

To: Mayor and Members of Township of Blandford-Blenheim Council

From: Dustin Robson, Development Planner, Community Planning

Applications for Plan of Subdivision and Zone Change SB 23-05-1 and ZN 1-23-11 – Van Wees Roses

REPORT HIGHLIGHTS

- The Draft Plan of Subdivision Application proposes 41 lots for single detached dwellings to be serviced by municipal water and private septic services. Two public streets are proposed to service the development and one block for a walkway connecting an internal road with the stormwater management facility is also proposed.
- The Zone Change Application proposes to rezone the subject lands from ‘Development Zone (D)’ and ‘Special Highway Commercial Zone (HC-3)’ to ‘Residential Type 1 Zone (R1),’ ‘Open Space Zone (OS),’ and ‘General Agricultural Zone (A2).’
- Planning staff are recommending that Township Council support the proposal as it is consistent with the Provincial Planning Statement and the Official Plan with respect to low density residential development through a draft plan of subdivision within a partially serviced settlement area.

DISCUSSION

BACKGROUND

OWNERS:

Van Wees Roses Inc.
358 Parrott Place, Woodstock, ON N4T 1V4

The Township of Blandford-Blenheim
47 Wilmot Street South, Drumbo, ON N0J 1G0

AGENT/APPLICANT:

Monteith Brown Planning Consultants
219 Oxford Street West, Unit 302, London, ON N6H 1S3

LOCATION:

The subject lands are described as Part Lot 12, Concession 1 (Blenheim), Parts 2 and 3, 41R-10461, Part 1, 41R-10475. The lands are located on the north side of Highway 2 and the east side of Emma Street. The subject lands are located on the east side of the Village of Princeton and are not currently municipally addressed.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	'Settlement'
Schedule "C-3"	County of Oxford Settlement Strategy Plan	'Village'

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

Existing Zoning: 'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3)'

Proposed Zoning: 'Residential Type 1 Zone (R1),' 'Open Space Zone (OS),' and 'General Agricultural Zone (A2)'

Recommended Zoning: 'Residential Type 1 Zone (R1),' 'Open Space Zone (OS),' and 'Special General Agricultural Zone (A2-sp)'

PROPOSAL:

The proposed draft plan of subdivision consists of 41 lots for single detached dwellings to be serviced by municipal water services and private septic systems. Two new public streets are proposed to service the development, which will connect Emma Street with Highway 2. One block for a walkway is being proposed on one of the new internal streets which would connect to the existing stormwater management facility.

The Zone Change Application proposes to rezone the subject lands from 'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3)' to 'Residential Type 1 Zone (R1),' 'Open Space Zone (OS),' and 'General Agricultural Zone (A2).'

At the time of the initial application submission, the applications were in regard to land solely owned by Van Wees Roses Inc. Since the time of the original submission Van Wees Roses Inc. and the Township of Blandford-Blenheim have undergone a land transfer that has resulted in some of the original subject lands to now be in the ownership of the Township. The context of the land transfer is outlined on Plate 3 of Staff Report 2026-117.

The entirety of the subject lands owned by Van Wees Roses Inc. is approximately 14.8 ha (36.5 ac) in size. Historically, the subject lands have been used for agricultural purposes. The lands owned by the Township of Blandford-Blenheim are approximately 3.6 ha (9 ac) in size and are currently used for stormwater management purposes.

Surrounding land uses include single detached dwellings to the west of the subject lands. An institutional use (a place of worship) is located to the south of the subject lands as are additional single detached dwellings. Agricultural operations exist to the east and north of the subject lands. An industrial use also exists to the north of the subject lands as well.

A Planning Justification Report, Traffic Impact Study, Functional Servicing Report, Noise and Vibration Study, Hydrogeological Report, Groundwater Impact Assessment, and Archeological Assessment have been submitted in support of the applications.

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

Plate 2, Aerial Map (2020) with Existing Zoning, provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2020.

Plate 3, Aerial Map (2020) with Existing Zoning – After Land Transfer, provides an aerial view of the subject lands and surrounding uses as existed in the Spring of 2020 following a land transfer between the Township of Blandford-Blenheim and Van Wees Roses Inc.

Plate 4, Proposed Draft Plan of Subdivision, illustrates the draft plan of subdivision layout and lot configuration as proposed by the applicant.

APPLICATION REVIEW

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

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

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

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

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

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning

and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

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

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

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

Section 3.5 of the PPS addresses land use compatibility, stating that major facilities, which includes rail facilities, and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

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

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

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

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

OFFICIAL PLAN

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

According to Section 2.1.1 (Growth Management), to manage growth, it is a strategic initiative of the Official Plan to ensure settlements are developed with efficient land use patterns and densities to minimize land consumption, to control infrastructure costs, and to limit growth pressure in rural areas. Further, Section 4.1 (Strategic Approach) states that the County shall aim to ensure existing designated land supplies and infrastructure will be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 3.3.3 of the Official Plan (Human-made Constraints) defines human-made constraints as man-made characteristics of the land, water or air which may adversely affect people and property both on and off-site. Such constraints may render an area unsuitable for active use and/or may require specific studies and mitigative measures to mitigate the identified constraint to development. Human-made constraints include lands subject to noise, vibration and emission impacts as well as former waste disposal sites. It is an objective of the Official Plan to permit only those developments in areas affected by human-made constraints, which do not endanger property or the health or safety of occupants or the public.

The County recognizes that there may be noise or vibration affecting noise sensitive land uses located in proximity to industrial uses, major roads, railways and airports. It is an objective of the Plan to prevent or minimize the encroachment of noise sensitive land uses upon industrial land and vice versa. Noise sensitive land uses and industrial land uses are considered to be incompatible.

Consequently, the County adopts noise level objectives, in accordance with Provincial criteria, and may require studies addressing the measurement, analysis and mitigation of noise or vibration effects prior to, or as a condition of development. The development of noise sensitive land uses (such as residential) will not be permitted where such development is within 300 m (984 ft) of an existing Class III industrial facility.

Notwithstanding the minimum separation distance, the County and/or Township may reduce the requirement for the minimum separation distance from industrial facilities in areas where infilling or redevelopment for residential or mixed use is taking place, provided that a feasibility assessment is undertaken and that the appropriate attenuation measures are implemented in accordance with the Ministry of Environment guidelines.

Where a feasibility assessment indicates that the noise levels exceed the noise level objectives provided in the Plan, but the proposed development is feasible, County and Township Council

shall require the proponent to undertake a detailed noise study which specifies appropriate attenuation measures in accordance with the Ministry of Environment Guidelines. Such attenuation measures may include, but will not be limited to, warning clauses, distance separations, barriers such as berms, acoustical walls or non-residential intervening structures to interrupt the transmission of noise and vibration and construction techniques such as air conditioners, masonry construction, multiple glazing, restrictions in wall openings and rubber isolations pads between the foundation and building or combinations thereof.

Section 4.2.2.3 (Villages) directs that villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development to be predominately serviced by individual private sewage disposal systems and by either individual wells or existing centralized water supply facilities. Growth in Villages will occur through infilling and by small plans of subdivision which would constitute minor infilling and rounding out of existing development within the limits of the Village designation.

Section 4.2.2.3.1 (Village Servicing) directs that prior to creating new lots for development by plan of subdivision in the Village designation it shall be demonstrated:

- The uncommitted capacity of the existing centralized water supply facility is sufficient to service the proposed development and that extension of such service is financially viable and complies with all regulatory requirements;
- The proposed development and associated on-site private sewage facilities satisfy the requirements of the County and the Board of Health and the policies of Section 3.2, Environmental Resource Policies, relating to water quality and Section 5.5.3, Hierarchy of Servicing Options.

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

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

- The plan effectively accommodates environmental resources and mitigates environmental constraints in accordance with the relevant Official Plan policies;
- The plan is designed to reduce negative effects on surrounding land uses, including transportation networks and significant environmental features;
- The plan is designed to be integrated with adjacent developments; and,
- The plan is designed to be compatible with the natural features and topography of the lands, extensive areas of cut and fill will be discouraged.

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

ZONING BY-LAW

The subject lands are currently zoned 'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3)' according to the Township's Zoning By-law. The Zone Change Application proposes to rezone the subject lands owned by Van Wees Roses Inc. from 'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3)' to 'Residential Type 1 Zone (R1)' and 'General Agricultural Zone (A2)' while the application also proposes to rezone the lands owned by the Township of Blandford-Blenheim from 'Special Highway Commercial Zone (HC-3)' to 'Open Space Zone (OS).'

The 'R1' zone permits single detached dwellings, home occupations, a group home, and a public use. Where sanitary sewers are not available, such as in Princeton, the minimum lot area is 2,800 m² (30,140 ft²), the minimum lot frontage is 35 m (114.8 ft), and the minimum lot depth is 50 m (164 ft). The 'OS' zone permits conservation projects, flood control works, picnic areas, passive use parks, and public uses. The OS zone requires a minimum lot area of 2,000 m² (21,528.5 ft²), a minimum lot frontage of 20 m (65.6 ft), and a minimum lot depth of 30 m (98.4 ft).

AGENCY COMMENTS

The Township Drainage Superintendent advised of the need for a drainage petition to be signed to relocate any existing drains and to incorporate the new system as a municipal drain under the Drainage Act.

Canadian National Railway Company (CN) provided the following items as conditions of draft approval:

- The owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider measures recommended by an approved Noise Consultant.
- The following clause should be inserted in all development agreements, offers to purchase, and agreements of purchase and sale or lease of each dwelling unit within 300 m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.

- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

In addition to the conditions provided directly from CN staff, the solicitors representing CN (Denton Canada LLP) also provided a letter to the County of Oxford reiterating their client's request for the conditions outlined above. The letter also states that it is the request of Denton Canada LLP that the County not approve the applications until the CN Development Agreement and the Environmental Easement have been registered on title.

Canada Post provided detailed comments respecting the requirements for the provision of community mailboxes throughout the proposed development.

Bell Canada requested the following conditions be included:

- The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

The Township Director of Protective Services, the Township Director of Public Works, the Grand River Conservation Authority (GRCA), Thames Valley District School Board, and Hydro One have indicated no concerns or objections regarding the proposed zoning amendment.

PUBLIC CONSULTATION

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on August 29, 2023 and the Notice of a Public Meeting was circulated on March 26, 2026 in accordance with the requirements of the Planning Act. As of the date of this report, one letter has been received outlining a number of questions for Township Council to consider. A copy of the letter has been attached to Staff Report 2026-117.

Planning Analysis

The proposed draft plan of subdivision consists of 41 lots for single detached dwellings to be serviced by municipal water and private septic services. Two new internal roadways are proposed to service the development, which will connect Emma Street with Highway 2. One block for a walkway is being proposed on one of the new internal streets which would connect to the existing stormwater management facility.

A Planning Justification Report, Traffic Impact Study, Functional Servicing Report, Noise and Vibration Study, Hydrogeological Report, and Archeological Assessment have been submitted in support of the applications.

Provincial Planning Statement

As the proposed draft plan of subdivision is located within a designated settlement and will be serviced by municipal water, the development represents an efficient use of lands designated for residential purposes and municipal services. As such, Planning staff are of the opinion that the

proposed development is consistent with the relevant PPS policies respecting residential development in settlement areas. The proposed development will provide for land uses that are compatible with the surrounding residential, recreational, and agricultural uses.

While it is recognized that municipal sewage and water systems are the preferred form of servicing for settlement areas, the PPS does provide that private sewage and water systems are permissible to allow for infilling and minor rounding out of settlement areas, provided the site conditions are suitable for the long-term provision of such services. In this case while a municipal water system exists, private septic systems will be required. Generally Planning staff are satisfied that the proposal represents rounding out of developable lands within the settlement area of the Village of Princeton that will be sufficiently serviced by the municipal water system and private septic systems.

To this end, the applicant has provided a hydrogeological report in order to demonstrate that the proposed lot sizes and the existing ground conditions are appropriate to support the proposed development. Oxford County retained a third party hydrogeology consultant to peer review the study who concluded that the provided information and recommendations are reasonable for the development.

To ensure that development or site alteration does not impact lands containing archaeological resources, the applicant submitted a Stage 1-2 Archaeological Assessment of the subject lands, which was prepared by AMICK Consultants Limited, which advised that four Isolated Surface Finds were recovered. The findings were deemed to be insufficient archaeological resources to require a Stage 3 assessment.

Finally, Planning staff are satisfied that the provisions of Section 3.5 of the Provincial Planning Statement can be maintained. The applicant has submitted a noise and vibration study in support of the application to address any potential emissions from the nearby CN rail corridor. It was concluded by CN Rail's noise and vibration consultant, who peer reviewed the submitted study, that the submitted study demonstrated the ability to meet MOE, CN Rail, and Federation of Canadian Municipalities (FCM) / Railway Association of Canada (RAC) guidelines provided the mitigation measures outlined in the report were implemented.

Technical Studies

Traffic Impact Study

The applicant submitted a Traffic Impact Study (TIS) prepared by R.C. Spencer & Associates Inc. The study evaluated the impacts on the transportation network that could potentially result from the development of both the lands subject to Staff Report 2026-115 and the lands subject to Staff Report 2026-117. The findings of the study were provided to both the Oxford County Public Works Department and the Township Public Works Department and no concerns were raised by either department.

The author of the report used the Institute of Transportation Engineers Trip Generation Manual to produce the trip generation count. For the lands on the east side of the Village of Princeton, and subject to this Staff Report, it was determined that the AM peak hour would experience 7 trips entering the development and 21 trips exiting the development. The PM peak hour would see 24 trips entering the development and 14 trips exiting the development.

The TIS concluded that should the full buildout occur, which was expected by the horizon year 2026, the AM and PM peak hours would result in no traffic issues anticipated at any of the study

area's intersections and the level of service at the site accesses are satisfactory. As no geometric and / or traffic control improvements are required to accommodate the development proposal, it is the engineers' opinion that the proposed development will not adversely impact area traffic operations.

Functional Servicing Report

The Functional Servicing Report (FSR) submitted by the applicant for the development has been reviewed by County staff and the Township's engineering consultant. Staff are satisfied that the servicing of the lands is feasible and conditions of draft approval are recommended whereby the applicant will be required to submit detailed servicing drawings for review prior to final approval of the plans of subdivision. Final detailed plans will be required prior to the registration of the draft plan.

Noise and Vibration Study

In support of the proposed development, the applicant submitted a Noise & Vibration Feasibility Study prepared by HGC Engineering. An analysis was conducted for noise and vibration generated from the CN railway corridor that exists to the north of the subject lands. The analysis indicated that the proposed development is feasible with the noise control measures implemented:

- An acoustic barrier 2 m in height is required for lots 37, 38, and 40 of the lands subject to Staff Report 2026-115. When detailed grading information is available, the barrier height should be refined.
- Central air conditioning is required for dwellings in the first row from the railway line. Forced air ventilation with ducts sized for the future installation of air conditioning by the occupant is required for dwellings with some exposure to the railway.
- Brick or masonry equivalent exterior wall construction is required for dwellings in the first row from the railway along the upgraded window specifications.
- When detailed floor plans and building elevations are available for the proposed dwellings in the first row from the railway, a detailed noise study should be performed to specify window requirements with sufficient acoustical insulation for the dwelling units based on actual window to flow area ratios and to verify the exterior wall construction.
- Warning clauses are required to be included in all offers of purchase and sale and property and tenancy agreements to inform future occupants of the sound level excesses and the presence of the railway.

CN Rail received a copy of the submitted Noise and Vibration Study and had a third party peer review carried out. The consultant contracted by CN Rail concluded that the mitigation measures outlined in the submitted report are acceptable and demonstrated the ability to meet MOE, CN Rail, and Federation of Canadian Municipalities (FCM) / Railway Association of Canada (RAC) guidelines provided the mitigation measures outlined in the report were implemented.

To ensure that noise control recommendations outlined in the noise study are appropriately implemented, a condition of draft plan approval is recommended whereby all measures outlined in the study, and as necessary, further study/mitigation is required, such work will be undertaken to the satisfaction of the Township of Blandford-Blenheim and/or the County of Oxford.

Hydrogeological Report

The applicant submitted a Hydrogeological Report prepared by Groundwater Environmental Management Services Inc. (GEMS). The report was prepared to assess the hydrogeological and subsurface soil conditions in terms of accommodating the proposed development. The County of Oxford contracted a third-party consultant to peer review the findings of the submitted Hydrogeological Report. The contracted consultant reviewed the report and are generally in agreement with the provided recommended additional work while also advising that the County of Oxford would be reasonable in requesting an Environmental Monitoring Plan.

Archaeological Assessment

To ensure that development or site alteration does not impact lands containing archaeological resources, the applicant submitted a Stage 1-2 Archaeological Assessment of the subject lands, which was prepared by AMICK Consultants Limited, which advised that four Isolated Surface Finds were recovered. The findings indicated there were no significant resources that warranted a Stage 3 assessment.

Servicing

Oxford County's Water and Wastewater Capacity Allocation Policy (the 'protocol') is used to ensure servicing is allocated responsibly amongst various development projects and that if reserved servicing capacity is not used, can be re-allocated to other projects to ensure finite servicing capacity is used in a sustainable manner. The protocol is an important tool in ensuring that allocation is provided in a logical and equitable way.

Adequate servicing capacity within the Princeton water system currently exists to facilitate the entirety of the proposed draft plan, which is 41 units. While the entire draft plan can be serviced, the Oxford County Public Works Department has advised that confirmation of committed water capacity shall only be considered on a per phase basis for registration. The protocol advises that when considering development within a partially serviced community, such as Princeton, that the maximum number of units per registered phase shall be reviewed and determined by Oxford County staff on a per development proposal basis. Following discussions with Oxford County Public Works, it has been determined that an initial phase of 25 units will be permitted to be registered.

Oxford County Public Works has also advised that the existing municipal water system in Princeton is considered to be a constrained system with a finite amount of available capacity. In consultation with the County of Oxford Public Works Department, it is advised that there is currently available capacity for 88 additional residential units for the village. Capacity needed for the approval of the subject applications, and any further applications that require additional water capacity, will be taken from the 88 residential unit capacity pool of unallocated capacity.

Official Plan

Staff are of the opinion that the proposal also maintains the general intent and purpose of the Official Plan. The proposed draft plan will facilitate the development of 41 new lots for single detached dwellings in the Village of Princeton and will result in the rounding out of existing vacant land within the Village settlement boundaries. Further, staff are satisfied that the proposed development of an additional 41 single detached dwellings will be sufficiently integrated with the existing single detached residential development along Main Street South, Emma Street, and

Highway 2 in the Village of Princeton, which is consistent with the policy direction of the Official Plan.

With respect to overall connectivity and local services, the subject lands are within close proximity to community facilities such as shopping facilities along Main Street South, the post office, and recreational and open space facilities such as Princeton Park and the Princeton Centennial Hall.

With regard to subdivision design, while the proposed lots will be larger than those existing in the immediate area, they will meet the minimum lot size requirements of the Zoning By-law, which have been determined to be the lot size appropriate for the provision of private sanitary services and will also provide sufficient space for off-street parking and outdoor amenity areas. Further, the proposed street design will allow for adequate access to Emma Street and Highway 2 and is not anticipated to have adverse impact on pedestrian or vehicle safety.

Section 3.3 of the Official Plan addresses human-made constraints which may adversely affect people and property such as noise, vibration and emissions. As the subject lands are in close proximity to the existing CN railway corridor, the applicant submitted a Noise and Vibration Study. CN Rail retained a noise and vibration expert to review the submitted study and it was ultimately concluded that the submitted study demonstrated the ability to meet MOE, CN Rail, and Federation of Canadian Municipalities (FCM) / Railway Association of Canada (RAC) guidelines provided the mitigation measures outlined in the report were implemented.

While Staff note that the solicitors for CN have requested that approval not be granted to the subject applications until such time that the CN Development Agreement and the Environmental Easement have been registered on title, Staff are of the opinion that it is reasonable to include these requirements as draft plan conditions instead.

Furthermore, it is noted that additional studies and reports (including a preliminary servicing report and archaeology assessment) have been submitted and reviewed to address the relevant criteria, and staff are satisfied that the initial comments have been addressed or will be addressed through the imposition of standard and site-specific conditions of draft plan approval and development agreements.

Township Zoning By-law

The Zone Change Application proposes to rezone the subject lands owned by Van Wees Roses Inc. from 'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3)' to 'Residential Type 1 Zone (R1)' and 'General Agricultural Zone (A2)' while the application also proposes to rezone the lands owned by the Township of Blandford-Blenheim from 'Special Highway Commercial Zone (HC-3)' to 'Open Space Zone (OS).'

The purpose of the lot area, lot frontage, and lot depth zoning provisions is to ensure that sufficient space is maintained on the lands for the development of a single detached dwelling, while providing sufficient area for off-street parking, amenity space, grading, and drainage.

Staff have reviewed the proposed residential lots and noted that each of the 41 lots will meet or exceed the minimum permitted lot size, lot frontage, and lot depth for R1 zoned lots. Based on the provided draft plan, the proposed lots will range in size from 2,800 m² (30,138.9 ft²) and 4,416 m² (47,533.4 ft²). The proposed lot configurations ensure that sufficient space is available to accommodate private servicing, required amenity space, and on-site parking. At this time, no special provisions have been requested for any of the proposed residential lots and it is not anticipated that any will be necessary.

On the north side of the subject lands is a parcel of land approximately 1 ha (2.4 ac) in size that extends north towards the railway. The applicant is in the process of severing and conveying this parcel of land to the farm to the east through Severance Application B26-10-1 (Van Wees Roses Inc.). The applicant is proposing to rezone the 1 ha (2.4 ac) parcel to 'General Agricultural Zone (A2)' in order to match the existing zone of the farm to the east. Staff, however, would recommend that the subject parcel be rezoned to a 'Special General Agricultural Zone (A2-sp).' Staff recommend that a special provision be included in the A2-sp zoning that would restrict the ability to construct a livestock barn or manure storage facility on the subject 1 ha (2.4 ac) parcel as it is located within the settlement boundaries.

The land that the Township owns, as outlined on Plate 3, is now a municipal stormwater facility that currently exists south of the subject lands. At the time of the initial application submission these lands were proposed to be rezoned from 'Special Highway Commercial Zone (HC-3)' to 'Open Space Zone (OS).' Staff have received a letter from the Township advising that it is the preference for the lands to proceed in being rezoned from 'Special Highway Commercial Zone (HC-3)' to 'Open Space Zone (OS).' Staff have reviewed the proposal and are supportive of the proposed zone changes provided a special provision is included in the A2-sp zone that will prohibit livestock facilities and manure storage.

RECOMMENDATIONS

That the Council of the Township of Blandford-Blenheim approve-in-principle the Zone Change Application (File No. ZN 1-23-11) submitted by Van Wees Roses Inc. and the Township of Blandford-Blenheim, whereby the lands described as Part Lot 12, Concession 1 (Blenheim), Parts 2 and 3, 41R-10461, Part 1, 41R-10475, Township of Blandford-Blenheim, are to be rezoned from 'Development Zone (D)' and 'Special Highway Commercial Zone (HC-3)' to 'Residential Type 1 Zone (R1),' 'Open Space Zone (OS),' and 'Special General Agricultural Zone (A2-sp)' to facilitate the proposed draft plan of subdivision;

And that the Council of the Township of Blandford-Blenheim advise County Council that the Township supports the Draft Plan of Subdivision (File No. SB 23-05-1), submitted by Van Wees Roses Inc., for the lands described as Part Lot 12, Concession 1 (Blenheim), Parts 2 and 3, 41R-10461, Part 1, 41R-10475, Township of Blandford-Blenheim, consisting of 41 lots for single detached dwellings, a block for a walkway, the construction of two new internal roads and the extension of Emma Street, subject to the following conditions being met prior to final approval of the plan for registration:

1. This approval applies to the draft plan of subdivision submitted by Van Wees Roses Inc. (File No. SB 23-04-1) and prepared by Monteith Brown Planning Consultants, as shown on Plate 4 of Report No. 2026-117 and comprising lands described Part Lot 12, Concession 1 (Blenheim), Parts 2 and 3, 41R-10461, Part 1, 41R-10475, Township of Blandford-Blenheim, consisting of 41 lots for single detached dwellings, a block for a walkway, the construction of two new internal roads, and the extension of Emma Street.
2. The Owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks, and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Blandford-Blenheim.

3. The Owner shall enter into a subdivision agreement with the Township of Blandford-Blenheim and this agreement shall be registered by the Township against the land to which it applies.
4. The subdivision agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of Blandford-Blenheim.
5. If required, the Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of Blandford-Blenheim.
6. The road allowances included in the draft plan of subdivision shall be dedicated as public highways, free of all encumbrances and costs, to the satisfaction of the Township of Blandford-Blenheim.
7. The streets included in the draft plan of subdivision shall be named, to the satisfaction of the Township of Blandford-Blenheim.
8. Prior to the final approval of the plan by the County of Oxford, the Owner shall agree in writing to ensure the new local streets on this subdivision plan are connected to Emma Street at no cost to the Township, to the satisfaction of the Township of Blandford-Blenheim.
9. 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 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.
10. Prior to the approval of the final plan by the County of Oxford, all lots/blocks shall conform to the zoning requirements of the Township of Blandford-Blenheim'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. Prior to the final approval of the plan by the County of Oxford, such easements as may be required for utility and drainage purposes outside of the public rights-of-way shall be granted to the appropriate authority, to the satisfaction of the Township of Blandford-Blenheim and County of Oxford Public Works.
12. The Owner shall demonstrate to the satisfaction of the County of Oxford/Township of Blandford-Blenheim that the entire subdivision and external lands that will in future be serviced through the proposed subdivision can be serviced with the proposed services.
13. Storm water drainage proposed to be directed to any County Road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of the County of Oxford Public Works Department and Township of Blandford-Blenheim.

14. Prior to the final approval of the plan by the County of Oxford, the Owner shall agree in writing to implement recommendations from the Noise and Vibration Feasibility Study (HGC Engineering, October 2024) to the satisfaction of the County of Oxford Public Works Department and the Township of Blandford-Blenheim. Amongst other recommendations, all agreements of purchase and sale for lots (and provisional tenancy agreements) shall have appropriate disclosure and warning clauses to inform future owners and residents/tenants that lots may experience noise levels (with respect to rail and road traffic) that exceed the Ministry of Environment, Conservation and Park's NPC-300 Noise Guidelines. The Owner further agrees to have a qualified acoustical consultant prepare a Final Noise and Vibration Feasibility Study once finished grades and house locations have been established to the satisfaction of the Township of Blandford-Blenheim and/or the County of Oxford. Details to be included in the subdivision agreement.
15. The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Functional Servicing Report prepared by Design+ Inc. in August 2025 (including any amendments/updates required by the County of Oxford and Township of Blandford-Blenheim) to the satisfaction of the Township of Blandford-Blenheim and/or County of Oxford Public Works.
16. Prior to the approval of the final plan by the County of Oxford, 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 the County of Oxford Public Works Department.
17. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges and water connection charges, of the County of Oxford regarding the installation of the water distribution system and other matters pertaining to the development of the subdivision.
 - a. *The extension of the water distribution system will require that a MECP - Form 1 be submitted to the County for review and approval.*
18. The subdivision agreement shall make provision for the assumption and operation, by the County of Oxford, of the water distribution systems within the draft plan subject to the approval of the County of Oxford Public Works Department.
19. Prior to the final approval of the plan by the County of Oxford, the Owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Drumbo/Princeton water systems to service the plan of subdivision. Confirmation shall be given in accordance with the most current "Water and Wastewater Capacity Allocation Policy" protocol, and/or to the satisfaction of the County of Oxford Public Works Department.
20. The requested water capacity for the draft plan of subdivision, to a maximum of 41 residential dwelling units, will be conditionally committed for a period of three (3) years at the time of draft approval by the County of Oxford, consistent with the duration of conditional draft plan approval. Prior to the final approval of the plan of subdivision (or phase thereof), the Owner shall obtain written confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Princeton water distribution system to service (i.e. commit capacity to) the plan of subdivision (or permitted phase thereof). The confirmation of committed capacity shall be considered in accordance with the latest County approved "Water and Wastewater Capacity Allocation Policy" and the

following phasing requirements, to the satisfaction of the County of Oxford Public Works Department:

- i. Confirmation of committed water capacity shall only be considered by the County on a per phase basis, with the maximum number of residential units per phase not to exceed 25, unless otherwise approved by the County Director of Public Works in accordance with the County 'Water and Wastewater Capacity Allocation Policy'.
 - ii. Further, the Owner acknowledges that, once building permits have been issued for 80% of the lots that were registered, the Owner may then apply to the County of Oxford Public Works Department for confirmation of committed capacity for their next phase, in accordance with the County 'Water and Wastewater Capacity Allocation Policy'
21. The Owner shall agree to prepare and submit for the approval of the County of Oxford Public Works Department, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
 - a. *Both PDF and CAD design drawings will be provided to the County.*
 - b. *The Owner shall agree to prepare and submit final as-built PDF and CAD drawings of the subdivision upon completion of each phase of construction.*
 - c. *The Owner shall provide an updated Functional Servicing Report (FSR) for the proposed subdivision for review during detailed design submissions. Ensure FSR does not group both developments together but provides separate analysis of both.*
22. The Owner shall demonstrate to the satisfaction of the County of Oxford Public Works Department that the entire subdivision shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic water.
23. The Owner shall provide confirmation from the Township of Blandford-Blenheim Fire Department that fire protection has been discussed and approved by the Fire Department, to the satisfaction of the County of Oxford Public Works Department.
24. Prior to final approval of the plan by the County of Oxford, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Public Works Department.
25. Appropriate cul-de-sacs/turnaround areas are required to ensure proposed roadways have adequate turning radius/unobstructed access (without reversing) for waste collection and emergency vehicles. Cul-de-sac design will follow all County/Township guidelines, to the satisfaction of the County of Oxford Public Works Department.
26. The Owner agrees in writing that a 0.3 m (1 ft) reserve along any dead-end roads shall be conveyed to the Township/County as required, free of all costs and encumbrances, to the satisfaction of the County of Oxford Public Works Department.
27. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate the existing infrastructure. These costs shall be borne solely by the Developer.

28. The following clause shall be inserted in all development agreements, offers to purchase, and agreements of purchase and sale or lease of each dwelling unit within 300 m of the railway right-of-way:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

29. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures, to the satisfaction of the County of Oxford and the Township of Blandford-Blenheim.
30. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement, to the satisfaction of the County of Oxford and the Township of Blandford-Blenheim.
31. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN, to the satisfaction of the County of Oxford and the Township of Blandford-Blenheim.
32. Prior to the final approval of the plan by the County of Oxford, the Owner shall complete Severance Application B26-10-1, to the satisfaction of the County of Oxford.
33. Prior to the final approval of the plan by the County of Oxford, the Owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.
34. Prior to the final approval of the plan by the County of Oxford, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, to the satisfaction of Canada Post.
35. Prior to the final approval of the plan by the County of Oxford, the Owner shall agree in writing, to satisfy the requirements of applicable utility providers and that the Owner/developer provide applicable utility providers with the necessary easements and/or agreements required for the provisions of utility services.

36. Prior to the approval of the final plan by the County of Oxford, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority to the satisfaction of the County of Oxford.
37. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of Blandford-Blenheim that Conditions 2 to 16 (inclusive) and 28 to 31 (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.
38. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 11-27 (inclusive), have been met to the satisfaction of the County of Oxford Public Works Department. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
39. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford that Conditions 28-33 (inclusive), have been met to the satisfaction of the County of Oxford. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
40. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 34 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
41. Prior to final approval by the County, the County of Oxford shall be advised by applicable utility companies that Condition 35 has been met to the satisfaction of each applicable utility provider. The clearance letter shall include a brief statement detailing how this condition has been satisfied.

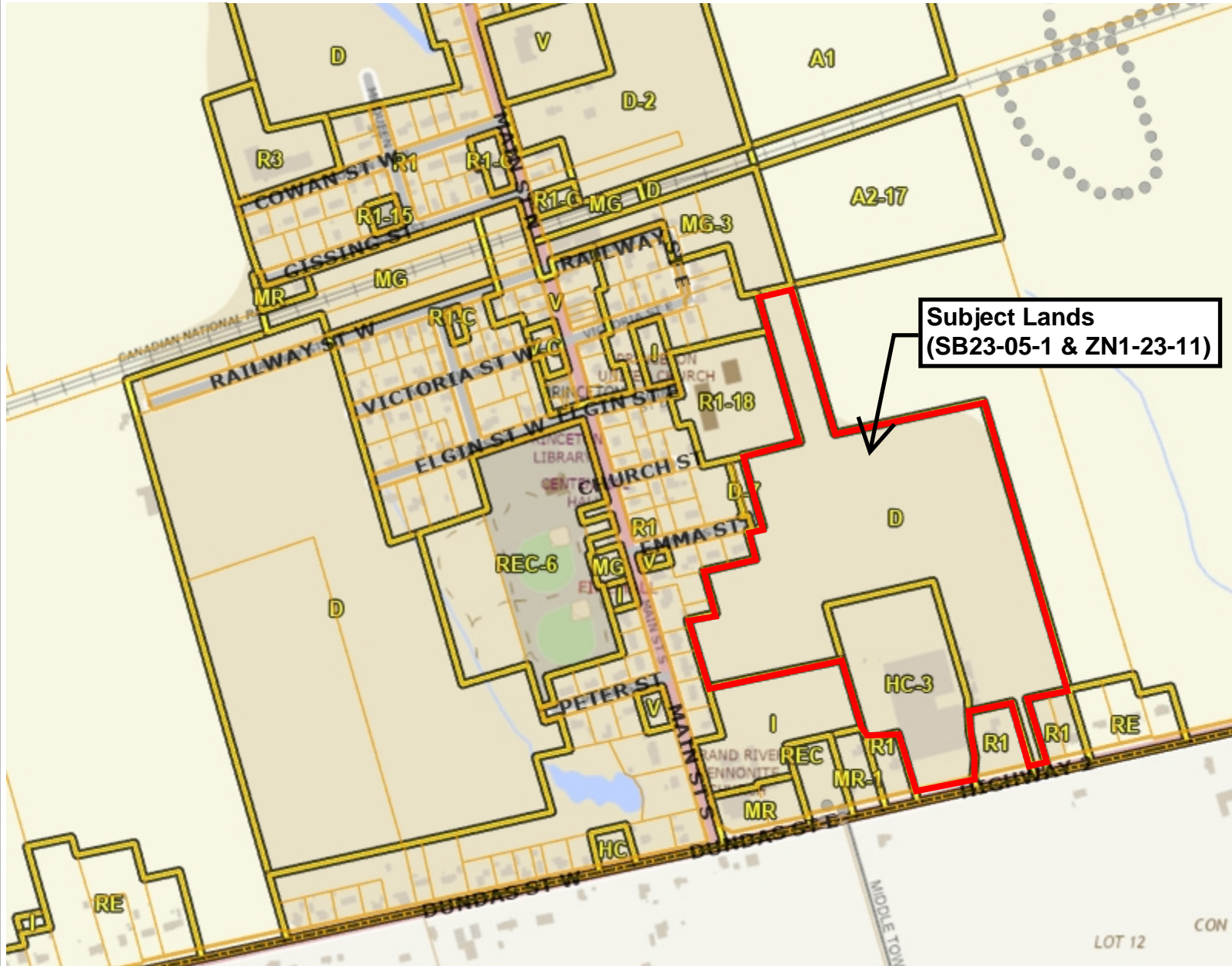
SIGNATURES

Authored by: *'original signed by'*

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission by: *'original signed by'*

Eric Gilbert, MCIP, RPP
Manager of Development Planning

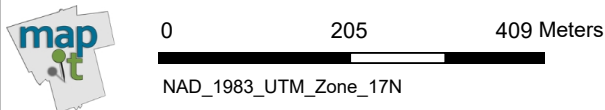


Legend

- 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)

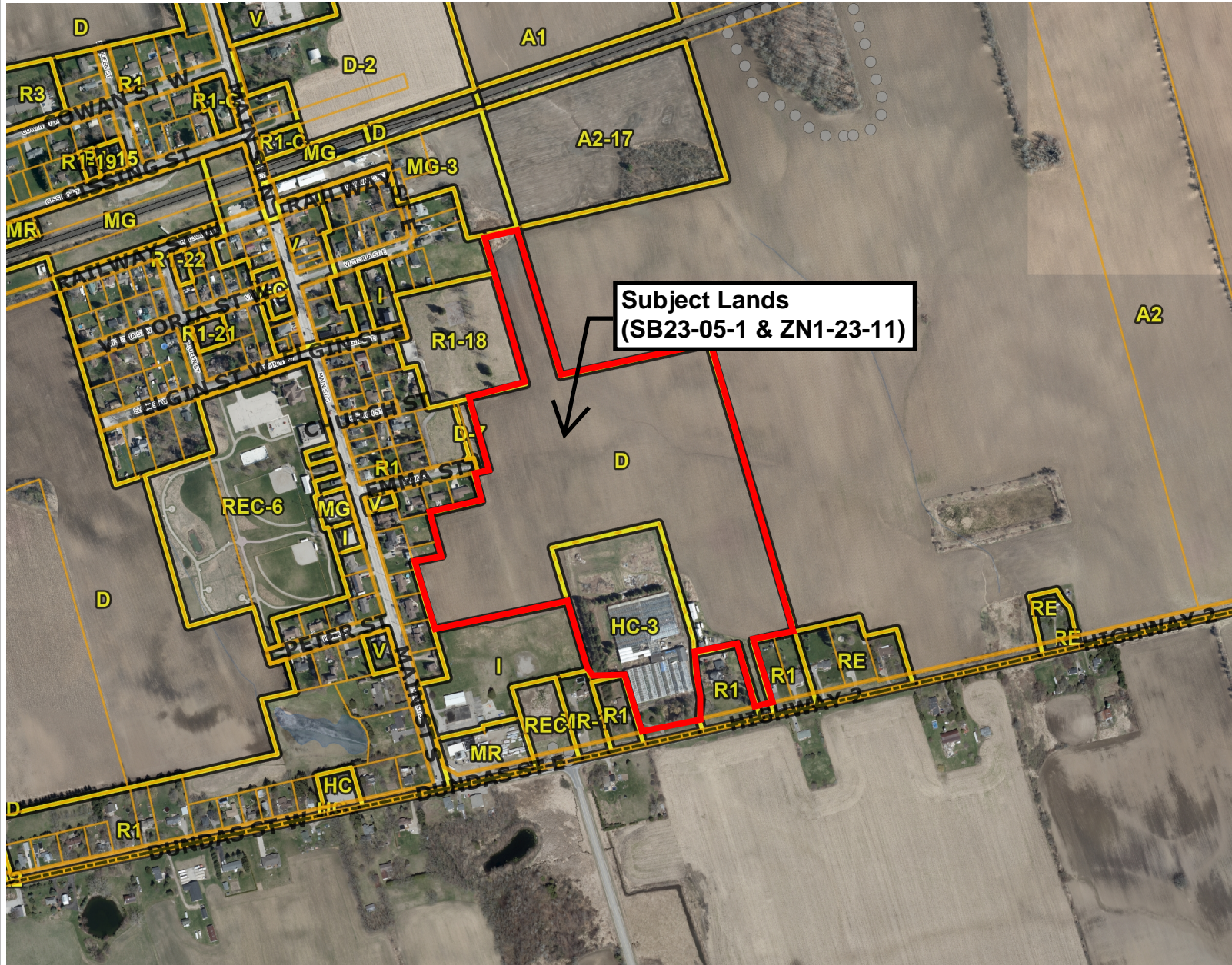
**Subject Lands
(SB23-05-1 & ZN1-23-11)**

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

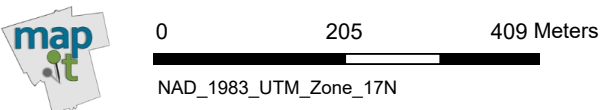
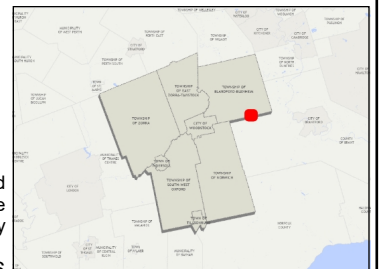
August 23, 2023



Legend

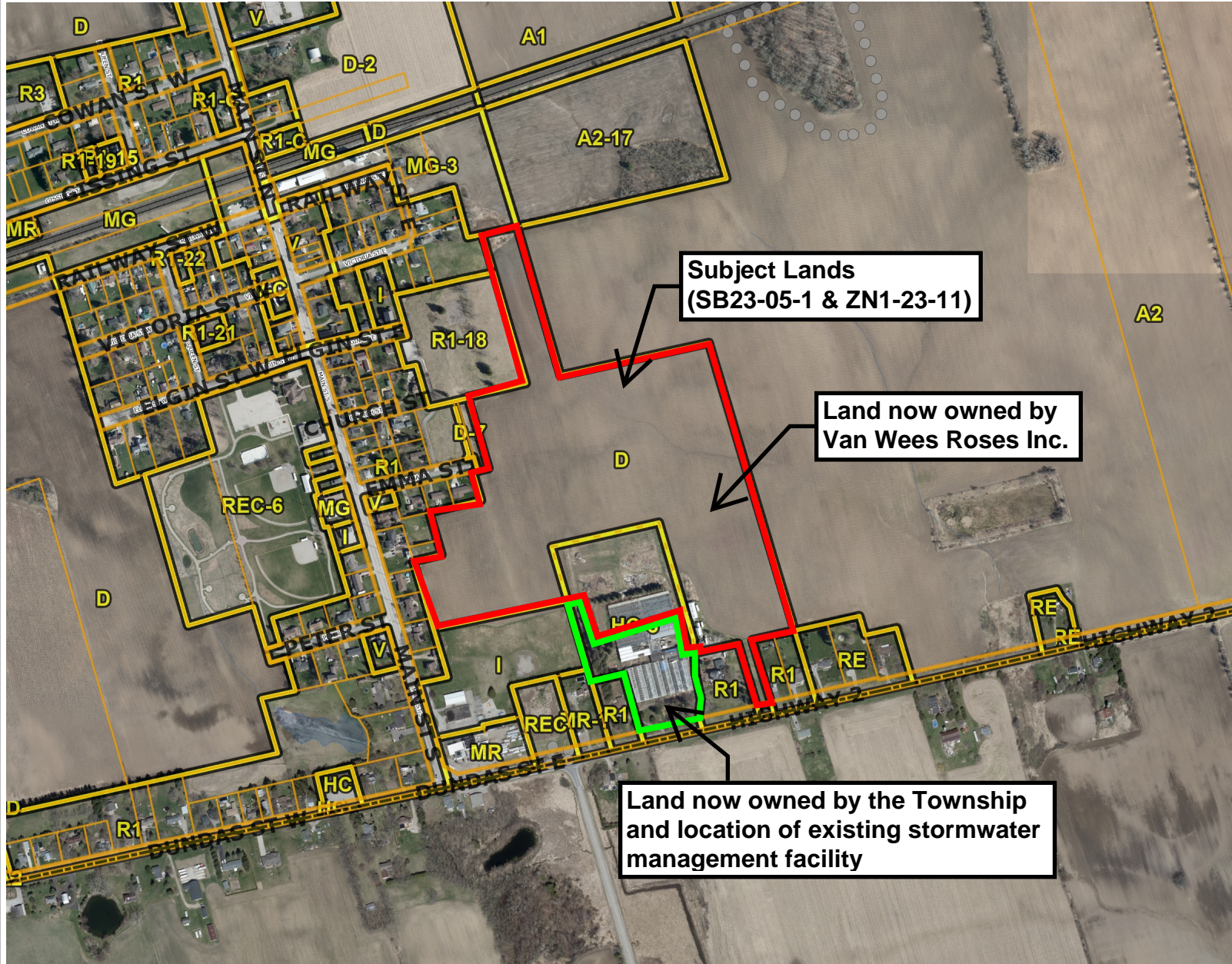
- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000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

Notes



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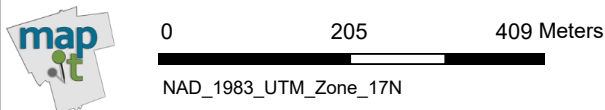
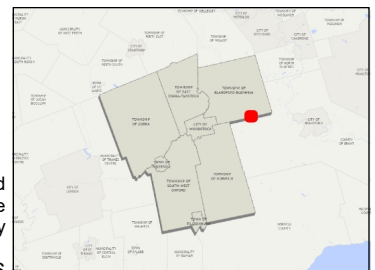
March 30, 2026



Legend

- Parcel Lines
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines
 - Regulation Limit
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
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 - Regulatory Flood And Fill Lines
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Notes



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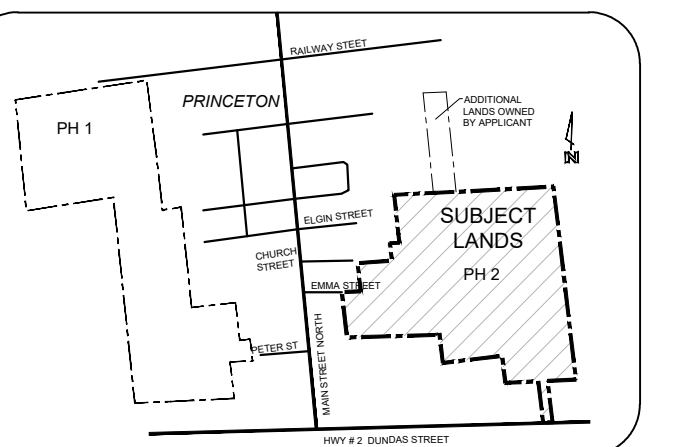
March 30, 2026

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE SIGNATURE

DRAFT PLAN OF SUBDIVISION
PART LOT 12, CONCESSION 1
BLANDFORD-BLENHEIM
GEOGRAPHIC TOWNSHIP OF BLENHEIM
COUNTY OF OXFORD

KEY PLAN N.T.S.



OWNER'S CERTIFICATE

I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners.

J. McGuffin, M.C.P., R.P.P. Date _____
Monteith Brown Planning Consultants

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

J. Johnson, O.L.S. Date _____
J.D. Barnes Limited

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) municipal water
- i) all
- j) as shown on plan
- k) as shown on plan
- l) as shown on plan

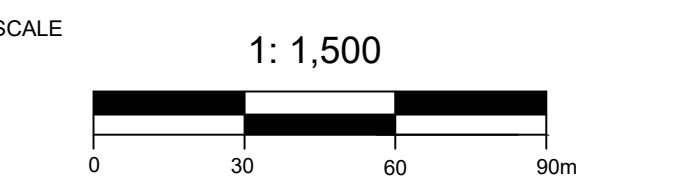
LAND USE SCHEDULE		
LAND USE	PHASE 2	PERCENT
SINGLE DETACHED LOTS 1 TO 41 (ON SEPTIC)	12.26	82.4
FUTURE ROAD CONNECTION BLOCK 42	0.12	0.8
ROADS & RESERVE BLOCK 43	2.45	16.5
SERVICE BLOCK 44	0.04	0.3
TOTAL SITE AREA	14.87	100

SURVEYOR
MACAULAY WHITE & MUIR LTD
440 HARDY ROAD, UNIT 2, BRANTFORD, ON N3T 5L8,
JOHN MUIR OFFICE 519-752-0040
jmuir@jdbarnes.com

SUBMISSION AND REVISION

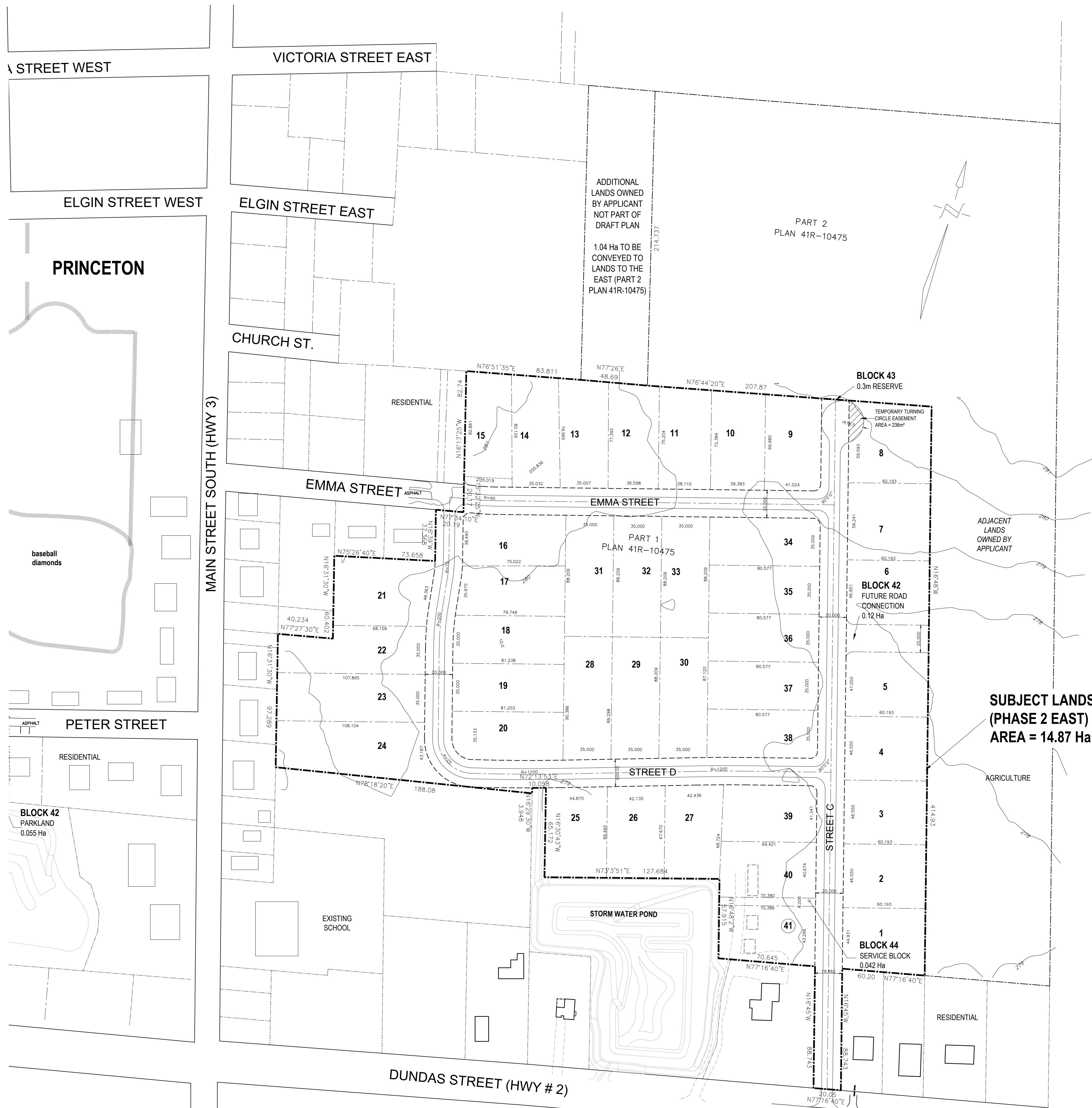
No.	Revision	Date	Initial
4	REMOVE STORM POND	MAR 2026	BS
3	TEMP TURN CIRCLES	JAN 2026	BS
2	REVISED SERVICES	AUG 2025	BS
1	SUBMIT APPLICATION	JULY 2023	BS

CLIENT
VAN WEES FLOWER CENTRE LTD.



ADDRESS
GREEN ACRES ESTATES

DRAWN BY: BS	CHECKED BY: PM	PROJECT No.: 21-1100
DESIGNED BY: BS	APPROVED BY:	DRAWING No.: 1
SCALE: on 24x36 1:1500	DATE: Mar 17, 2026	



ADDITIONAL LANDS OWNED BY APPLICANT NOT PART OF DRAFT PLAN
1.04 Ha TO BE CONVEYED TO LANDS TO THE EAST (PART 2 PLAN 41R-10475)

PART 2
PLAN 41R-10475

BLOCK 43
0.3m RESERVE

TEMPORARY TURNING CIRCLE EASEMENT
AREA = 236m²

BLOCK 42
FUTURE ROAD CONNECTION
0.12 Ha

SUBJECT LANDS (PHASE 2 EAST)
AREA = 14.87 Ha

BLOCK 44
SERVICE BLOCK
0.042 Ha

Plate 4: Proposed Draft Plan of Subdivision
File Nos. SB23-05-1 and ZN1-23-11 (Van Wees Roses Inc. and the Township of Blandford-Blenheim)
Part Lot 13, Concession 1 (Blenheim), Part 2, Plan 41R8514, Part Lot 12, Concession 1 (Blenheim), Part 1, Plan 41R5171

From:
To:
Subject: Questions and Concerns Regarding Proposed Subdivision
Date: Wednesday, March 25, 2026 10:47:01 PM

Good evening,

I am writing as a resident whose property backs onto the stormwater pond adjacent to the proposed subdivision in Princeton. I understand that a public meeting will be held regarding the zoning change to residential and the draft plan, and I would appreciate if the following questions and concerns could be included as background information for council.

Traffic and Access

With approximately 40 homes proposed, and potentially more in future phases, traffic will increase significantly. Much of this traffic will likely travel toward Highway 2, routing past existing homes.

- Has a traffic impact assessment been completed?
- What roads are planned as the main access points for the subdivision?

Stormwater Pond Maintenance and Capacity

My property backs directly onto the existing stormwater pond, and there currently appears to be limited maintenance occurring.

- Who will be responsible for the long-term maintenance of the pond and surrounding land once homes back onto it? Will it be the township, the developer, or a homeowners association?
- Has the existing stormwater pond been engineered to handle the increased runoff from the proposed homes, roads, and driveways?
- Will the pond require expansion or modification to manage the additional drainage?
- Will a stormwater management study be completed for this development, and will that information be available for residents to review?

Buffering and Landscaping

Because existing homes already back onto the pond, I would like to understand what measures may be taken to help protect privacy and maintain a transition between existing and new homes.

- Will trees, fencing, or other landscaping buffers be required along the pond edge or between the development and existing homes?
- Will walking paths or trails to the park from existing properties at the end of Peter Street remain accessible, or will access need to be rerouted to the main street to reach amenities such as the park and ball diamonds?

House Height and Overlooking

Given the elevation behind the pond, two-storey homes may overlook existing properties.

- What is the proposed maximum height of the homes in the subdivision? Are single-family dwellings the only type of homes allowed on the new lots?

Servicing and Water Systems

- Will the homes be on septic systems, or are future municipal sewer connections planned?
- Will the water system serving the new development be able to handle the additional demand? For context, a nearby system in Oxford County experienced a pump failure in March 2026, resulting in low pressure and a mandatory boil water advisory. How will Princeton ensure reliability and adequate capacity for both existing and new homes?

My intention is not to oppose growth in Princeton. I recognize the importance of welcoming new families into the community. My goal is simply to understand how the development will be designed and how existing residents will be considered in the planning process.

Thank you for your time and consideration. I look forward to learning more at the upcoming council meeting.

Sincerely,

Nicole Herman