

**Township of South-West Oxford
Minutes
SWOX Housing Opportunities Committee
April 2, 2024**

In Attendance: Mayor David Mayberry, Councillor Peter Ypma (Ward 2), Councillor Craig Gillis (Ward 6) and Paula Beckett (community representative)

Staff: Clerk Julie Middleton, Clerk's Assistant Nicole Chambers and CBO Howard Leaver

Guests: Kamalpreet Singh (virtual – via Zoom) and Niels Dube (Township Septic Inspector)

Regrets: None

Call Meeting to Order

The meeting was called to order at 1:00 p.m. by Mayor David Mayberry and a quorum was present.

Motion to Accept Agenda

Resolution No. 1 Moved by Paula Beckett
Seconded by Howard Leaver

RESOLVED that the agenda for the meeting of the April 2, 2024 SWOX Housing Opportunities Committee be approved, as amended.

DISPOSITON: Motion Carried

Minutes

Resolution No. 2 Moved by Craig Gillis
Seconded by Peter Ypma

RESOLVED that the minutes of the March 5, 2024 SWOX Housing Opportunities Committee meeting be approved.

DISPOSITON: Motion Carried

Appointments

1:05 p.m. Kamalpreet Singh re: Multi-Residential Development Proposal (Beachville Road and East Hill Line)

Kamalpreet Singh, owner of property located near Beachville Road and East Hill Line, joined the Committee virtually to discuss a proposed multi-residential development. The proposal involves merging three parcels (parts 3, 5 and 5) into one, to build 75 housing units. An additional 20 units would be constructed on parcel 2.

Mr. Singh provided an overview of the layout of a proposed triplex building.

Discussion took place regarding servicing constraints on this type of development, Committee members noted the following:

- Oxford County Water/Wastewater Master Plan – not considered for sewer;
- Cross-border servicing not possible (to run sewer to Ingersoll or Woodstock);
- Septic systems cannot service multiple properties – must all be owned by same owner(s);
- Size of parcel may not be large enough for communal system;
- Multi-unit communal septic system may fall under Ministry of the Environment if it produces more than 10,000 litres per day (increases cost and lengthens timeline); and
- Off-street parking would need to be accommodated – County may only provide one driveway per lot (2, 3, 4 and 5).

CBO Howard Leaver will connect Mr. Singh with local septic companies who can help him produce a draft septic system design.

Further discussion took place regarding the development potential of a parcel on West Hill Line in Beachville. It was recommended that anyone looking to purchase this property discuss with Oxford County and the Conservation Authority first, as permission is required to build anything on the property.

**Mr. Singh left the meeting at 1:32 p.m.*

The Committee continued discussing Mr. Singh's proposal. It was noted that due to the minimum lot size requirement of 30,000 ft², one triplex unit may be permitted per lot.

Business Arising from the Minutes

Land Development Potential

At a previous meeting, the Committee explored development opportunities for a parcel in Sweaburg by the Lions Park. Mayor Mayberry met with Oxford County Planning Staff and the owners of this property a few weeks ago. They are exploring different land uses (e.g., commercial, multi-residential) but are limited due to the shape ("L") and size (5 acres) of the land. Planning staff indicated that the County may be willing to consider moving this land into the village as a part of the secondary planning process – the house currently on the property is outside the limits. It was noted that there would be more options for development if this parcel consolidated with the neighbouring property.

CBO Leaver inquired if there has been any further action regarding the proposed subdivision off Vine Street in Beachville. Clerk Julie Middleton will follow up with Spencer McDonald (Township Planner) regarding this application – we have not received a notice of public meeting yet.

Correspondence

Invitation to Mount Elgin Community Night (May 2024)

The Mount Elgin Hall Board has invited the SWOX Housing Opportunities Committee to participate and showcase their work at the upcoming Mount Elgin Community Night on May 31st, 2024 from 5-7 p.m. It was noted that this Committee will not require a table at this time.

Discussion Items

Brownsville Development

The Committee brainstormed different options for a tiny home community in Brownsville. This would be a land lease model, with one owner retaining ownership of the property. The intent is to square off the village – either by creating one large parcel (around 20 total acres) – or one smaller parcel to start with a possibility of expansion (around 8.2 acres off the corner of Wood and Ralph Streets).

Township Septic Inspector Niels Dube noted that assuming the homes are all single bedroom, flow would be approximately 750 litres per day, which would permit around 12 or 13 tiny homes in an 8-acre block. Each lot would be around 40' x 80'. The road would need to be large enough for a fire truck to travel down (50 feet). It was noted that the land being considered is outside the wellhead protection area.

Councillor Peter Ypma questioned if this land could be brought into the village, and what the resulting cost would be. If the Committee wanted to phase the project and begin with the smaller parcel to the north (off Wood/Ralph), development could be extended to the south to square off the village if the project is successful. The septic bed could be installed behind the Brownsville Community Centre, and potentially used as a sports field. Further discussion took place regarding possible layout options for a tiny home community.

Councillor Ypma will discuss the potential to sever this land with the property owner. David will inquire with Oxford County to see if there is a possibility to alter the border of Brownsville and the current capacity of the water system.

New Business

Tiny Homes Show

