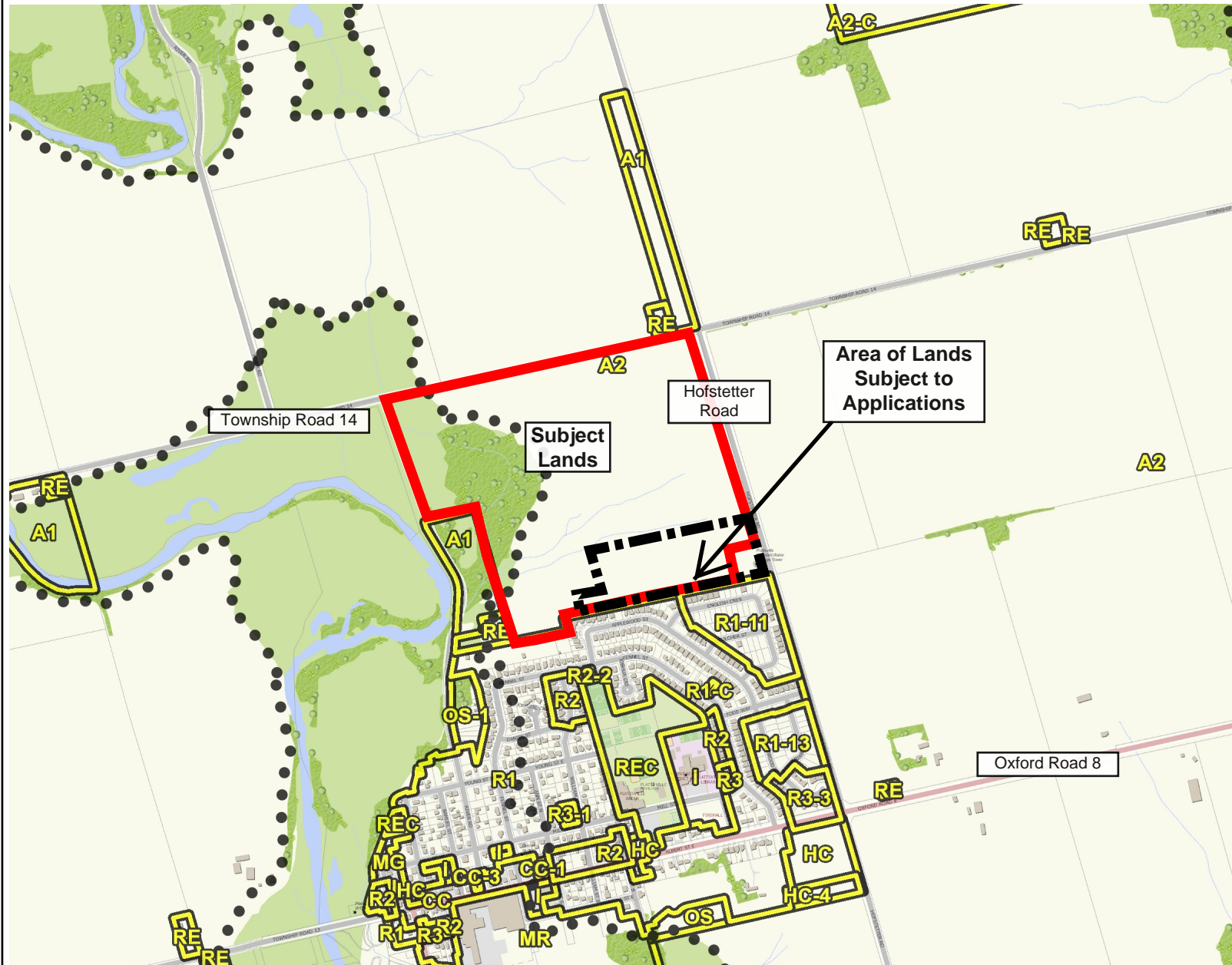


## Plate 1: Location Map &amp; Existing Zoning

File Nos. SB 20-01-1, OP 20-03-01, &amp; ZN 1-20-02 - Cress-Ridge Farms

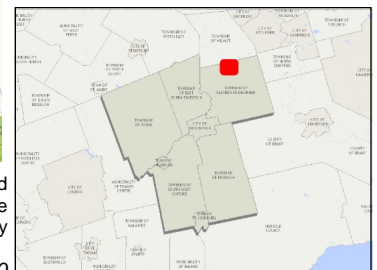
Part Lots 17 &amp; 18, Concession 13 (Blenheim), Township of Blandford-Blenheim, 946778 Township Road 14



## Legend

- 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



0 409 818 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

December 18, 2020

Plate 2: Aerial Map &amp; Existing Zoning

File Nos. SB 20-01-1, OP 20-03-01, &amp; ZN 1-20-02 - Cress-Ridge Farms

Part Lots 17 &amp; 18, Concession 13 (Blenheim), Township of Blandford-Blenheim, 946778 Township Road 14



## Legend

- 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



0 205 409 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

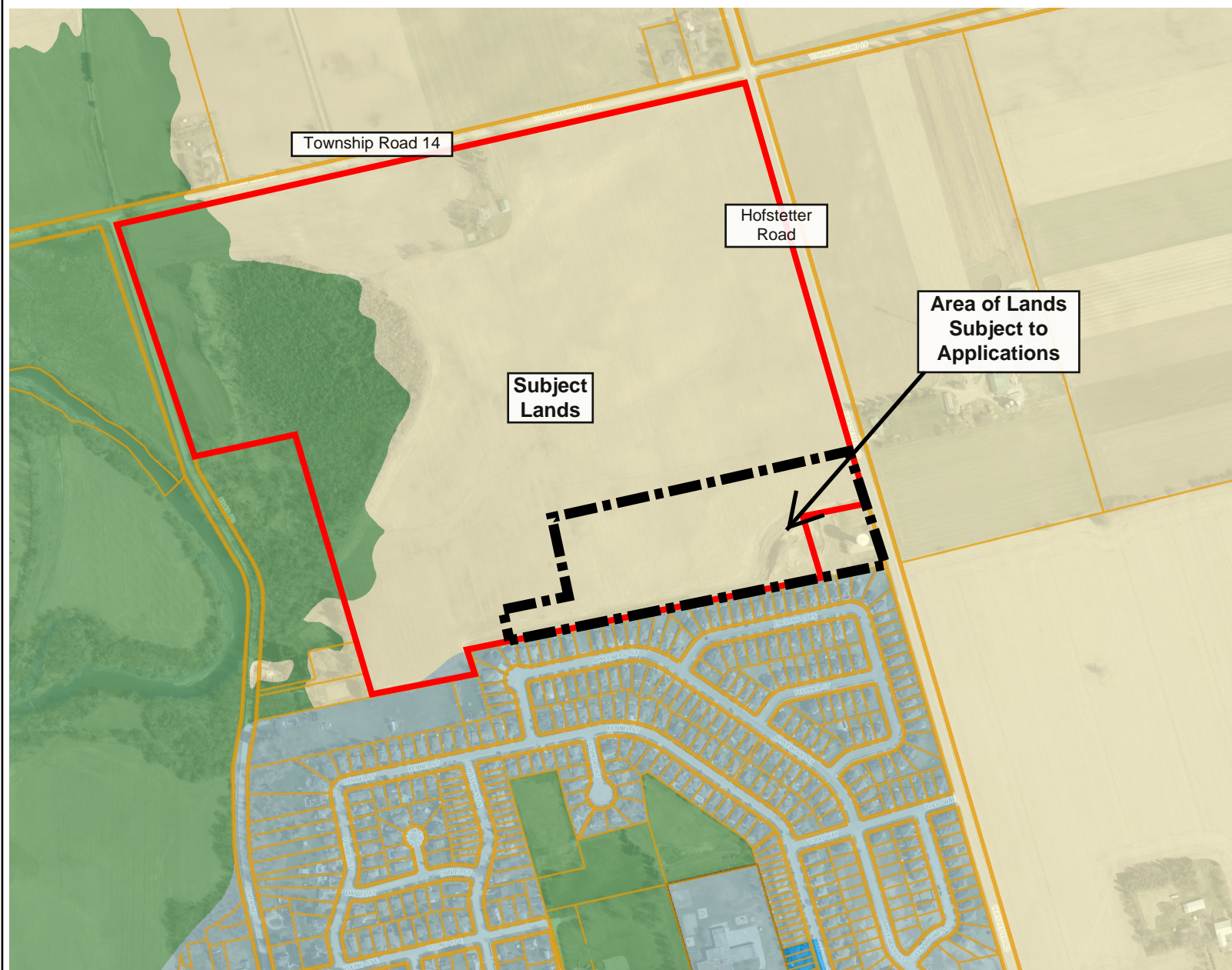
July 23, 2021



## Plate 3: Official Plan Designation Map

File Nos. SB 20-01-1, OP 20-03-01, &amp; ZN 1-20-02 - Cress-Ridge Farms

Part Lots 17 &amp; 18, Concession 13 (Blenheim), Township of Blandford-Blenheim, 946778 Township Road 14



## Legend

## Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary
- 100 Metre Buffer Ingersoll

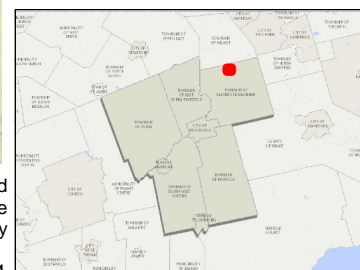
## Village Land Use Designation

- Village Core
- Service Commercial
- Low Density Residential
- Medium Density Residential
- Industrial
- 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
- Industrial Site Specific Policy Area

## Notes



0 205 409 Meters

NAD\_1983\_UTM\_Zone\_17N



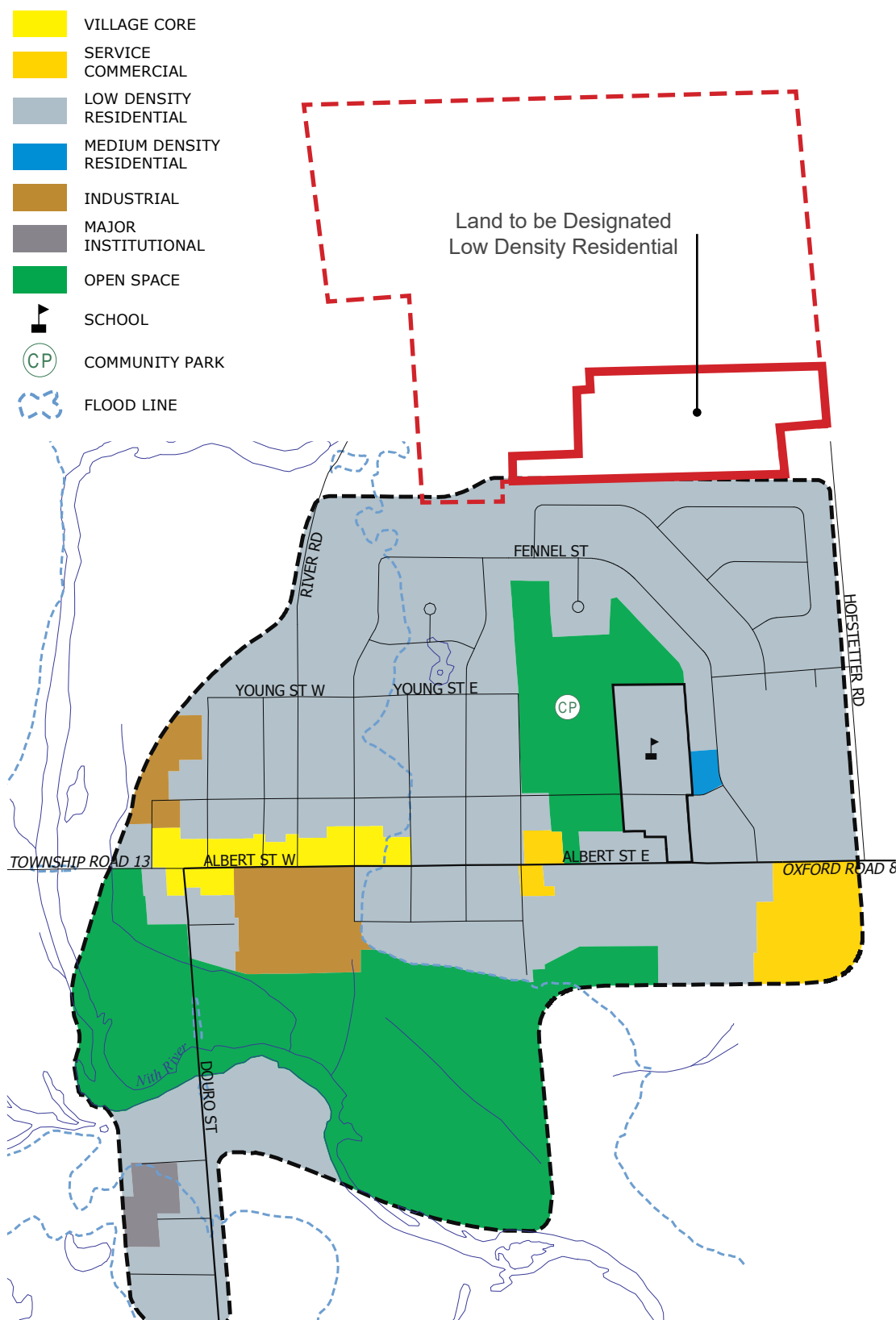
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

December 9, 2021

Plate 4: Applicant's Sketch - Proposed Re-Designated Lands

File Nos. SB 20-01-1, OP 20-03-01, & ZN 1-20-02 - Cress-Ridge Farms

Part Lots 17 & 18, Concession 13 (Blenheim), Township of Blandford-Blenheim, 946778 Township Road 14

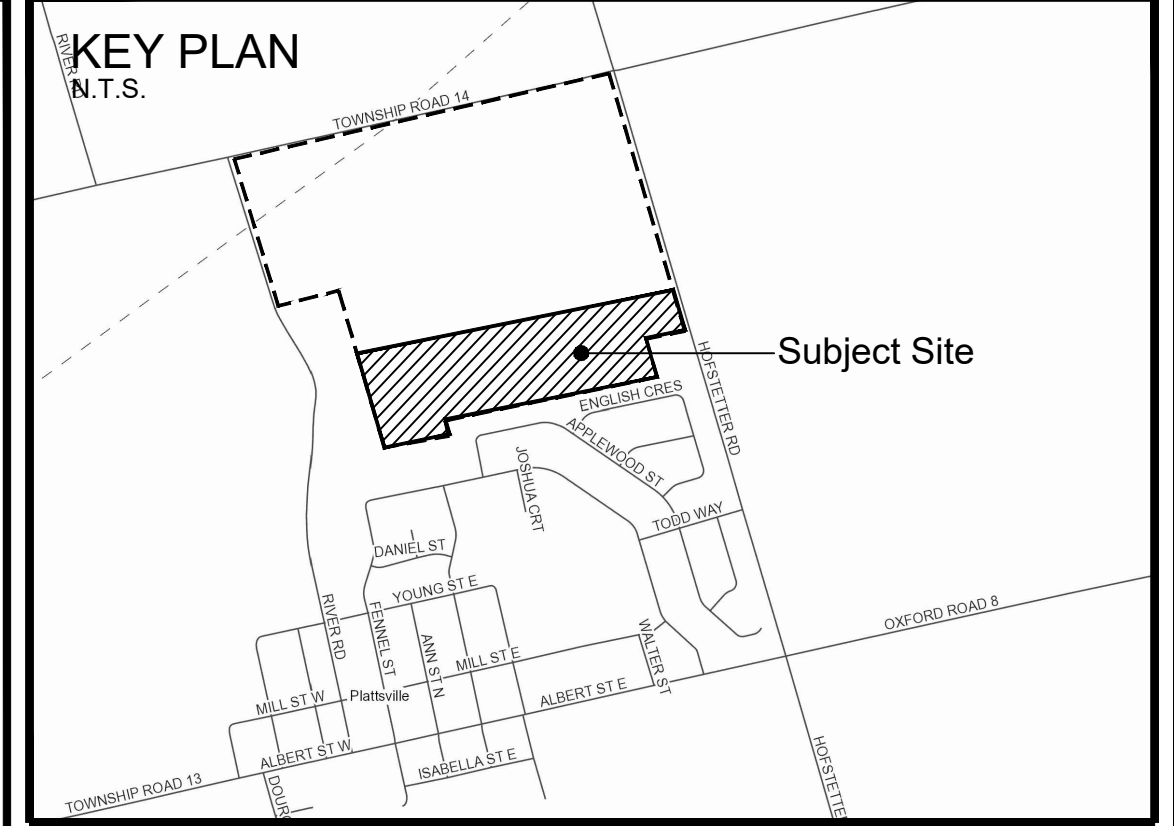
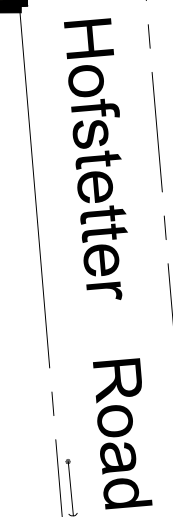


County of Oxford Official Plan - Plattsville  
Land Use Plan

Source: County of Oxford Official Plan Schedule B-2 (April 2015)

Figure  
**8**





# DRAFT PLAN OF SUBDIVISION

Part of Lot ???  
Concession ???  
Township of Blandford-Blenheim  
County of Oxford

946778 TOWNSHIP RD 14

## LAND USE SCHEDULE

PHASE 1 DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached Residential	1 - 67	67	4.39ha.
Semi-detached Residential	68-73, 86-89	10	0.40ha.
Street Townhouses	74 - 85	12	0.49ha.
Stormwater Management Roads	90		0.55ha. 1.82ha.
<b>Total</b>		<b>89</b>	<b>7.71ha.</b>

PHASE 2			
DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Future Development			5.72ha.
Total			5.72ha.

Phase 1 & 2 Total	89	13.43ha.
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## ADDITIONAL INFORMATION

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN.

h) Municipal water supply

i)

k) All sanitary and storm sewers as required

## OWNER'S CERTIFICATE

I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO

OWNER	DATE

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

\_\_\_\_\_  
SURVEYOR

\_\_\_\_\_  
DATE



PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

gspgroup.ca

Date: October 8, 2019	Drawn By: MN	Dwg. File Name: dp15171f.dwg
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Scale: 1:1200 metric	Project No.: 15171
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## VISIONS

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17 n.dwg

**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office  
Western Ontario  
2<sup>nd</sup> Floor  
659 Exeter Road  
London ON N6E 1L3  
Tel: 519 873-4020  
Toll Free: 1 800-265-4736  
Fax: 519 873-4018

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux municipalités  
de l'Ouest de l'Ontario  
2<sup>e</sup> étage  
659 Exeter Road  
London ON N6E 1L3  
Tél. : 519 873-4020  
Sans frais : 1 800-265-4736  
Télééc. : 519 873-4018



Email only

March 23, 2021

Dustin Robson, RPP, MCIP  
Development Planner  
County of Oxford  
21 Reeve Street, P.O. Box 1614  
Woodstock, ON  
N4S 7Y3  
[drobson@oxfordcounty.ca](mailto:drobson@oxfordcounty.ca)

**Re: 946778 Township Road 14, Township of Blandford-Blenheim, Oxford  
County  
County of Oxford Official Plan Amendment No. OP20-03-1  
MMAH File No: 32-EOPA-210587**

---

Dear Dustin Robson:

Thank you for circulating the draft County of Oxford Official Plan Amendment No. OP20-03-1 (OPA) to the Ministry of Municipal Affairs and Housing for review and comment. This matter was circulated through the One Window Planning Service to the Ministries of Agriculture, Food and Rural Affairs (OMAFRA), Environment, Conservation and Parks (MECP), Natural Resources and Forestry (MNRF) and Heritage, Sport, Tourism and Culture Industries (MHSTCI). It is recognized that this OPA is exempt from the Minister's approval.

It is understood that the purpose of this OPA is to permit a settlement area boundary expansion to accommodate a proposed residential subdivision for a property located at 946778 Township Road 14, Township of Blandford-Blenheim. It is also understood that a zoning by-law amendment and draft plan of subdivision application have also been submitted to allow an 89-unit residential subdivision on the subject lands.

Consideration has been given to this matter in terms of the criteria and policies contained in the *Provincial Policy Statement (PPS), 2020*. Provincial staff have



completed their review of the proposed OPA and offer the following comments to help the County in making a decision on this proposal:

- Expansion of Settlement Area Boundary

PPS policy 1.1.3.1 states that settlement areas shall be the focus of growth and development. PPS policy 1.1.3.8 provides that a settlement area boundary expansion can only be allowed at the time of a comprehensive review, where it has been demonstrated that the criteria in policy 1.1.3.8 have been met.

The evaluation of alternative locations to accommodate new growth in the Planning Justification Report appears to be limited to the village of Plattsville and does not include all the information that would be necessary to consider it a comprehensive review to support an expansion of the settlement area boundary of Plattsville. In accordance with PPS policies 1.1.3.1 and 1.1.3.8, it is suggested that the Planning Justification Report be revised to address the following matters:

- Consider alternative opportunities to accommodate growth, for example, through intensification, redevelopment and within designated growth areas;
- Ensure adequate infrastructure is planned or available; and
- Evaluate alternative locations including lower priority agricultural lands when there are no reasonable alternatives that avoid prime agricultural areas.

- Minimum Distance Separation (MDS) Formulae

PPS Policy 1.1.3.8 (d) requires new or expanding settlement areas to comply with the Minimum Distance Separation (MDS) formulae. The MDS evaluation provided did not adequately demonstrate the calculations for the purposes of this review as per the MDS Formulae and Guidelines, specifically Guideline 6. Further, the Planning Justification Report does not appear to address the requirements of MDS Guideline 43 regarding addressing the potential impacts to the existing dairy barn operation. It is suggested that the County review the calculations provided to ensure MDS compliance, including consideration of MDS Guideline 6 regarding mitigating potential impacts to existing agricultural uses and operations (i.e. the nearby dairy barn and other agricultural operations) and MDS Guideline 43 which allows reduced setbacks in certain instances.

- Servicing

The Planning Justification Report states that Plattsville is serviced by two ground water wells but did not indicate whether these wells have sufficient capacity to serve the proposed development. It is suggested that Oxford County ensure there is adequate reserve capacity to service this development in accordance with PPS policies 1.6.6.1 (a) and (b).

- Archaeological Resources

The subject property has archaeological potential due to its proximity to the Nith River. It is suggested that Oxford County ensure the application is consistent with PPS policy 2.6.2 and that an archaeological assessment of the subject property is conducted prior to approval.

- Species at Risk (SAR)

The Planning Justification Report has not addressed the possibility that the subject lands may provide habitat for species at risk (SAR), which is necessary to ensure consistency with PPS policy 2.1.7. It is suggested that the proponent contact [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca) to determine if the subject lands may be a habitat for species at risk and if additional approvals are required.

It is understood that the County is currently updating its official plan and is in the process of undertaking its comprehensive review. As the official plan update will consider growth forecasts and locations to accommodate future growth across the entire municipality, it is suggested that this OPA may be better considered as part of the comprehensive review being undertaken as part of the broader official plan update.

We trust that these comments are helpful to the County in its consideration of OP20-03-1. Provincial staff are available to discuss these comments. If you have any questions or concerns, please contact the undersigned. By copy of this letter, MMAH requests that the County provide the undersigned with notice of the decision on this matter.

Kind regards,

**< ORIGINAL SIGNED >**

Kay Grant, Planner, MCIP, RPP  
Municipal Services Office – London  
Ministry of Municipal Affairs and Housing  
Tel: 519-619-3227; e-mail: [kay.grant@ontario.ca](mailto:kay.grant@ontario.ca)

C: Karina Cerniavskaja, MNRF, [Karina.Cerniavskaja@ontario.ca](mailto:Karina.Cerniavskaja@ontario.ca)  
Nancy Rutherford, OMAFRA, [Nancy.Rutherford@ontario.ca](mailto:Nancy.Rutherford@ontario.ca)  
Katherine Kirzati, MHSTCI, [Katherine.Kirzati@ontario.ca](mailto:Katherine.Kirzati@ontario.ca)  
Barbara Slattery, MECP, [barbara.slattery@ontario.ca](mailto:barbara.slattery@ontario.ca)



**From:** [Dustin Robson](#)  
**To:**  
**Cc:** [Planning](#)  
**Subject:** RE: File Number: OP 20-03-01, SB 20-01-1 and ZN 1-20-02. Planning Application for Subdivision in Plattsville.  
**Date:** March 25, 2021 9:31:01 AM

---

Good Afternoon Derek,

Thank you for your email concerning ZN1-20-02, OP20-03-01, & SB20-01-1. Please see below responses to your list of questions:

**Questions 1 & 2:** As part of the development review process, Public Works reviews the required water and sanitary demands for the development. The required demands are compared to the available capacity to ensure that the current systems can handle the proposal, should it be approved. This is currently underway.

**Question 3:** Should the proposed development be approved, detailed lot grading plans will be required and will look at how the water is to be drained to the proposed stormwater management pond. This may be done via a rear yard swale and catch basin to convey the water to the appropriate outlet.

**Question 4:** The applicant's agent has indicated that the area to be zoned Open Space (OS) would have trees planted, however, there has not been specifics presented on the quantities or species at this time. This area would be a part of the proposed residential lots and therefore on private property.

**Question 5:** As part of any development agreement, the developer would be responsible for cleaning any mud off of the roadway, mitigating dust as best as possible and keeping the site clean. The Township has discussed the use of Applewood and would be having the developer enter and exit off of Hofstetter Rd.

**Questions 1 & 6:** If you wish to discuss water pressure/water hardness with Public Works they have indicated that you may contact Paul Eybergen, Supervisor of Water and Wastewater Technical Services. Paul can be reached at 519-539-9800 x.3104 or at [peybergen@oxfordcounty.ca](mailto:peybergen@oxfordcounty.ca).

**Question 7:** The Township does regular traffic counts and road studies on all of the roads every 2-3 years. This section of road will be monitored during the construction.

**Question 8:** As part of a development agreement, the developer would be instructed to follow the Township guidelines. These guidelines indicate that sidewalks will be installed on one side of the road. Council would have to instruct the builder to install on both sides if they wish for that to happen. The Township will be reviewing any development plans and ensuring that the sidewalks will connect to existing ones or if new sidewalks are required for connectivity they will be installed.

**Question 9:** The proposal is not to extend the settlement boundary all the way to Township Road 14, but rather approximately 190 m north of the rear lot line of the lots on the north side of English

Crescent.

I hope this information helps to answer your questions. Please also be advised that a copy of your letter will be included in future Staff Reports concerning the outlined applications.

Best Regards,  
Dustin

Dustin Robson, RPP, MCIP  
Development Planner

County of Oxford  
Community Planning  
21 Reeve Street  
Woodstock, ON N4S 3G1  
Tel: 519-539-9800, ext 3211  
[drobson@oxfordcounty.ca](mailto:drobson@oxfordcounty.ca)

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**Think about our Environment. Print only if necessary.**

**From:** Derek Storrs

**Sent:** March 3, 2021 12:45 PM

**To:** Planning <[planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)>

**Subject:** File Number: OP 20-03-01, SB 20-01-1 and ZN 1-20-02. Planning Application for Subdivision in Plattsville.

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Hello Dustin,

I have a few questions regarding the planning application for a Zone Change and Subdivision in Plattsville (File Number above). I do understand this is an initial application for a zone change from farmland to 3 types of residential buildings but I hope can answer my questions regarding the Zone Change and Planning Application.

1. Water pressure - is always low and my water sprinkler system can't even spread the width of my back yard at full pressure. The house water pressure is low. Now there is a 30 apartment building being built by the arena and a development to be completed South of highway 8, as well as the proposed new development, can the current system cope? Will extra water capacity be included in the plan?
2. Sewage system - can our current sewage plant be able to deal with the extra apartment building, the new development to the south of highway 8 and the proposed new development?
3. Storm run off on the open space behind English Crescent has always been an issue since the completion of the Plattsville Estates development. Are there any safeguards in place?
4. I was told after an ad-hoc meeting with the developer, a few years ago, that the open space would be 75' and not 40'. I have concerns regarding the open space as to how it would be maintained (would there be a "berm"?, trees? and could we use the land behind our property for our own purposes as suggested by the developer?). Is there anything outlined in the plans?



5. Dust that would be generated during construction. We had major issues with dust (and mud which may not be an issue on English Crescent at least for the new subdivision) on the final stage of development of English Crescent. Movement of construction traffic should not be via Applewood. What safeguards would be put in place to reduce the dust which will be generated from the development?
6. The quality of the water needs to be improved. I have checked and it is possibly the hardest water in Ontario putting a big strain on appliances and water softeners, and also we need to install in-house in-line filters which need replacing quite regularly as they are constantly turning yellow/brown.
7. Will there be a traffic survey done for Hoffstetter Road? It is now developing into a very busy road with commuter traffic at rush hour, farm traffic and semi-trucks taking short cuts from the 401 to to New Hamburg during the day. Extra construction traffic will add to the traffic as well as mud issues left behind by the trucks unless the road is kept clean with road sweepers.
8. Sidewalks - Plattsville doesn't seem to have connectivity of sidewalks between all the streets and there will not be a direct sidewalk from the subdivision to the local school. The city needs to have a look of how to improve the connectivity of sidewalks and I feel that all streets should have sidewalks and preferably on both sides of the street. This has been further highlighted during this pandemic as more people and families are walking the streets. Sidewalks should be installed throughout the city so that school children, families, dogwalkers and pedestrians alike can feel safe whilst walking through the city.
9. Another concern I have is the city boundary has to extend to Township Road 14. Do we need to expand the city to the North or would South of Highway 8 be the better option as there is already a subdivision to be completed there and it is closer to the sewage plant? Would a new sewage plant be required for the subdivision?

Can you also let me know if any of these issues are under the jurisdiction of the Township so I can pass my concerns to the the council?

I thank you in anticipation of your responses.

Sincerely.  
Derek Storrs  
20 English Crescent, Plattsville.

**From:** [Dustin Robson](#)  
**To:**  
**Cc:** [Planning](#)  
**Subject:** RE: Official Plan Amendment File #OP 20-03-01, SB 20-01-1 & ZN 1-20-02  
**Date:** March 25, 2021 9:43:23 AM

---

Good Morning Marg & Larry,

Thank you for your email concerning ZN1-20-02, OP20-03-01, & SB20-01-1. The proposal is for 89 units (67 single detached dwellings, 10 semi-detached units, and 12 townhouse units).

I just wanted to clarify that the proposal by the applicant is not to extend the settlement boundary line all the way to Township Road 14, but rather approximately 190 m north of rear lot line of the lots on the north side of English Crescent.

As part of the development review process, Public Works reviews the required water and sanitary demands for the development. The required demands are compared to the available capacity to ensure that the current systems can handle the proposal. This is currently underway.

If you wish to discuss the current low water pressure/water hardness with Public Works they have indicated that you may contact Paul Eybergen, Supervisor of Water and Wastewater Technical Services. Paul can be reached at 519-539-9800 x.3104 or at [peybergen@oxfordcounty.ca](mailto:peybergen@oxfordcounty.ca).

As part of any development agreement, the developer would be responsible for cleaning any mud off of the roadway, mitigating dust as best as possible and keeping the site clean.

Hydro One is circulated when development applications are received for their review and comments. As part of the circulation for the subject applications Hydro One has indicated no concerns. Concerns regarding rolling blackouts would need to be discussed directly with Hydro One.

In terms of having an opportunity to address County Council and Township Council, yes, members of the public will certainly be given an opportunity to speak at the public meetings. Once the public meetings have been scheduled you will receive another Notice in the mail which will outline how one may participate. Further, please be advised that your letter will be included in future Staff Reports concerning the proposed applications.

I hope this information is helpful, however, should you have any further questions please feel free to ask.

Best Regards,  
Dustin

Dustin Robson, RPP, MCIP  
Development Planner

County of Oxford



Community Planning  
21 Reeve Street  
Woodstock, ON N4S 3G1  
Tel: 519-539-9800, ext 3211  
[drobson@oxfordcounty.ca](mailto:drobson@oxfordcounty.ca)

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**Think about our Environment. Print only if necessary.**

**From:** Marg Douglas  
**Sent:** March 5, 2021 10:40 AM  
**To:** Planning <[planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)>  
**Subject:** Official Plan Amendment File #OP 20-03-01, SB 20-01-1 & ZN 1-20-02

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Good morning Dustin:

We are writing to you in response to the notification we have received from the Oxford County Community Planning Department. This is in regards to an application for an Official Plan amendment for a zone change to permit a residential development consisting of 67 single detached dwellings on the farmland directly backing on to our property. We are at 16 English Crescent, Plattsville.

We have some concerns regarding this change of zoning. Our understanding is that the township would need to extend the city boundary line to Township Road 14. Why is this necessary? It appears there are already development plans south of Albert Street?

Our water pressure is already bad (not to mention the quality of the water) and there is a new apartment building being built opposite the school and houses to be completed off of Todd Way. What will be done to ensure the water pressure will not deteriorate further? The water quality needs to be improved as well.

Will our existing sewage system be able to handle the addition of more residential buildings?

Will Hydro 1 be able to supply continuous hydro to our houses? As it is, we are experiencing hydro outages too many times for no apparent reason. The infrastructure for our hydro is not there.

We are concerned that there will not be a separation between the back of our lot and the new proposed area. We are also concerned about the dirt and dust that will be generated, after we have finally just got our subdivision completed.

When we bought our place, we paid a premium of \$7000.00 for our lot, as it backed onto farmland. The realtor assured us it would not be developed in our lifetime. We feel we were deceived and lied to about the farmland development backing onto us.

We had a meeting with the developer several years ago and he made promises he did not keep. One of them being he was going to remove the huge pile of dirt behind us in two weeks. It's still there. We have no trust in the developer or the builder to do anything they say they are going to do.

Your response to our questions and concerns would be greatly appreciated. Will we have the opportunity to express our concerns at a council meeting?

Thank you.

Marg & Larry Douglas

## PROPOSAL FOR A RECREATIONAL TRAIL IN PHASE 2, 946778 TWP. RD. 14

This proposal is being presented by Richard and Gloria Mair, 856748 River Rd., and Ryan Yantzi, and Megan Mair, 856742 River Rd.

Our properties border the proposed Phase 2, of the subdivision, and our own property is zoned A1, Restricted Agriculture.

In the past we have raised Sheltand sheep, owned Horses, and, today it is still a licensed Breeding Dog kennel for Cairn Terriers under the prefix of Skerryvore, and a Training Facility for Oxford Dog Sports.

If this property, zoned A1, is to become a nuisance to the proposed subdivision, in future, this fact should be noted at this time.

The Snowmobile Federation of Ontario has been grandfathered, for many years, permission by Richard & Gloria Mair, & R. Cressman, for a snowmobile trail through their properties. This trails runs from River Rd, through our property, (A1) and around the wooded area, on the Cressman property, through to Twp. Rd. 14.

We propose that when planning Stage 2 of the proposed subdivision, that a Walking, and Skiing Trail of a width, approximately, 30 feet be allowed . This trail to run from the access road, Applewood St., west through the Storm Water Management land, north along the fence line dividing, the adjoining properties belonging to the Mair Family, to join the snowmobile trail. Then to run around the wooded area on Cressman property, and west again to exit on Twp. Rd. 14, as per the enclosed diagram.

This proposal will enrich the recreational lives of the residents of Plattsville, particularly those that reside in the subdivision, and will create a separation from A1, and RE properties.

Respectfully submitted,

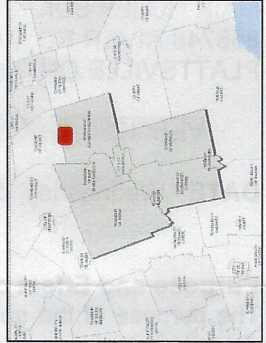
Richard & Gloria Mair & Ryan Yantzi, Megan Mair





- Legend**
- 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

December 18, 2020

0 409 818 Meters

NAD\_1983\_UTM\_Zone\_17N





**From:**  
**To:** [Planning](#);  
**Subject:** File: OP 20-03-1; SB20-01-1 & ZN 1-20-02 (Cress-Ridge Farms Ltd)  
**Date:** July 26, 2021 4:00:01 PM

---

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**Township of Blandford-Blenheim**

**47 Wilmot Street**

**Drumbo, Ontario**

**N0J 1G0**

**RE; File: OP20-03-1;SB 20-01-1 & ZN 1-20-02 (Cress-Ridge Farms Ltd)**

**I am writing concerning the upcoming meeting on August 4th concerning the above mention plans.**

**The letter states "Purpose and effect of the proposed official plan amendment, draft plan of subdivision & zone change"**

**I have some concerns regarding the zone change and subdivision development.**

**1. Water: it is my understanding that we are near capacity with our current water tower. Currently the water pressure in this area is quite low. The town is adding he apartment building, plus the empty lots in town, the subdivision in the South end of Plattsville, as well as a proposed splash pad in the park area. My concern is the amount of water that will be consumed by the current building and proposed building that is already in place. Can you assure us that we will not have to reduce and conserve water if this proposal is approved because of the strain put on the current tower?**

**2. Sewer System: Will the infrastructure accommodate the additional homes.**

**3. Traffic Concerns: Hofstetter is already quite busy with the current traffic. Has there been a traffic study completed? Currently it is extremely busy trying to get from Todd Way onto Hofstetter. It mentioned in the letter that there would be three internal roads. A concern will be that traffic will cut through this area and exit unto Applewood. Do you foresee the road changing from a two lane to four or a turning lane?**

**4. Safety concern & traffic flow in town: Currently there are no side walk as you go from English Crescent onto Applewood and then to Fennel. A concern for children walking to school and their safety. Also will the school be able to accommodate additional families moving to the area?**

**The current developer/builder (Claysam) was to have removed the pile of dirt backing onto our properties 7 years ago and as of today it is still there. This area should be cleaned up prior to any additional houses being constructed.**

**I would like to see the land remain agricultural. At present we are seeing so much of the surrounding land rezoned, I feel that for future generations we have a responsibility to maintain the land and their current use.**

**My recommendation would be to NOT extend the boundaries and I would also recommend that going forward any boundary change should be communicated to the entire town of Plattsville as it does impact every resident. It affects the infrastructure and we all pay taxes. I would also recommend putting up signs concerning any changes in the community center and in visible areas, not on two hydro poles, one on river road and one as you are turning onto a county road. These signs should have been placed as you are entering Todd Way and into the community on Highway 97, visible to each resident. I would encourage transparency and communication to the whole community.**

**I am not naive to the fact this town will grow however I feel that we need to have a vision and prior to any land changes the appropriate studies completed. I would also like to see a walking trail, green space incorporated.**

**Thank you for your time. I would like to be kept informed of the decision from the meeting. Communication can be sent to [flemingmd@bell.net](mailto:flemingmd@bell.net)**

**Yours truly,**

**Darlene Fleming**

**32 English Crescent**

**Plattsville, Ontario**

**N0J 1S0**

**From:**  
**To:** [Planning](#)  
**Subject:** Regarding permit of residential development behind English Crescent  
**Date:** July 27, 2021 12:45:47 AM

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Dear sir/madam,

Pertaining to the above subject matter and in light of a letter received from the township dated July, 14 2021 (Subject: Application(s) for official plan amendment, draft plan of subdivision & zone change in the township of Blandford-Blenheim), there are a few questions numbered below that I am hoping to get clarified.

1. Water pressure - I am with the assumption that it is no news by now that our water pressure isn't optimum. Are there any measures in place to address this matter now that we are considering adding more residents?
2. Water hardness - I wasn't blown away when it came to my attention that our water is by far one of the hardest in the province. Any plans to nullify this issue?
3. Can our current sewage system and storm run off withstand the addition of new residents or are there plans to modify the existing structures?

Thanks for your time in reading my concerns. I do hope to hear from you soon.

Best regards

--

Mr. & Mrs. Ofori-Atta  
4 English Crescent

**From:**  
**To:** [Planning](#)  
**Subject:** RE file: OP20-03-1; SB 20-01-1 & ZN 1-20-02(cress ridge farms Ltd  
**Date:** July 26, 2021 10:20:20 PM

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Township of Blandford-Blenheim.	Eric Gilbert (senior Planner)
47 Wilmot street	Community Planning Office
Drumbo,Ontario	21 Reeve Street
N0J 1Go	Woodstock, Ontario

RE; File. OP20-03-1; SB 20-01-1 & ZN 1-20-02(cress ridge farms Ltd )

I am writing about concerns I have for the meeting for the above proposed plans on Aug 4, 2021 at the Princeton Centennial Hall .

1) Water.

My concern is that we have been told that we are near capacity with the exiting water tower. Currently the water pressure is low on English Cres. With the new senior apartments being added in the south end of town and proposed splash pad this will only put more of a strain on the current tower. Adding all these new homes what plan is in place to make sure there will be enough water .

2)I have concerns about traffic . One of the exit will be on Applewood Street. Presently at that part of the neighbourhood there are no sidewalks for children who have to walk to school on the road which would have an increase of cars coming in and out of the new proposed subdivision .

3)The stock pile of soil behind my house on English cres has been there for more than 7 years by the present builder Claysam Homes .

Proposing a new development when nothing has been cleaned up from previous development . When will this be removed and cleared.

The weeds continue to encroach onto exiting homeowners land . This is also an issue i would like addressed before anything new is approved.



4) Can our sewers handle the increase of additional homes

5) Can our school accommodate more students from the proposed new subdivision or will they have to be bussed elsewhere.

I feel more studies need to be done before any approval is granted.

I also feel there needs to be more communication with all the residents of Plattsville as it affects everyone. I was very disappointed with the lack of signs posted for the meeting. One sign on River road where there is less traffic and one on county road is hardly visible to the majority of the Plattsville population.

Please notify me of the results of the meeting

Sincerely

Monika and Scott Snetsinger

36 English Cres

Plattsville, Ontario

N0J 1S0

**From:**  
**To:** [Planning](#)  
**Subject:** OP20-03-1:SB20-01-1 & ZN1-20-02  
**Date:** August 3, 2021 5:24:43 PM

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Hello,

We are writing in response to a proposed zoning change: Report #CP2021-253 Cress-Ridge Farms Zoning Change

Process:

The proposal lacks details such as a visual plan and details of proposed residential changes for the population to understand the proposal.

Outstanding issues in Plattsville:

Water quality is not drinkable.

Water pressure is minimal.

Water Treatment capacity is low and the odour is not controlled.

Lack of amenities and infrastructure for the current population.

Top soil provided by builders does not meet minimum requirements.

Lack of wildlife areas, parks, walking and bike paths.

Hofstetter road risk for accidents and policing.

A lack of vision, mission statement and planning for Plattsville by the county.

Current developments have been woefully presented to residents and will add to all of the effects noted below.

Effects of the proposal

The proposal increases the risk of Health and Safety for the current population by increasing residential and multi-plex housing without addressing current issues in Plattsville.

Increased risk for Covid with higher density and outside contractors.

Increased health risk due to water treatment capability.

Increased risk for a lack of water for essentials during drought periods as weather patterns are changing.

Increased traffic and risk to children as areas to safely ride bikes and walking paths do not exist (look at the mess on Fennel).

There is a lack of infrastructure and planning for technological changes coming (EV cars).

Will increase the need for increased policing in the area.

Until the county and township address and resolve all of the outstanding issues in Plattsville the proposal will be delayed. We are not anti-growth though we are concerned with the lack of transparency, planning, managing, and lack of vision for Plattsville. In reality, it appears that government levels are only interested in raising tax dollars with no investment in the quality of life for residents. If you want tax dollars, what are you willing to give in return to the people who already live here?

Sincerely,  
Jerry and Debbie Falkiner

**From:**  
**To:** [Dustin Robson](#)  
**Subject:** Re: OP 20-03-1; SB 20-01-1 & ZN 1-20-02 - Cress-Ridge Farms Ltd.  
**Date:** August 4, 2021 2:27:16 PM  
**Attachments:** [image001.png](#)  
[image.png](#)  
[image.png](#)

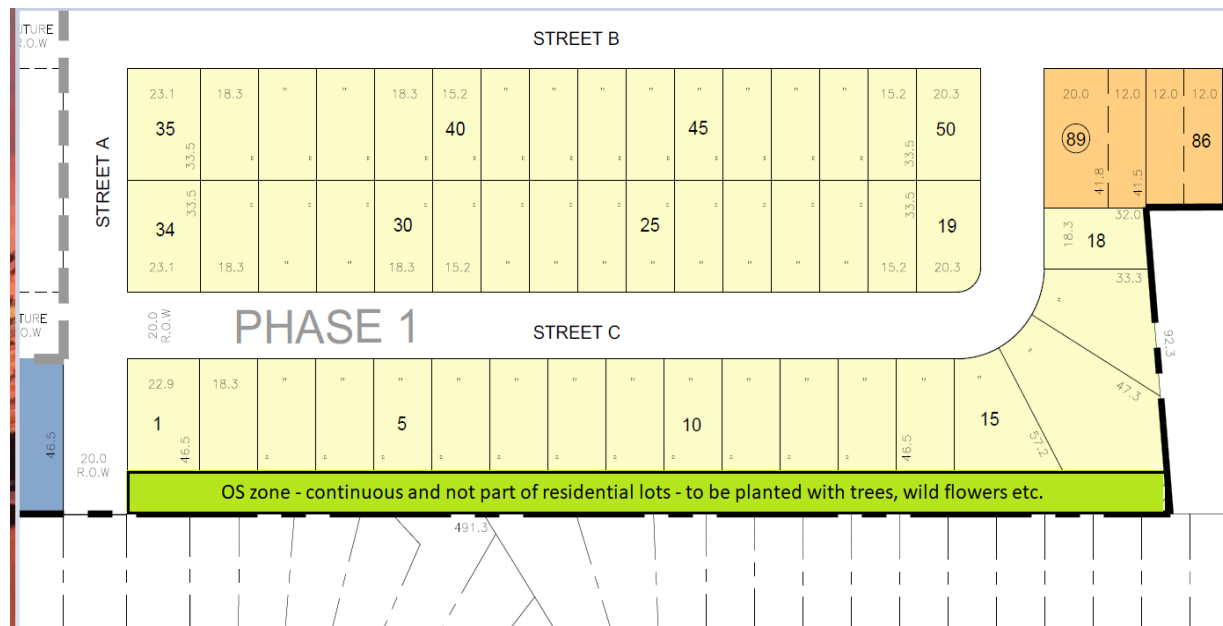
**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Hi Dustin,

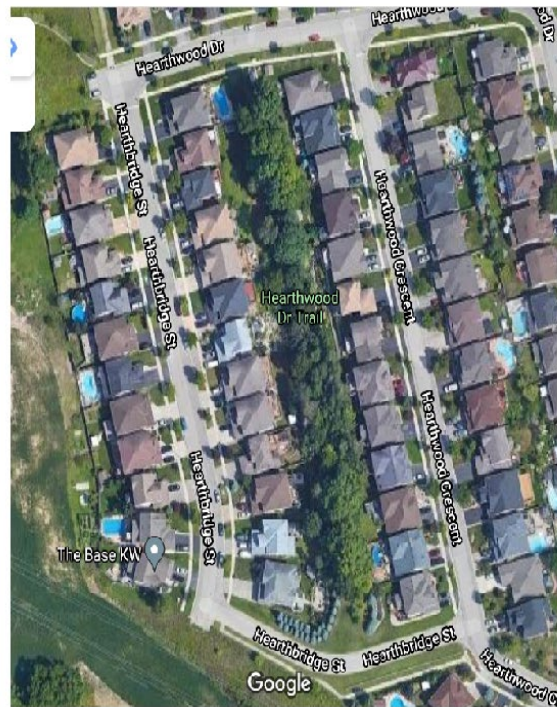
I am unable to attend the meeting this afternoon. If you could please include my recommendation below that would be great.

I am recommending the plan for OP 20-03-1; SB 20-01-1 & ZN 1-20-02 - Cress-Ridge Farms Ltd. be modified to allow for a continuous open space zone south of the new lots and north of the existing homes that would remain public property and not be divided up amongst the individual lots. The new lots would then be the same size as the remaining detached lots in the plan (33.5 m Depth) but would benefit from abutting a natural space, something most new subdivision plans, including this one, tend to lack.

I think this would be a great way to maintain part of the current natural landscape as well as provide a bit of separation for homes that were charged premiums to abut to was is currently a natural area.



example from kitchener:



thank you,  
Allison Haffner  
60 Applewood St.

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**From:** Allison Haffner

**Sent:** August 3, 2021 4:09 PM

**To:** Dustin Robson <[drobson@oxfordcounty.ca](mailto:drobson@oxfordcounty.ca)>

**Subject:** OP 20-03-1; SB 20-01-1 & ZN 1-20-02 - Cress-Ridge Farms Ltd.

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Hello,

I hope it is not too late to have comments/ concerns included in the council meeting to be held tomorrow regarding the above mentioned plan.

It has just come to my attention that the plan is perhaps a bit misleading and I am hoping you can clarify the intention of the OS (openspace) zoning / buffer between the new subdivision and applewood/english crescent homes. I was under the impression that this land would be a natural heritage buffer and not part of the residential lots, however a response to a previous letter makes it a little less clear: *"This area would be a part of the proposed residential lots and therefore on private property."* (pg 29 of county report).

The plan also seems confusing when it shows the lot lines going all the way down to the existing lots. Will this area be owned by whomever purchases the lot with them being able to build a fence all the way to the existing lots? if so what is the point of this area?



if this is the case, I think homeowners abutting should be made aware of this as I believe many are assuming that it will be a wide-open space without fences (like myself), and many backing onto this space were charged lot premiums for abutting 'greenspace/farm' , so having an open buffer would at least be better than directly backing on to yards..

as a homeowner who has backed on to this area for the last 8 years I can tell you that the open space zoned area of the plan is a high flow water runoff every spring, perhaps something to also consider.

thank you for your time,

Allison Haffner

60 Applewood St

**Green Alda Farms Incorporated  
876768 Hofstetter Road  
Plattsville ON N0J 1S**

County of Oxford  
Community Planning Office  
21 Reeve Street  
Woodstock ON N4S 3G1

To Whom it May Concern

RE: Public Notice regarding Proposed Official Plan Amendment, Draft Plan of Subdivision & Zone Change for Part Lots 17 & 18, Concession 13 (Blenheim) in the Township of Blandford-Blenheim.

Green Alda Farms Incorporated is an active Dairy Farm to the East of the lands in which the Zone change has been requested. We have no objection to the Zone change, if this zone change will not infringe on our ability to continue our dairy operation and expand our facilities as we feel necessary in future years.

We anticipate an extension on our current dairy barn will be necessary and currently there would be no restrictions to this based on the close proximity of residential homes but with new homes being built across the road the proximity restrictions might be an issue. We would need to be guaranteed that would not be an issue for us before we would hold no objection to this zone change.

Regards,

Green Alda Farms Incorporated  
Cecil Hofstetter – President  
Travis Hofstetter – Vice President  
Cathy Hofstetter – Secretary/ Treasurer

**From:**  
**To:** [Planning](#)  
**Subject:** RE; File: OP20-03-1;SB 20-01-1 & ZN 1-20-02 (Cress-Ridge Farms Ltd)  
**Date:** August 2, 2021 8:21:59 AM

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

I am writing concerning the upcoming meeting on Aug 4 concerning the proposed rezoning.

My property backs directly onto the current agricultural land that is the focus of the proposal. Obviously I am very disappointed at the potential of losing the greenspace behind my residence. Having a new home that backed onto greenspace was a key factor in our decision to move to Plattsville.

Previous letters to the planning department have already covered the concerns I have with the proposal. I want to confirm I share those same concerns.

I do have a few items I would like clarity on and support for from the planning department and council.

A previous letter and response stated "The applicant's agent has indicated that the area to be zoned Open Space (OS) would have trees planted, however, there has not been specifics presented on the quantities or species at this time. This area would be a part of the proposed residential lots and therefore on private property." Could more information be provided on why this designation is being proposed for this strip of land and how that impacts the use of this land by the land owner if it does. Also, I am not sure if this comes at this phase of the process or later but if council has the authority I would ask they strongly consider requiring the applicant to plant a row of mature spruce, pine or similar conifer every 10 to 12 feet along the Open Space (OS).

I may have missed it in the documentation but if the proposal is approved, is there a clear timeline for when the development would commence and how long the expected timeline is for completion?

Finally is there a plan or could council give strong consideration to adding a sidewalk along the west side of Hofstetter from Albert St to the proposed entrance to the new development. Some people enjoy walking up River Rd. along Township Rd 14 and back down Hofstetter into town. Right now this is not the safest walk due to the lack of a sidewalk anywhere along Hofstetter. I feel the addition of a sidewalk would increase the safety for those already enjoying this walk and would encourage others to enjoy these areas of our town also.

Thank you for you time.

Sincerely,

Robert Mousley  
28 English Cres

Dear Planners and Council members,

I am writing to you in regards to planning application numbers SB20-01-1, OP20-03-1 & ZN1-20-02 (Cress-Ridge Farms Ltd). This rezoning and subdivision application will have a huge impact on the village of Plattsville, increasing the number of total private dwellings by roughly 20%. I realize that growth is inevitable, but I believe there is an opportunity here, with such a large development, to set new standards for growth in this Township and Oxford County overall.

The last phase of growth in Plattsville lacked any natural areas, greenspace, or trails. The homes were standard builder models that we have seen time and time again in the last 15 years. This plan seems like more of the same. What I am proposing is implementing a standard for building that would see more usable natural areas, trails as well as green building standards required in the plans. This would increase the livability and reduce the impact of losing the undeveloped natural areas.

Homes built today should be required to be at least 'net zero' ready, meaning they have the capability of connecting to green energy systems. I am not sure at what stage this requirement would have to be implemented but I think it should definitely be considered. According to the Activa development currently underway in Kitchener "Net Zero Ready homes are optimized so that the home is capable of generating as much energy as an average family consumes – all it needs post-closing is energy-producing technology like solar panels to be installed! In the meantime, though, a Net Zero Ready home is built 50-60% better than building code, which is good for the planet and even better for your family." <https://activa.ca/net-zero-ready-home/>.

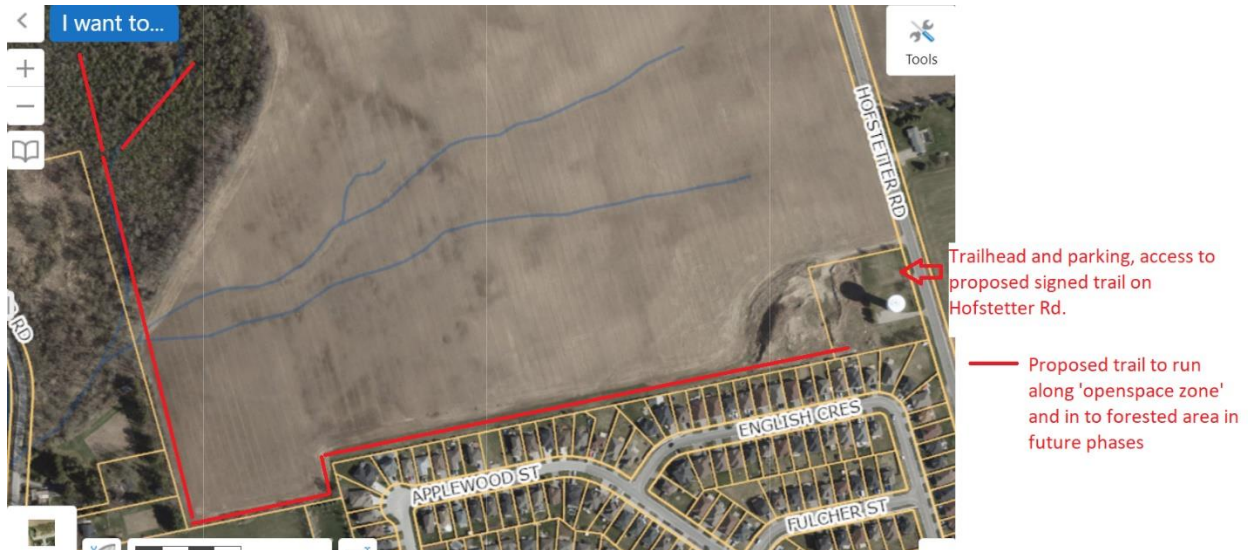
As for the natural areas, greenspace and trails, Plattsville's park is currently being revamped and is quickly filling up to be fully used with ball diamonds, tennis courts, sports pads and soccer fields. This is great for the village, however what it also needs is walking trails and dedicated park/natural space. This development plan has included an 'open space zone', however it will be privately owned by the residents of each lot and ultimately be no different than the rest of their property, aside from not being able to build there. What I am proposing is leaving this open space zone a public space, and turning it in to a walking trail that could be extended with the next phases of development. This 40' wide path could have a gravel trail and have trees and other vegetation planted. The trail could run along the open space zone and up to the water tower, where it could loop back or connect with the already proposed 'signed trail' along Hofstetter Rd (see Oxford County Trails Master Plan). The next phase of development could continue this trail down to forested area.

The County's own 'Trails Master Plan' from 2014 acknowledges the "emerging community trends and the increasing demand for a continuous and connected system of off-road trails

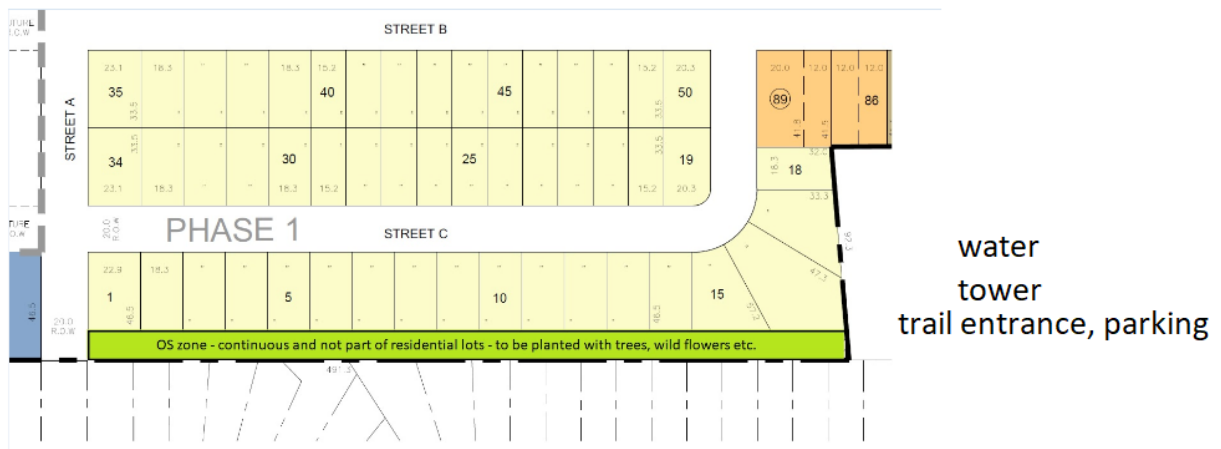
linked by on-road cycling routes within rural areas and urban centres”

<https://oxfordcounty.ca/Portals/15/Documents/Trails/Documents/Oxford-Trails-Master-Plan-Final-December-2014-web.pdf> . Now is the time for the County to act on this plan and actually establish some publicly owned, usable trails in Plattsville.

Trail plan (in red):



Phase 1 trail allowance proposal: using the open space zoning, has potential to connect to water tower land and be extended in next phases



This trail would not have to be developed right away if there is not a budget currently for it, however leaving the space to allow it to happen needs to be done now! This change has minimal impact to the development, there are still the same number of lots, but it has the potential to significantly improve and establish a trail system in Plattsville and provide a safe, natural space for residents to exercise and enjoy the natural environment.



Please plan for the future and consider changing this plan to include a much-needed designated trail and a requirement for green building initiatives while you still can.

Thank you,

Allison Haffner

60 Applewood St, Plattsville.

Schedule "A"  
Attachment No. 1  
To Report No. CP 2022-1

CONDITIONS OF DRAFT APPROVAL – SB20-01-1 – Cress-Ridge Farms Ltd.

1. This approval applies to draft plan of subdivision SB20-01-1, submitted by Cress-Ridge Farms Ltd. and prepared by GSP Group, as shown on Plate 5 of Report No. CP 2022-1, and comprising Part Lots 17 & 18, Concession 13 (Blenheim), in the Township of Blandford-Blenheim, showing 67 lots for single detached dwelling units, 10 semi-detached dwelling units, and 12 townhouse dwelling units, serviced by municipal water and sanitary sewer systems, 1 block for stormwater management purposes, and three (3) internal roads.
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 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 streets on this subdivision plan are connected to Applewood Street and Hofstetter Road at no cost to the Township, to the satisfaction of the Township of Blandford-Blenheim.
9. The Owner agrees in writing, that 0.3 metre (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 Owner agrees in writing, to ensure the stormwater management block identified as Block 90 on the draft plan, is dedicated to the Township of Blandford-Blenheim, free of all costs and encumbrances, to the satisfaction of the Township of Blandford-Blenheim.
12. 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 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 the GRCA.
13. 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 Blandford-Blenheim and County of Oxford Public Works.
14. 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 Village of Plattsville water and wastewater systems 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.
15. 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, to the satisfaction of County of Oxford Public Works.
16. The subdivision agreement shall make provision for the assumption and operation of the water and wastewater distribution systems within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works.
17. 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.
18. 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 Blandford-Blenheim and County of Oxford Public Works.
19. Prior to the approval of the final plan by the County, 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.
20. 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.

21. 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; 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.
22. 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.
23. 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.
24. 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 13 (inclusive) and 18, 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.
25. 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 13 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.
26. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Grand River Conservation Authority that Condition 12 has been met to the satisfaction of the GRCA. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
27. 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 19 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
28. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Hydro One that Condition 20 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition 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 21 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 Union Gas that Condition 22 has been met to the satisfaction of Union Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.

31. This plan of subdivision shall be registered within three (3) years of the granting of draft approval, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.



AMENDMENT NUMBER 267

TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto,  
constitutes Amendment Number 267 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate a portion of the subject lands from 'Agricultural Reserve' to 'Serviced Village' to recognize the lands as being part of the Plattsville settlement boundary and further, to designate the same lands for 'Low Density Residential' use to facilitate a residential subdivision consisting of 67 lots for single-detached dwelling units, 10 semi-detached dwelling units, and 12 townhouse residential units.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are legally described as Part Lots 17 & 18, Concession 13 (Blenheim), in the Township of Blandford-Blenheim. The lands are located on the west side of Hofstetter Road, north of County Road 8 and are municipally known as 946778 Township Road 14.

The lands subject to this application are part of a larger agricultural parcel comprising approximately 54.8 ha (135.3 acres). Approximately 7.71ha (19.1 acres) will be re-designated for residential use.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to incorporate the subject lands into the Serviced Village area of Plattsville and to designate the lands to 'Low Density Residential' to facilitate a residential subdivision consisting of 67 single detached dwelling units, 10 semi-detached dwelling units, and 12 townhouse residential units.

The designation of the subject lands for primarily low density residential use 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 will facilitate a minor settlement area boundary adjustment to permit the development of a residential subdivision within a designated settlement. The 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 will expand the settlement boundary of Plattsville in order to facilitate expected population growth. The proposed development will provide additional housing choices within the Village of Plattsville while utilizing existing municipal services and tying into existing transportation networks within the Village.

Further, Council is of the opinion that the proposal of single detached dwellings, semi-detached dwellings, and townhouses are representative to low density uses and are therefore compatible with the existing residential uses to the south. The development is not anticipated to have a negative effect on the surroundings properties in regards to compatibility or traffic.

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 “C-3” – County of Oxford Settlement Strategy Plan, is hereby amended by changing to ‘Serviced Village’ the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.2 That Schedule “B-1” – Township of Blandford-Blenheim Land Use Plan, is hereby amended by changing to ‘Settlement’ the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto.
- 4.3 That Schedule “B-2” – Village of Plattsville 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 ‘Agricultural Reserve’ to ‘Low Density Residential’.

#### 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.

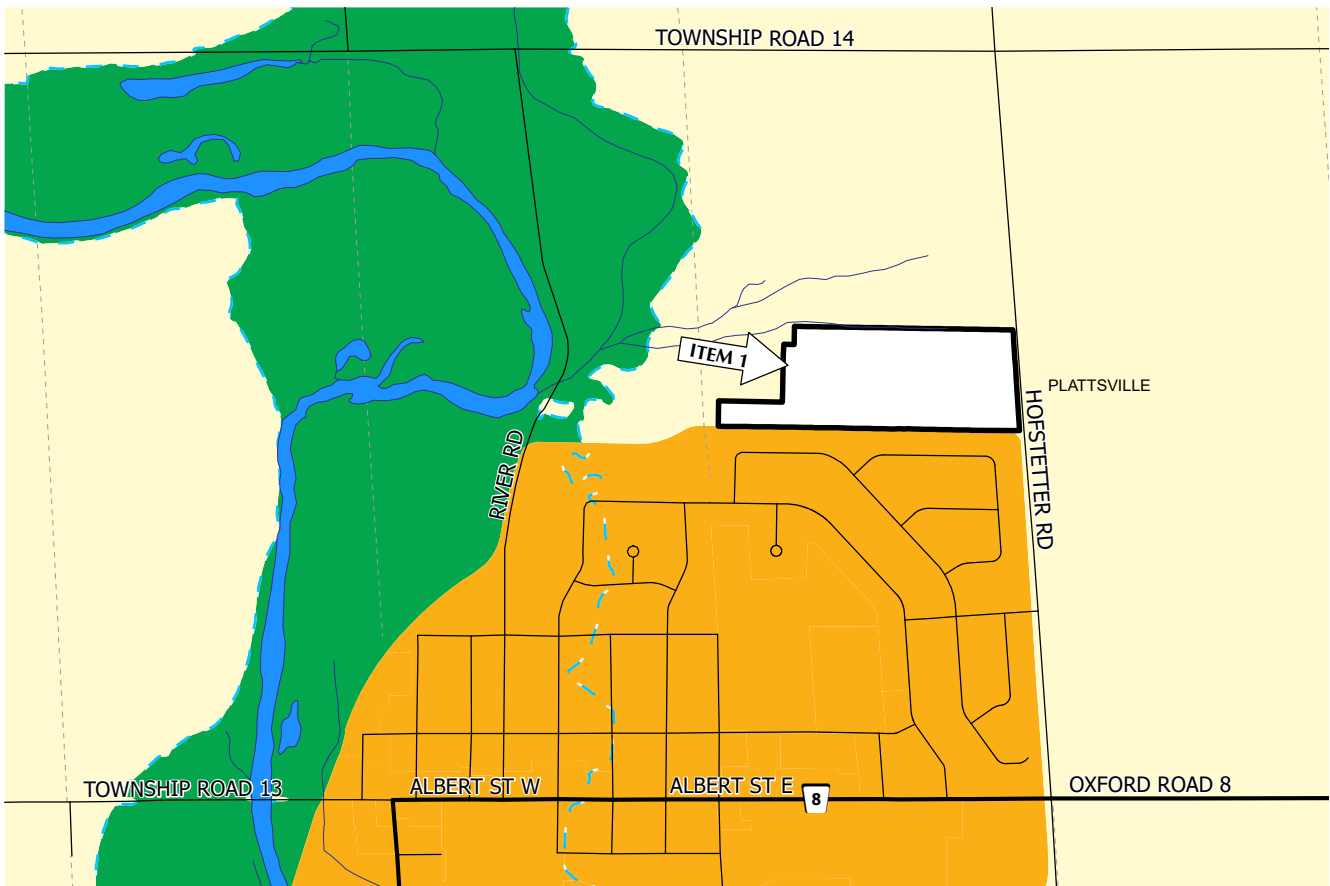
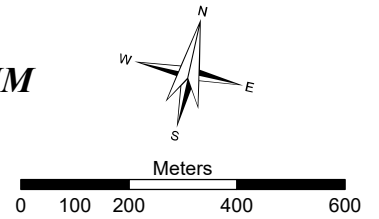
SCHEDULE "A"  
AMENDMENT No. 267

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "B-1"

**TOWNSHIP OF BLANDFORD-BLENHEIM  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE  
TO SETTLEMENT

**LAND USE PLAN  
LEGEND**

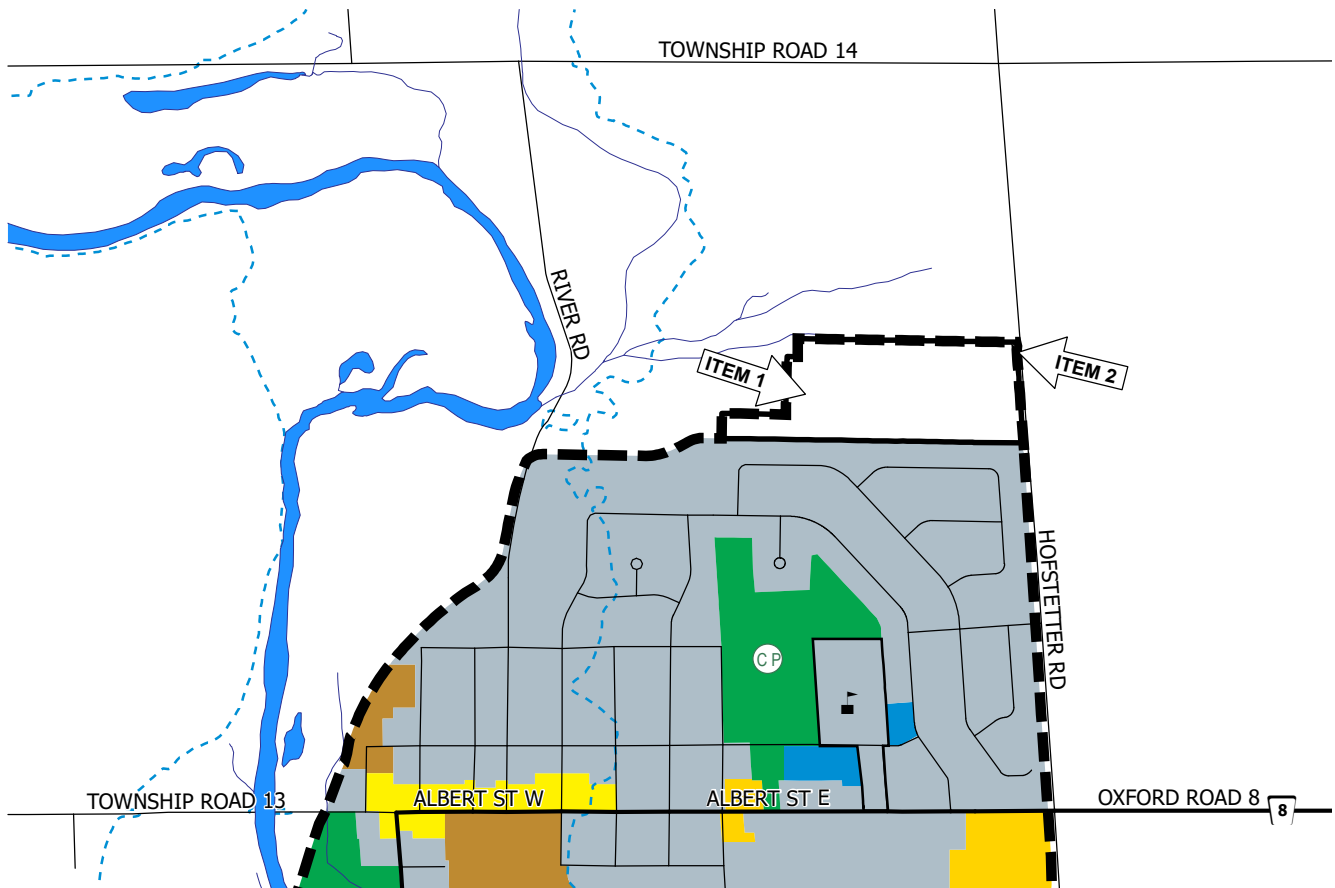
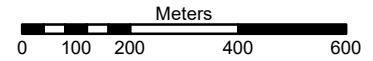
- AGRICULTURAL RESERVE
- SETTLEMENT
- OPEN SPACE
- FLOODLINE

SCHEDULE "A"  
AMENDMENT No. 267

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "B-2"  
**VILLAGE OF PLATTSVILLE  
LAND USE PLAN**



**LAND USE PLAN  
LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- SCHOOL
- CP COMMUNITY PARK
- FLOOD LINE

**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL

ITEM 2 - CHANGE SETTLEMENT BOUNDARY



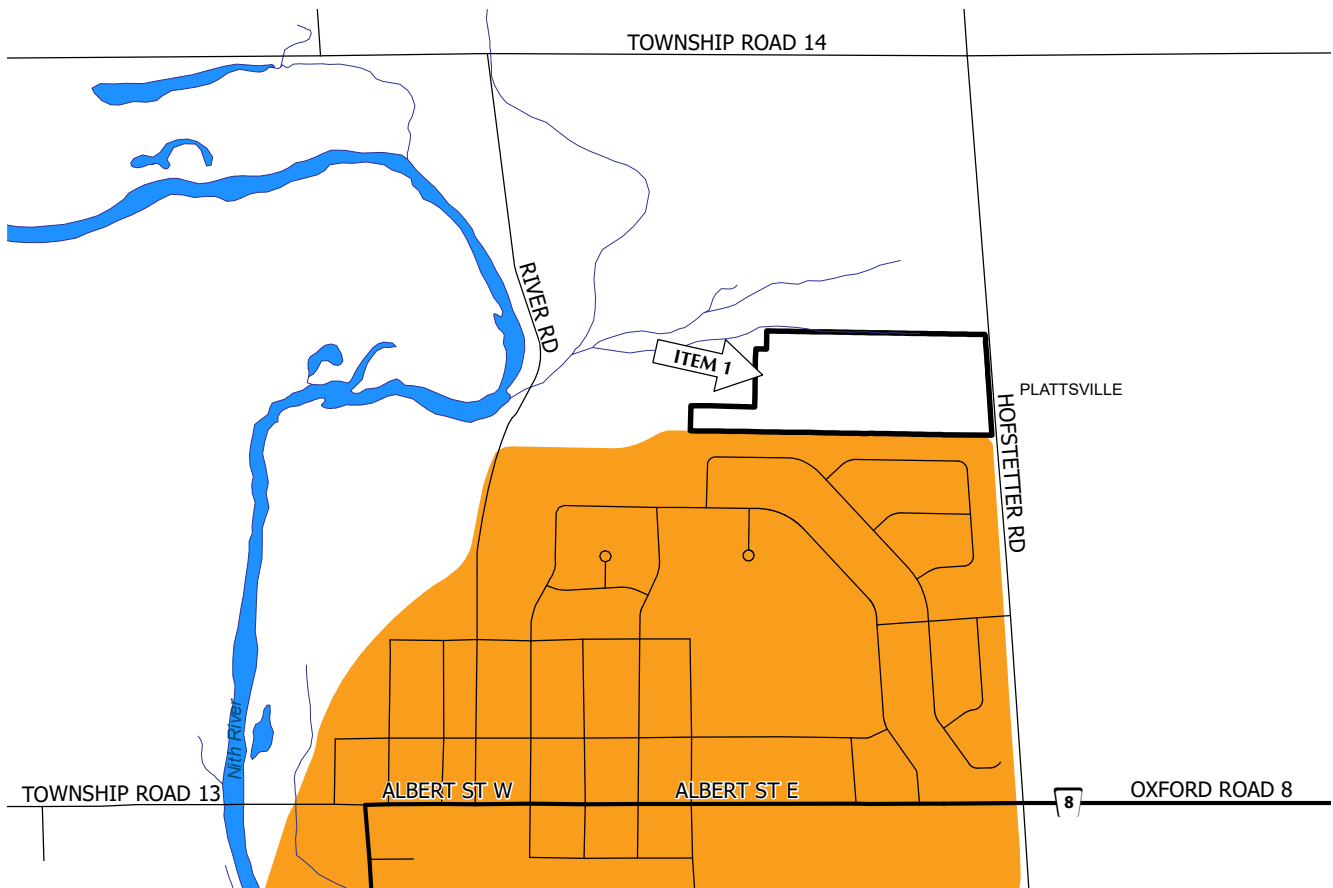
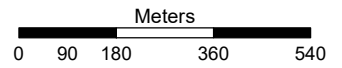
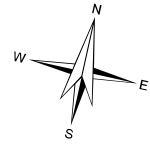
SCHEDULE "A"  
AMENDMENT No. 267

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