 2) states that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land use resources;
- b) optimize existing and planned infrastructure and public facilities;
- c) support active transportation;
- d) are transit supportive, as appropriate, and,
- e) are freight supportive.

Section 3.6.1, Sewage, Water, and Stormwater, outlines that planning for sewage and water services shall:

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;
- b) ensure that these services are provided in a manner that:
  - 1. can be sustained by the water resources upon which such services rely;
  - 2. is feasible and financially viable over their life cycle;
  - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and
  - 4. aligns with comprehensive municipal planning for these services, where applicable.
- c) promote water and energy conservation and efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process;
- e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and,
- f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.

Section 3.6.7 states that planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.

Section 4.6 of the PPS intends to ensure that Planning authorities do not permit development and site alteration on lands that may contain archaeological resources or areas of archaeological potential unless the resources have been conserved. Planning authorities are encouraged to develop and implement archaeological management plans for conserving archaeological

resources and proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

### Official Plan

The subject lands are located within the Village of Drumbo, designated as 'Serviced Village' and 'Settlement' according to Schedule "C-3" County of Oxford Settlement Strategy Plan and Schedule "B-1" Township of Blandford-Blenheim Land Use Plan, respectively, and further designated as 'Low Density Residential' according to Schedule "B-3" Village of Drumbo Land Use Plan.

According to Section 2.1.1 (Growth Management), it is a strategic initiative of the Official Plan to ensure that the majority of growth is directed to settlements with full municipal services to support the develop of complete communities with a mix of uses and housing types at densities that make efficient use of land, infrastructure and public services, support active transportation and limit growth pressure in rural areas. Further, detailed secondary plans will be required for development in designated growth areas to address the timing and staging of growth, including any phasing required to ensure the orderly progression of development and timely provision of infrastructure and public service facilities.

Further, Section 4.1 (Strategic Approach) states that the County shall aim to ensure existing designated land supplies and infrastructure will be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 4.2.2.4 (Serviced Villages) directs that serviced villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized wastewater and water supply facilities.

Section 5.5.3 (Hierarchy of Servicing Options) outlines that new development shall be directed to areas that allow for extensions to existing water, sanitary sewage, and stormwater systems in an economic and practical manner within the financial capabilities of the County or Area Municipality. In order to ensure orderly procession, new development will generally be approved and permitted in stages/phases.

Section 5.5.4 (Monitoring of Servicing Capacity) states that new development on centralized water and/or wastewater facilities will only be considered where there is adequate uncommitted reserve capacity and acceptable plant performance for both water and wastewater systems. The County shall maintain on-going monitoring of the uncommitted reserve capacity for the systems within the County.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) states that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

Section 6.2.2. of the Official Plan directs that Low Density Residential areas in Serviced Villages 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 fronting townhouses.

The Official Plan establishes Drumbo specific densities for Low Density Residential areas with a minimum net residential density of 18 units per hectare (6 units per acre) and a maximum net residential density of 25 units per hectare (10 units per acre). Net residential development is defined as the number of housing units per hectare of residentially designated lands, exclusive of lands required for open space, environmentally sensitive areas, and transportation and servicing infrastructure, including stormwater management.

Section 6.2.3 (Medium Density Residential Areas) directs that Medium Density Residential areas in Serviced Villages are those lands primarily developed or planned for low profile multiple unit development that exceeds densities established for Low Density Residential areas, and further, all areas proposed for Medium Density Residential development shall be subject to Site Plan Control.

Developments proposed for Medium Density Residential areas require an amendment to the Official Plan, subject to the following criteria:

- The property abuts a major road, such as a County Road or Provincial Highway, or will be situated such that movements from the site do not flow through any adjoining Low Density Residential areas;
- The property will be in close proximity to community serving facilities such as schools, shopping facilities and recreational and open space areas;
- The proposal shall be fully serviced by centralized water and wastewater facilities and storm sewers, power and gas distribution facilities will be available to accommodate the proposed development;
- Stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- The size, configuration and topography of the site is such that there is sufficient flexibility in site design to mitigate adverse impacts on the amenities and character of any adjacent Low Density Residential areas through adequate buffering and screening;
- The location of vehicular access points and the likely impacts of traffic generated by the proposal on adjacent streets has been assessed and is acceptable;
- Adequate off-street parking and outdoor amenity areas can be provided; and,
- The effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated.

The Official Plan establishes Drumbo specific densities for Medium Density Residential areas with a minimum net residential density of 26 units per hectare (11 units per acre) and a maximum net residential density of 50 units per hectare (20 units per acre).

Section 10.3.3 (Plans of Subdivision and Condominium) identifies that County Council and Area Councils will evaluate applications for a plan of subdivision on the basis of the requirements of the *Planning Act* as well as criteria, including, but not limited to:

- The plan effectively accommodates environmental resources and mitigates environmental constraints in accordance with the relevant Official Plan policies;
- The plan is designed to reduce negative effects on surrounding land uses, including transportation networks and significant environmental features;
- The plan is designed to be integrated with adjacent developments; and,



- The plan is designed to be compatible with the natural features and topography of the lands, extensive areas of cut and fill will be discouraged.

The Official Plan further requires that, as a condition of draft plan approval, County Council will require the applicant to satisfy conditions prior to final approval and registration of the plan. Should the conditions not be met within the specified time period, the draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, Council shall require that the applicant enter into a subdivision agreement with the Township and, where necessary, the County, prior to final approval of the plan.

### Zoning By-law

The subject lands are currently zoned 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' according to the Township's Zoning By-law. The Zone Change Application proposes to rezone a portion of the subject lands from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp),' 'Special Residential Type 3 Zone (R3-sp),' 'Special Open Space Zone (OS-sp)' and 'Open Space Zone (OS).'

### Agency Comments

Enbridge requests that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Canada Post has provided a number of conditions of draft approval, which have been incorporated as recommended conditions of draft approval.

The County of Oxford Public Works Department originally provided comments and a number of recommended conditions of draft approval for the subject application on October 26, 2023. In those comments, the Department indicated that it could only support a maximum of 47 residential units for the first phase of the proposed draft plan of subdivision, due to the limited capacity remaining in the existing wastewater treatment system. This position was communicated in the staff report presented to Township of Blandford-Blenheim Council at the December 4th, 2024 Public Meeting, however, Township Council ultimately recommended that County Council approve the full 62 unit first phase.

Subsequent to that meeting, the County Public Works Department, in consultation with Planning staff, further reviewed the potential availability of servicing capacity for the development and issued revised comments on January 30, 2025, generally summarized as follows:

While 62 units is a notable deviation from the County's Water and Wastewater Capacity Protocol limit of 25 units, after a more detailed review of a number of factors, including:

- The potential to provide additional new housing in a timely manner;
- timing for completion of the next planned plant expansion to the Drumbo Wastewater Treatment Plant (WWTP);

- limited near term development potential elsewhere in the Village;
- the logical phasing of development in accordance with the secondary plan; and
- facilitating logical street connections and system looping;

Oxford County Public Works would not object to Community Planning recommending support of a 62 unit first phase, provided that all parties understand:

- Reserving 62 residential units for the subject draft plan of subdivision would leave an approximate uncommitted/unreserved capacity for ~30 residential units (or equivalent flow, e.g. Industrial, Commercial, and Institutional (ICI)).
- Phase 2 of the WWTP capacity expansion is currently in the Municipal Class Environmental Assessment Study stage and the preferred solution/conceptual design (to be determined through study) will still require detailed design, regulatory approvals, and implementation phases. The Public Works Capital Delivery team has estimated that construction is *tentatively* planned for completion in 2026.

Further, in consultation with Community Planning, it is recommended that Holding zone 'H' provisions be applied to the additional 15 requested lots/units, which would require written confirmation from Oxford County that Phase 2 of the Drumbo WWTP capacity expansion has been completed, prior to their development. These requested holding provisions will help to ensure that the capacity of the existing wastewater system is not exceeded, should the timing for completion of the anticipated upgrades be delayed.

The Township Director of Public Works, Southwestern Public Health, Hydro One, and Rogers have indicated no concerns or objections regarding the proposed zoning amendment.

#### Township of Blandford-Blenheim Council

Township of Blandford-Blenheim Council recommended support of the proposed Draft Plan of Subdivision and Official Plan Amendment while also approving the proposed Zone Change Application 'in principle', at the Township's regular meeting of Council on December 4, 2024.

Township Council opted to support the draft plan of subdivision as presented with a 62 residential unit (47 single detached dwellings and 15 street fronting townhouses) Phase 1 rather than the 47 residential unit Phase 1 recommended by staff in the report to Township Council.

Further to this, County staff have subsequently conducted a more detailed review the proposed phasing in the context of the most up to date wastewater servicing capacity estimates and anticipated timing for the planned upgrades to the Drumbo WWTP and are satisfied that the requested 62 unit phase could be supported, with appropriate conditions and holding zone provisions to require confirmation of adequate servicing capacity prior to registration and development. This updated staff position is discussed in further detail under Planning Analysis.

Consideration of approval for the entire requested 62 unit first phase has resulted in the need to alter the recommended conditions of approval contained in the report to Township Council, which originally reflected 47 units rather than 62 units. Specifically, Conditions 1 and 16 had to be amended.

During the Public Meeting on December 4, 2024, four residents raised concerns with respect to the subject applications relating to such matters as stormwater management, school and emergency service (firefighting and police) capacity, and upkeep of the subject lands.

### **Planning Analysis**

The proposed applications are intended to facilitate a residential development in the Village of Drumbo, consisting of single detached and townhouse dwelling units, an extension to Jarvis Street, the creation of a new internal road connecting Jarvis Street and Oxford Road 29 (Oxford Street East), a new parkland block, and a stormwater management block.

A Planning Justification Report, Functional Servicing Report, Archeological Assessment, and Stormwater Management Report have been submitted in support of the applications.

### Provincial Planning Statement

As the proposed draft plan of subdivision is located within a designated settlement and will be serviced by municipal water and wastewater facilities, the development represents an efficient use of lands designated for residential purposes and municipal services. The development also provides for alternative housing types in the Village of Drumbo, while maintaining compatibility with existing residential uses in the surrounding neighbourhood. As such, Planning staff are of the opinion that the proposed development is consistent with the relevant PPS policies respecting residential development in settlement areas. The proposed development will provide for land uses that are compatible with the surrounding residential and agricultural uses.

Regarding Section 2.2.1 – Housing, the PPS has a strong focus on the development and introduction of new housing options that meet the needs of current and future residential from a range of economic households, including low and moderate incomes. To help achieve this goal, promoting density and ensuring that land, infrastructure, and public services are used efficiently is considered key in ensuring success. It is the opinion of staff that the proposed development promotes an efficient use of land and infrastructure while also providing for a broader range of housing options in the Village of Drumbo.

The PPS directs that settlements with full municipal servicing shall be the priority for future growth and development. Details of the proposed infrastructure and stormwater management strategy were provided in a Functional Servicing Report and Stormwater Management Report, submitted in support of the applications. In light of the comments received from various agencies (i.e. Township of Blandford-Blenheim and the County of Oxford Department of Public Works), and subject to conditions of approval to ensure review and approval of technical details, Planning staff are satisfied that infrastructure and public facilities are, or will be, available to accommodate the initial phase of the development.

To ensure that development or site alteration does not impact lands containing archaeological resources, the applicant submitted a Stage 1-2 Archaeological Assessment of the subject lands, which was prepared by Detritus Consulting Limited. During the Stage 2 assessment of the subject lands two pre-contact Indigenous artifacts were identified from two isolated findspots. Notwithstanding the found artifacts, Detritus Consulting Limited advised that neither of the two

isolated findspots met criteria for additional assessment and that a Stage 3 assessment was not required.

### Official Plan

As previously noted, the Official Plan establishes minimum and maximum net densities for Low Density Residential areas of 18-25 units per hectare (6-10 units per acre) and 26-50 units per hectare (11-20 units per acre) for Medium Density Residential areas. The first phase of development being proposed through this application would represent an overall net residential density of approximately 19 units per hectare (7.6 units per acre) for the lands designated as Low Density Residential and approximately 46.5 units per hectare (18.7 units per acre) for lands designated as Medium Density Residential, which is consistent with the net residential density allowances established in the Official Plan.

Further, it is noted that the overall subdivision concept (i.e. all phases) currently proposed for the entirety of the subject lands, should it all come to fruition, would represent an overall blended density of between 21.6 units per hectare (8.7 units per acre) and 27.4 units per hectare (11.1 units per acre), depending on the number of townhouse units that are ultimately built in later phases.

Staff are also of the opinion that the location of the proposed Medium Density Residential designation is appropriate. The proposed Medium Density Residential blocks will be located within walking distance from several amenities within the Village of Drumbo. The blocks would be approximately 600 m (1,968.5 ft) from Blenheim District Public School and approximately 450 m (1,476.3 ft) from the Village Downtown. The blocks would also be in immediate proximity to the parkland block that would be created as part of Phase 1 of the proposed subdivision. Further, the Medium Density Residential blocks would be within proximity of Oxford Road 29 (Oxford Street East), a County Road, which would result in a majority of traffic using an arterial road rather than using existing local roads.

With regard to the specific review criteria for plans of subdivision (Section 10.3.3), the Oxford County Department of Public Works has advised that sufficient municipal water and wastewater capacity is available but will be subject to confirmation by the Public Works Department prior to registration of the phase. Community facilities and utility infrastructure exist in the surrounding Village of Drumbo, and the existing road network will be extended to permit access to the site. Planning staff are of the opinion that the proposal represents an efficient use of existing services and lands designated for residential use, and the proposed single detached and townhouse dwellings will provide a mix of housing types while remaining compatible with existing surrounding residential uses.

### Servicing

It shall be noted that two of the 47 lots for single detached dwellings will also be used to accommodate a turning circle for the foreseeable future. Through discussions with the Township Public Works Department and the Township's Engineering Consultant, a temporary turning circle was identified as being required at the eastern extent of Street C to accommodate snow removal and garbage collection.

For Council's information, the Drumbo Wastewater Treatment Plant recently underwent an upgrade to increase the capacity to accommodate the equivalent of approximately 150 additional dwelling units. In order to ensure an equitable and transparent process for the allocation of servicing capacity to development proposals throughout the Village of Drumbo, staff are recommending that all draft plans of subdivision within Drumbo be appropriately phased, in accordance with the County's Water and Wastewater Capacity Protocol for Residential Development. This approach ensures that multiple developers have an opportunity to proceed with their projects on a phase-by-phase basis, rather than simply allowing the entirety of the capacity to be allocated to one project, which may not necessarily proceed in a timely manner. As such, the applicant will be required to come back to Township and County Councils for approval for additional phases of development on the subject lands, once the first phase is substantially built out. The availability of sufficient wastewater treatment capacity will be required to be confirmed by the Oxford County Public Works Department for each phase.

Oxford County's Water and Wastewater Capacity Protocol for Residential Development (the 'protocol') allows for 25 units to be granted servicing at any one time. The purpose of the protocol is to ensure servicing is allocated responsibly and fairly amongst various development projects. In municipal systems that have a finite amount of servicing allocation available, such as the Drumbo Wastewater Treatment Plant, the protocol is an important tool in ensuring that allocation is provided in a logical and equitable way.

While adequate servicing capacity currently exists to facilitate the entirety of the proposed Phase 1, the County's Public Works Department has advised that approval of the entire requested 62 unit phase would result in very limited capacity remaining in the Drumbo wastewater treatment system to service any further development, until such time as the next phase of planned upgrades to wastewater system are completed (tentatively 2026). As such, they had originally recommended that the proposed first phase be limited to a maximum of 47 residential units. However, upon further review, and taking into consideration such factors as:

- the most up to date servicing capacity estimates and anticipated timing for completion of the next planned plant expansion;
- development phasing priority areas identified in the Drumbo Secondary Plan;
- the limited other near term development anticipated in the village; and
- logical phasing of development to facilitate the looping of the systems from Oxford Road 29 (Oxford Street East) and Jarvis Street.

They have subsequently advised that they are willing to support draft approval of the entire 62 units proposed for Phase 1, in this particular case. To support this position the Public Works Department, in consultation with planning staff, have advised that a Holding 'H' Zone be applied to the additional 15 requested lots to require written confirmation from Oxford County that the second upgrade to the Drumbo Wastewater Treatment Plant has been completed and adequate servicing capacity is available, prior to their development.

## CONCLUSIONS

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In light of the foregoing, Planning staff are satisfied that the submitted Official Plan Amendment application is consistent with the policies of the Provincial Planning Statement and in-keeping with the strategic initiatives and objectives of the Official Plan respecting development in designated settlement areas and can be supported from a planning perspective.

Planning staff are also recommending approval of the proposed first phase of the application for draft plan of subdivision, comprised of 62 residential lots/units, as shown on Attachment 5 of this Report, subject to the recommended conditions of draft approval set out in Attachment 7.

## SIGNATURES

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### Report author:

Original Signed By

Dustin Robson, MCIP, RPP  
Development Planner

### Departmental approval:

Original Signed By

Paul Michiels  
Director of Community Planning

### Approved for submission:

Original Signed By

Benjamin R. Addley  
Chief Administrative Officer

## ATTACHMENTS

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- Attachment 1 – Plate 1, Location Map and Existing Zoning
- Attachment 2 – Plate 2, Aerial Photography (2020)
- Attachment 3 – Plate 3, Existing Official Plan Designations
- Attachment 4 – Plate 4, Proposed Official Plan Designations
- Attachment 5 – Plate 5, Proposed Draft Plan of Subdivision (Phase 1)
- Attachment 6 – Recommended Conditions of Draft Approval
- Attachment 7 – Official Plan Amendment No. 325