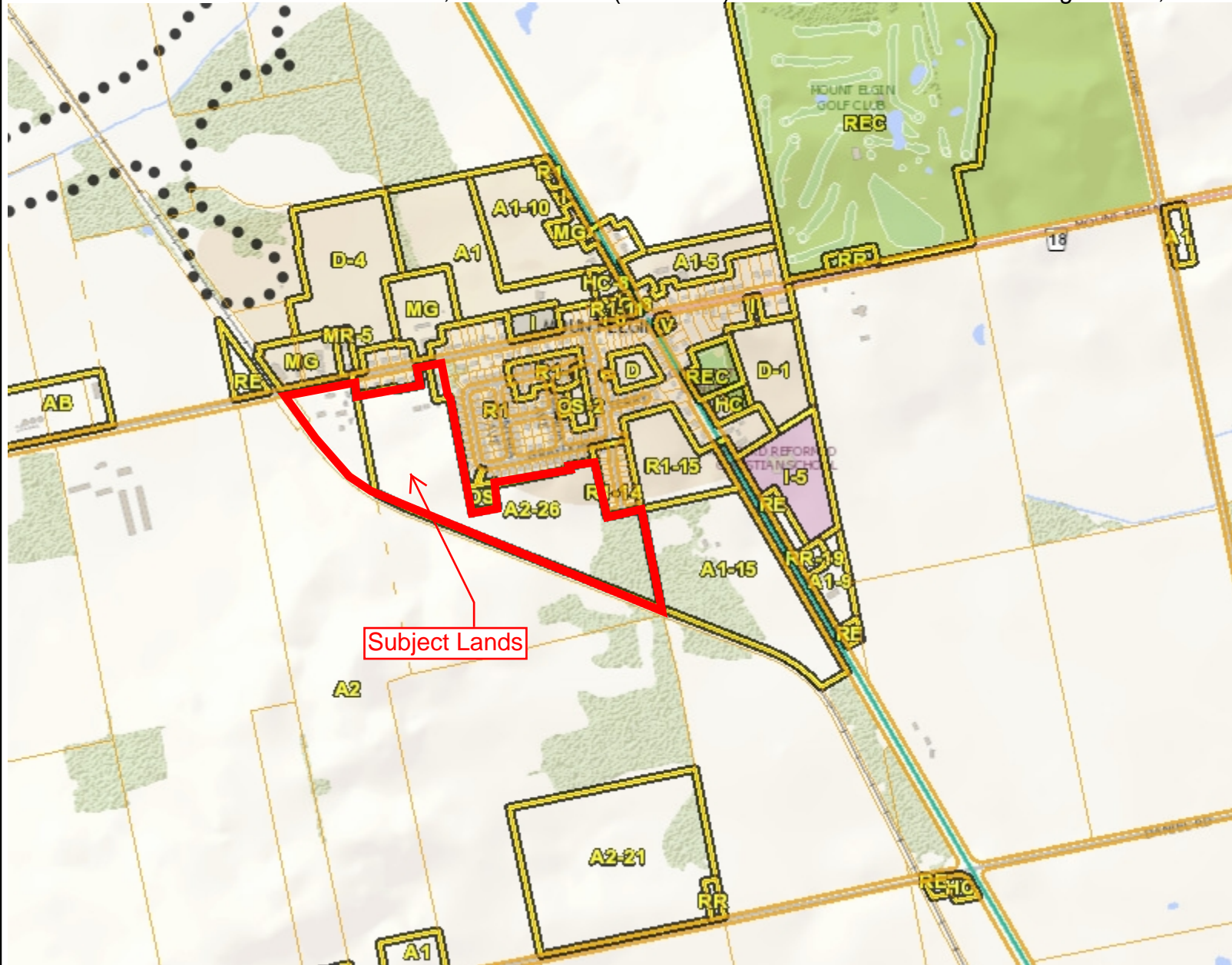




Plate 1: Location Map with Existing Zoning

File No.'s: OP-21-16-4; SB-21-11-4; ZN4-21-06: Mt. Elgin Developments Inc.

Part Lots 11 and 12, Concession 5 (Dereham) 324032 and 324056 Mount Elgin Road, Township of South-West Oxford



Subject Lands

Legend

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

Notes



0 409 818 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

October 22, 2021

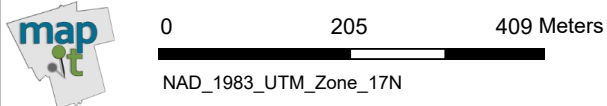
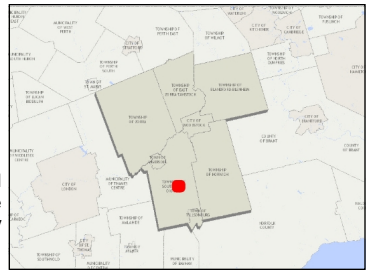


Legend

Zoning Floodlines
Regulation Limit

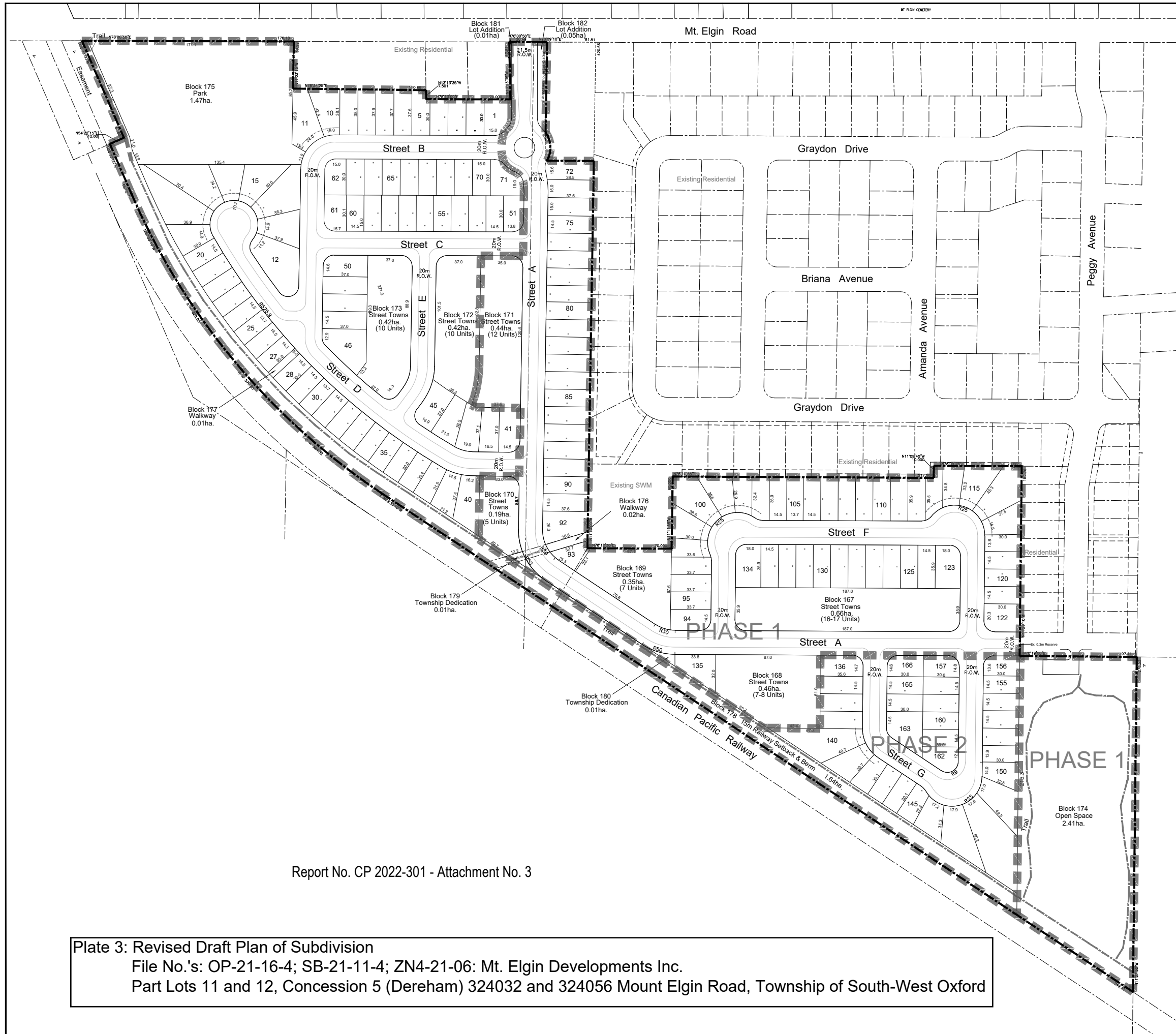
- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- ◆◆ Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

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

April 6, 2022



DRAFT PLAN OF SUBDIVISION

Part of Lots 11 and 12, Concession 5
 Geographic Township of Dereham
 Township of South-West Oxford
 County of Oxford
 Village of Mount Elgin

LAND USE SCHEDULE			
PHASE	LOTS/BLKS.	UNITS	AREA (ha.)
PHASE 1			
Single Detached Residential	72-135	64	3.59
Street Townhouses	167-171	47-49	2.12
Open Space	174		2.41
Walkway	176		0.02
Township Dedication	179-180		0.02
Lot Addition	181-182		0.06
Roads			2.58
Total		111-113	10.80
PHASE 2			
Single Detached Residential	1-71,136-166	102	5.95
Street Townhouses	172-173	20	0.84
Park	175		1.47
Walkway	177		0.01
15m Railway Setback / Berm	178		1.64
Roads			2.56
Total		122	12.47

LEGEND
 Proposed Trails

ADDITIONAL INFORMATION
 (UNDER SECTION 5(17) OF THE PLANNING ACT)
 INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and I ARE AS SHOWN ON THE DRAFT PLAN.
 h) Municipal water supply
 i) Sandy silt trace gravel
 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 THE COUNTY OF OXFORD.

Brian Graydon
 BRIAN GRAYDON, President
 Mount Elgin Developments Inc.
 JULY 14, 2021
 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.

Kim Husted
 KIM HUSTED, O.L.S.
 JULY 14, 2021
 DATE

REVISIONS	
December 21, 2021	August 16, 2022
January 13, 2022	
April 5, 2022	
April 14, 2022	
April 21, 2022	
June 1, 2022	
August 5, 2022	

Report No. CP 2022-301 - Attachment No. 3

Plate 3: Revised Draft Plan of Subdivision
 File No.'s: OP-21-16-4; SB-21-11-4; ZN4-21-06: Mt. Elgin Developments Inc.
 Part Lots 11 and 12, Concession 5 (Dereham) 324032 and 324056 Mount Elgin Road, Township of South-West Oxford

Concerns regarding the expansion of the Mt. Elgin Subdivision.

Jerry Belore

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

So the above pretty well sums up Jerry's concerns

Janet Belore

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

FYI



Life in Mount Elgin will NEVER be the same!

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

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

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

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

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

Our concerns

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

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

What can you do?

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

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

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

Eric Gilbert

From: Paula Beckett <pbeckett0722@rogers.com>
Sent: November 5, 2021 3:25 PM
To: Planning
Cc: Eric Parris
Subject: Proposed 247 Residential Subdivision in Mount Elgin

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

Dear Justin Miller,

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

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

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

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

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

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

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

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

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

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

Thank you for your time,

Paula Beckett & Eric Parris
519-591-9669

May 3, 2022

By Email: clerk@swox.org

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

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

Dear Ms. Forth:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,

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

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

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

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

Jim Pickard - Councilor Ward 5
Craig Gillis - Councilor Ward 6
Justin Miller - Planner, Oxford County
Eric Gilbert - Senior Planner, Oxford County
Gordon Hough - Director of Planning, Oxford County
Ernie Hardeman - Member of Provincial Parliament, Oxford County
Lisa Thompson - Member of Provincial Parliament, Huron Bruce; Minister of Agriculture, Food,
and Rural Affairs
Greg Fentie - Ontario Federation of Agriculture
Tracey Arts - Director, Zone 4, Ontario Federation of Agriculture
Nicole Barnett - Oxford County Federation of Agriculture
Crispin Colvin - Ontario Federation of Agriculture
Kailey Thomson - CAO Oneida Nation of the Thames
Tracey Annett - General Manager Upper Thames River Conservation Authority
Judy Maxwell - General Manager Long Point Region Conservation Authority



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

Official Plan Amendment, & Zone Change

File Nos. OP-21-16-4; SB-21-11-4; ZN4-21-06 (Mt. Elgin Developments Inc.)

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

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

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

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

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

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

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

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

Sincerely,

Dirk Boogerd

President, Oxford County Federation of Agriculture

May 11, 2022

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

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

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

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

Respectfully submitted

Dawne Lea Fewster

519-485-3197

**Planning Meeting Submission
from Debbie Kasman**

July 12, 2022 6:00 p.m.

Mount Elgin Subdivision Expansion

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

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

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

Questions for Mayor Mayberry and Councillors:

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

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

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

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

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

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

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

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

Respectfully submitted,

Debbie Kasman

From: [Spencer McDonald](#)
To: [Eric Gilbert](#)
Subject: FW: Mount Elgin Proposed Subdivision
Date: July 4, 2022 8:21:55 AM

From: Dave Connie Dykxhoorn <davecon.dykxhoorn@gmail.com>
Sent: June 30, 2022 8:24 AM
To: Planning <planning@oxfordcounty.ca>
Subject: Mount Elgin Proposed Subdivision

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Good Morning...

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

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

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

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

What will the road setback from my property line be?

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

Thank you !!!

Dave & Connie Dykxhoorn
36 Graydon Drive
Mount Elgin, Ontario

Eric Gilbert

From: Debbie Kasman <debbiekasman@gmail.com>
Sent: July 22, 2022 8:44 AM
To: Eric Gilbert
Subject: REVISED SUBMISSION - Planning Report No: CP 2022-293 Applications for Official Plan Amendment, Draft Plan of Subdivision and Zone Change OP 21-16-4; SB 21-11-4; ZN 4-21-06 Mount Elgin Development
Attachments: Elgin Hall - Mount Elgin.pdf

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Hi Eric.

Re this:

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

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

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

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

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

The Municipal Address of the property is 324058 Mount Elgin Road, R. R. #2, Mount Elgin, ON N0J 1N0.

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

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

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

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

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

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

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

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

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

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

This buyer is the Honourable Garth Turner.

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

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

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

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

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

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

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

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

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

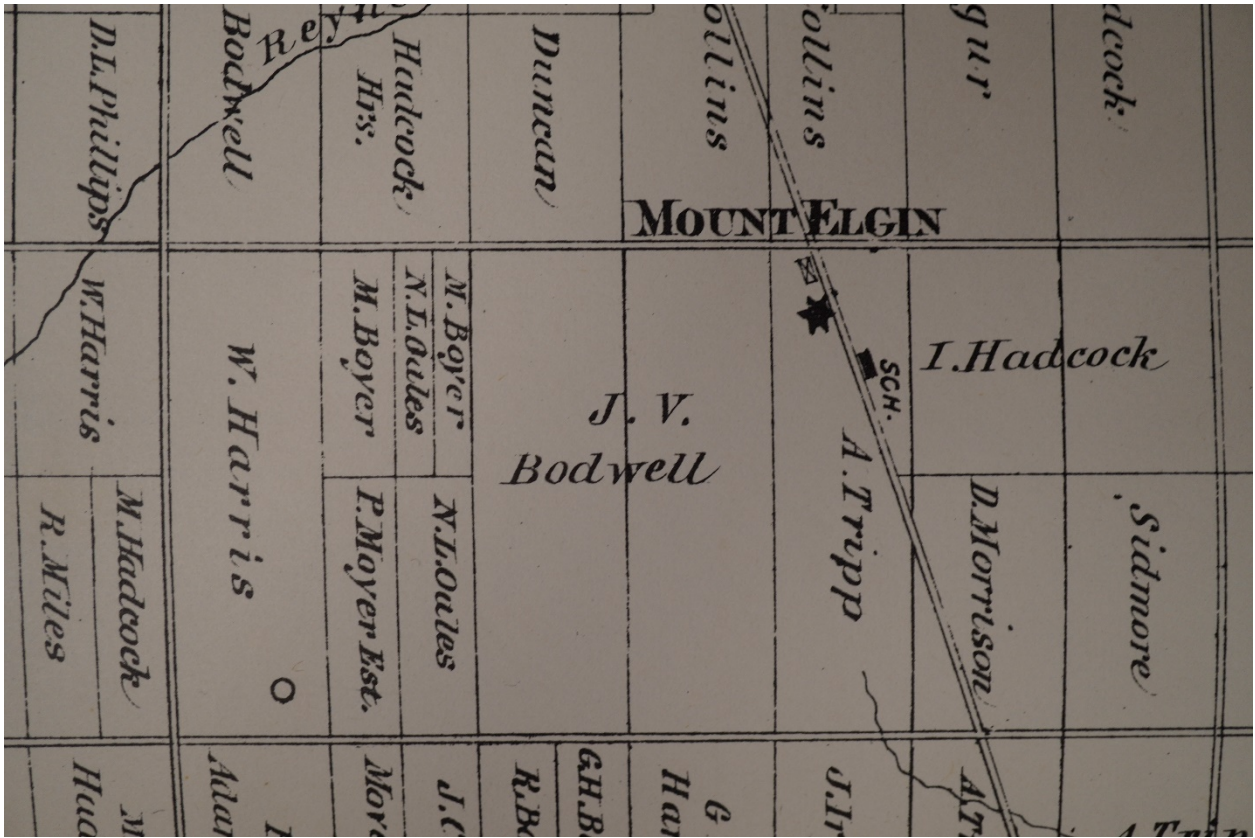
Please make this a significant part of your Report to County Council on August 10, 2022.

Sincerely,

Debbie Kasman

Elgin Hall

Mount Elgin Ontario



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

December 16, 2021

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

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

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

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

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



Younger brothers Eliphalet A. Bodwell (b. 1837) and Andrew Bodwell (1844-1911) took up farming in the Salford area. Eliphalet was on the Jury List of West Oxford township in 1859 but he later moved to Michigan and west to British Columbia. He died in 1912 in Bradford Pennsylvania, but is buried in Mount Elgin Cemetery.

Bigham John	f	23	8	"
Bigham Robert	f	15	7	Mt. Elgin.
Blackmer Alansing	f	15	10	Brownsville.
Bodwell Andrew	f	8	1	Salford.
Bodwell Elphalet	f	10	1	"
Bodwell E. V., canal commissioner	f	10	5	St. Catherine's.
Bodwell Jas. V., farmer	f	11	5	Mt. Elgin.
Bolton Henry R.	t	20	8	Culloden.
Boon Wm., postmaster	f	14	2	Salford.
Boughner H., constable	f	8	12	Tilsonburg.
Boustead Thos., farmer	f	13	12	"

1876 Atlas of Oxford County

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

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

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

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

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

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

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

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

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



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

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

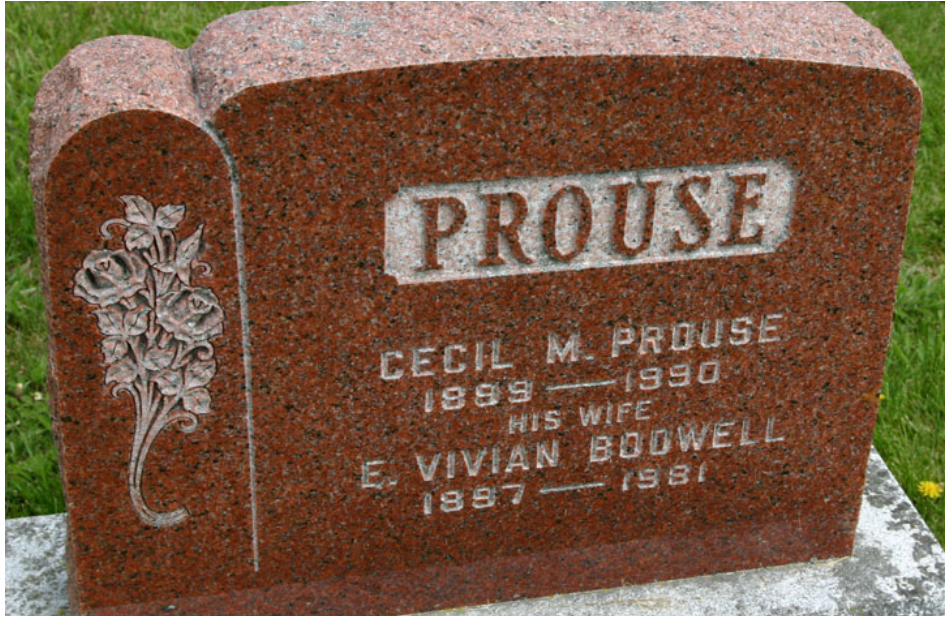
Elgin Hall would have seemed empty during other times of the year. James Vining and Bertha Bodwell raised only two daughters. Ellen Vivian Bodwell was born in 1897 and Greeta Marion Bodwell in 1899. Both would have been young witnesses to this extensive family Christmas gathering.



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

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

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



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

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

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



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



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

Eric Gilbert

From: Eric Gilbert
Sent: August 3, 2022 2:17 PM
To: Planning
Subject: FW: URGENT: Mount Elgin UPDATE
Attachments: Historical Designation Letter.pdf

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

From: Debbie Kasman <debbiekasman@gmail.com>
Sent: August 3, 2022 10:17 AM
To: Eric Gilbert <egilbert@oxfordcounty.ca>
Cc: Gordon Hough <ghough@oxfordcounty.ca>; Paul Michiels <pmichiels@oxfordcounty.ca>; larrymartin@execulink.com; Michael Duben <mduben@oxfordcounty.ca>; Ben Addley <baddley@oxfordcounty.ca>; David Mayberry <mayor@swox.org>; Mary Ellen Greb <cao@swox.org>
Subject: URGENT: Mount Elgin UPDATE

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Hi Eric.

FYI plus an urgent request:

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

Rebecca is planning on publishing a digital story today.

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

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

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

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

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

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

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

I know the developer can ask for a delay.

Can the community ask for a delay as well?

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

Debbie

Eric Gilbert

From: Eric Gilbert
Sent: August 3, 2022 7:35 PM
To: Planning
Subject: Fwd: Elgin Hall

OP 21-16-4

Begin forwarded message:

From: Laurel Imeson <laurel_imeson@msn.com>
Date: August 3, 2022 at 19:20:24 EDT
To: Gordon Hough <ghough@oxfordcounty.ca>, Eric Gilbert <egilbert@oxfordcounty.ca>, Chloe Senior <cseior@oxfordcounty.ca>
Subject: Elgin Hall

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Hello,

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

Please do not allow Elgin Hall to be destroyed.

Thank you,
Laurel Imeson

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

Eric Gilbert

From: Planning
Sent: September 2, 2022 3:54 PM
To: Eric Gilbert
Subject: FW: Mt. Elgin Development

From: Tony Zammit <tonyzammit@live.ca>
Sent: September 2, 2022 11:05 AM
To: Planning <planning@oxfordcounty.ca>
Subject: Mt. Elgin Development

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

Good morning,

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

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

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

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

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

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

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

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

Get [Outlook for iOS](#)

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

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

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

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

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

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

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

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

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

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

AMENDMENT NUMBER 281
TO THE COUNTY OF OXFORD OFFICIAL PLAN

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

1.0 PURPOSE OF THE AMENDMENT

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

2.0 LOCATION OF LANDS AFFECTED

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

3.0 BASIS FOR THE AMENDMENT

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

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

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

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

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

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

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

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

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

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

4.0 DETAILS OF THE AMENDMENT

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

5.0 IMPLEMENTATION

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

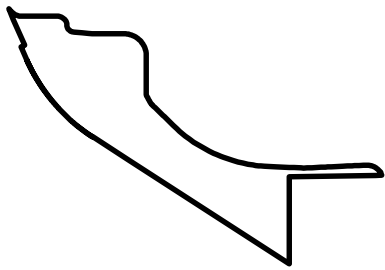
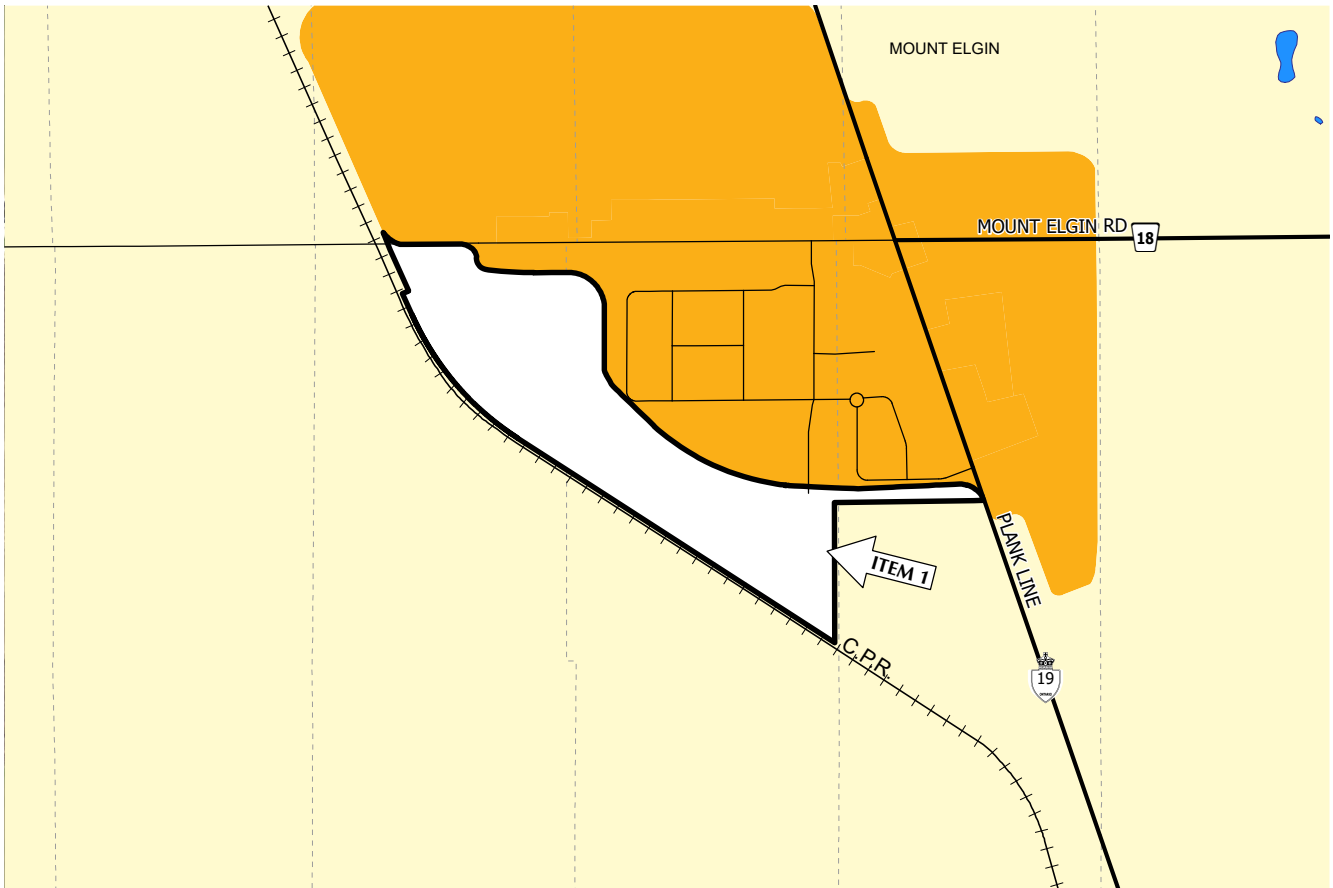
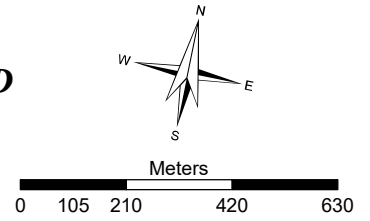
6.0 INTERPRETATION

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

SCHEDULE "A"
AMENDMENT No. 281

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN


SCHEDULE "S-1"
TOWNSHIP OF SOUTH-WEST OXFORD
LAND USE PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE
TO SETTLEMENT

**LAND USE PLAN
LEGEND**

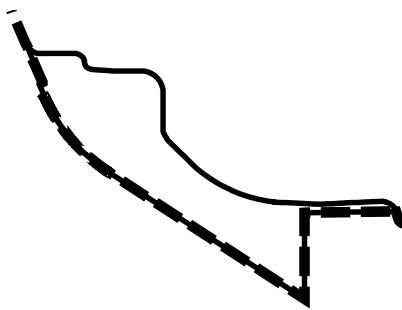
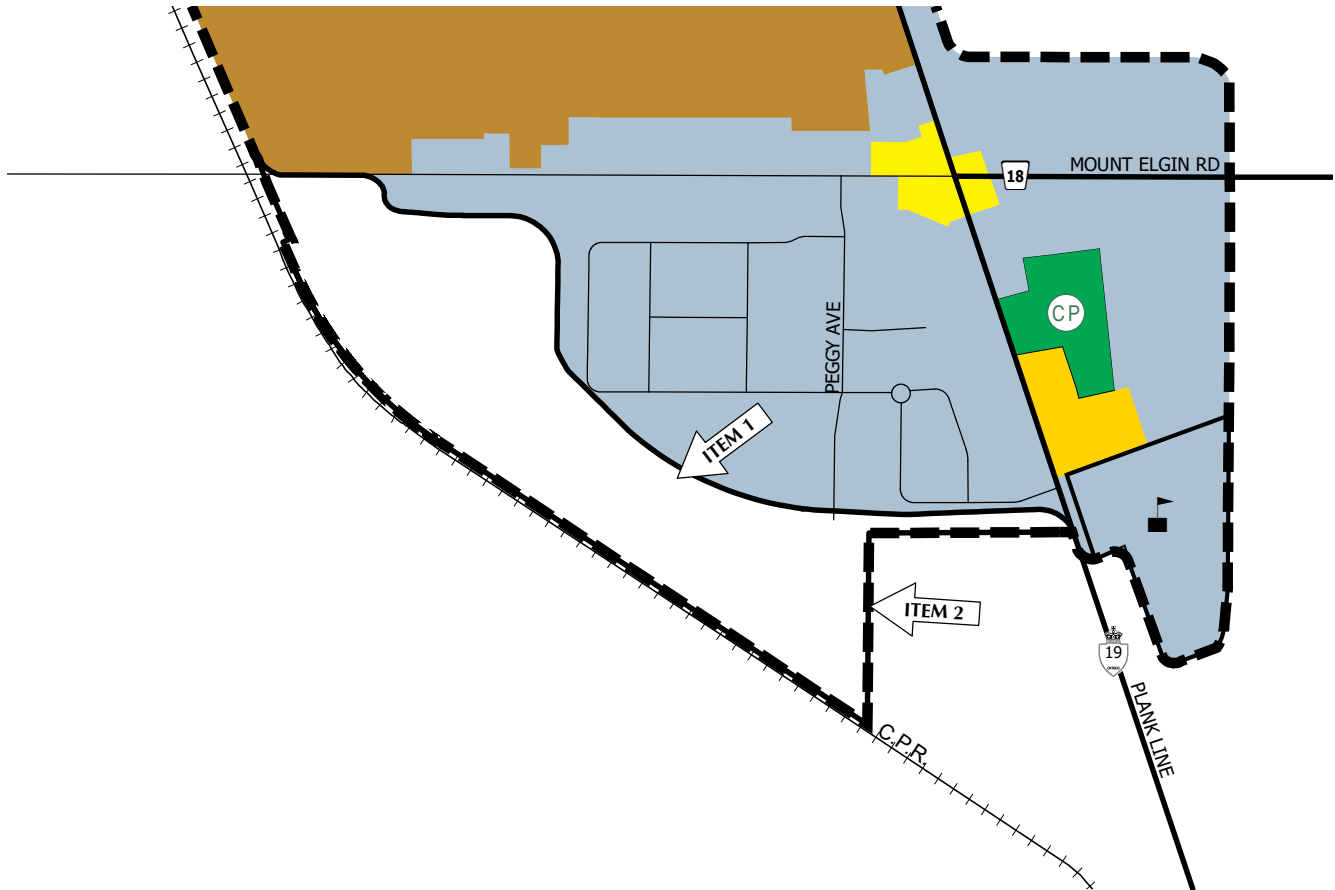
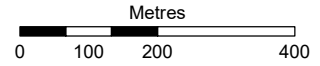
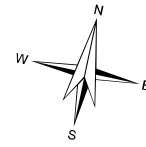
-  AGRICULTURAL RESERVE
-  SETTLEMENT

SCHEDULE "A"
 AMENDMENT No. 281

TO THE

**COUNTY OF OXFORD
 OFFICIAL PLAN**

SCHEDULE "S-2"
**VILLAGE OF MOUNT ELGIN
 LAND USE PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - CHANGE SETTLEMENT BOUNDARY

**LAND USE PLAN
 LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- SCHOOL
- COMMUNITY PARK
- SETTLEMENT BOUNDARY

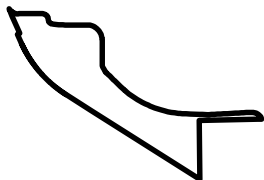
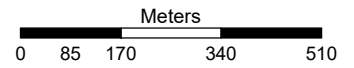
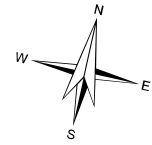
SCHEDULE "A"
AMENDMENT No. 281

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD
SETTLEMENT STRATEGY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO SERVICED VILLAGES

**SETTLEMENT STRATEGY
PLAN
LEGEND**

 SERVICED VILLAGES