

TOWNSHIP OF BLANDFORD-BLENHEIM
COUNCIL MEETING AGENDA - AMENDED

Wednesday, March 6th, 2024

Watch via Live Stream on Township's YouTube:
<https://www.youtube.com/channel/UCdKRV0GAEuFaGbwHRPzoEXA>

4:00 p.m.

1. Welcome

2. Call to Order

3. Approval of the Agenda

Recommendation:

That the agenda for the March 6th, 2024 Regular Meeting of Council be adopted as printed, and circulated.

4. Disclosure of Pecuniary Interest

5. Minutes

a. [February 21st, 2024 Minutes of Council](#)

Recommendation:

That the minutes of the February 21st, 2024 Regular Meeting of Council be adopted, as printed and circulated.

6. Business Arising from the Minutes

7. Public Meetings

a. **Public Meeting under the Drainage Act, Court of Revision**

i. **Mitchell Drain**

Recommendation:

That pursuant to the provision of Section 52 of the Drainage Act, R.S.O. 1990, as amended, Chapter D. 17, the Court of Revision for the purposes of hearing appeals to the Mitchell Drain is convened at _____ p.m.;

That Council appoint Mayor Mark Peterson, Councillor _____, and North Dumfries Councillor Alida Wilms serve on the Court of Revision for the Mitchell Drain;

And that Mayor Mark Peterson be appointed as the Chair of the Court of Revision;

Be it hereby resolved that the appeal of Gordon Doehn be rejected by the Court of Revision for the Mitchell Drain.

Be it hereby resolved that the Court of Revision for the Mitchell Drain sustain the assessment as outlined in the report of K. Smart dated December 15, 2023;

OR

Be it hereby resolved that the Court of Revision accept the appeal of Gordon Doehn for the Mitchell Drain, and that the assessments be adjusted in the following way:

Be it hereby resolved that the Court of Revision on the Mitchell Drain be closed at _____ p.m.

ii. Baker Drain

Recommendation:

That pursuant to the provision of Section 52 of the Drainage Act, R.S.O. 1990, as amended, Chapter D. 17, the Court of Revision for the purposes of hearing appeals to the Baker Drain is convened at _____ p.m.;

That Council appoint Mayor Mark Peterson, Councillor Bruce Banbury, Councillor Daryl Barnes, Councillor Nancy Demarest and Councillor Tina Young serve on the Court of Revision for the Baker Drain;

And that Mayor Mark Peterson be appointed as the Chair of the Court of Revision;

Be it hereby resolved that the Court of Revision for the Baker Drain sustain the assessment as outlined in the report of K. Smart dated January 9, 2024;

Be it hereby resolved that the Court of Revision on the Baker Drain be closed at _____ p.m.

b. Public Meeting under the Development Charges Act, 1997, as amended

- i. [Sean-Michael Stephen, Manager at Watson & Associates Economists Ltd. – Presentation of proposed 2024 Development Charge & Background Study](#)

Recommendation:

That the Township of Blandford-Blenheim 2024 Development Charge Background Study be received as information.

c. Delegation

- i. [David Mayberry, Mayor, Township of South-West Oxford, Re: SWIFT Program Overview and Update](#)

Recommendation:

That the presentation from David Mayberry be received as information.

d. Public Meeting under the Planning Act, Zone Change

- i. [Application for Zone Change – ZN1-23-18 \(Ficzere & Sons Ltd.\)](#)

Recommendation:

That the Township of Blandford-Blenheim Committee of Adjustment approve the zone change application submitted by Ficzere & Sons Ltd., whereby the lands described as Part Lot 13, Concession 1 (Blenheim), in the Township of Blandford-Blenheim, are to be rezoned from ‘General Agricultural Zone (A2)’ to ‘Residential Type 1 Zone (R1).’

8. Delegations / Presentations

- i. [Helmut Schneider, Pro Wind Renewables, Re: Renewable Energy](#)

Recommendation:

That the presentation from Helmut Schnierder, Pro Wind Renewables be received as information.

9. Correspondence

a. Specific

None.

b. General

None.

10. Staff Reports

a. Adam Degier – Drainage Superintendent

- i. [DS-24-07 – Monthly Report](#)

Recommendation:

That Report DS-24-07 be received as information.

ii. [DS-24-08 – Princeton Drain Tender](#)

Recommendation:

That Report DS 24-08 be received as information; and further,

That the Township accept the tender bid of \$3,765,126.88 not including HST submitted by Viewcon Construction Ltd.; and further,

That the Township's CAO be permitted to sign the tender documents contract binding the Township and Viewcon Construction Ltd. to the project.

a. Jim Borton – Director of Public Works

i. [PW-24-05 – Monthly Report](#)

Recommendation:

That Report PW-24-05 be received as information.

c. Trevor Baer – Director of Community Services

i. [CS-24-03 – Monthly Report](#)

Recommendation:

That Report CS-24-03 be received as information.

~~i. [CS-24-04 – Accessible Playground Flooring & Equipment Project for Plattsville Park Tender](#)~~

~~Report to be attached March 6, 2024.~~

~~Report to follow at at subsequent meeting.~~

d. Josh Brick – Chief Administrative Officer

i. [CAO-24-11 – Strategic Plan 2022-2026](#)

Recommendation:

That Report CAO-24-11 be received as information; and,

That Council directs the Chief Administrative Officer to proceed with establishing the Strategic Plan Working Group, as outlined in Report CAO 24-11.

12. Reports from Council Members

13. Unfinished Business

14. Motions and Notices of Motion

15. New Business

16. Closed Session

None.

17. By-laws

a. 2423-2024, Being a By-law to regulate the sale and use of fireworks in the Township of Blandford-Blenheim;

b. 2424-2024, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (Ficzere & Sons Ltd.);

c. 2425-2024, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-laws be now read a first and second time: 2423-2024, 2424-2024, & 2425-2024.

Recommendation:

That the following By-laws be now given a third and final reading: 2423-2024, 2424-2024, & 2425-2024.

18. Other

19. Adjournment and Next Meeting

Wednesday, March 20th, 2024 at 3:00 p.m.* Special Meeting for Council Training, Regular Meeting to begin at 4:00 p.m.

Recommendation:

Whereas business before Council has been completed at _____ pm;

That Council adjourn to meet again on Wednesday, March 20th, 2024 at 3:00 p.m.

MINUTES

Council met at 4:00 p.m. for their second Regular Meeting of the month.

Present: Mayor Peterson, Councillors Banbury, Barnes, Demarest and Young.

Staff: Baer, Belanger, Borton, Brick, Davidson, Degier, and Matheson.

Other: Robson, Planner.

Mayor Peterson in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that the agenda for the February 21st, 2024 Regular Meeting of Council be adopted as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. February 7th, 2024 Minutes of Council

RESOLUTION #2

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that the minutes of the February 7th, 2024 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Public Meetings

- a. Public Meeting under the Planning Act, Committee of Adjustment

RESOLUTION #3

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that Council move into Committee of Adjustment at 4:01 p.m.
.Carried

RESOLUTION #4

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that the Committee rise at 4:06 p.m. and that the Open Council meeting resumes.
.Carried

8. Delegations / Presentations

None.

9. Correspondence

- a. Specific

- i. Glen McNeil, Chair of Western Ontario Wardens Caucus, re: Social and Economic Prosperity Review

RESOLUTION #5

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

WHEREAS current municipal fiscal arrangements are undermining Ontario's economic prosperity and quality of life;

WHEREAS nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility and expenditures are outpacing provincial contributions by nearly \$4 billion a year;

WHEREAS municipal revenues, such as property taxes, do not grow with the economy or inflation;

WHEREAS unprecedented population and housing growth will require significant investments in municipal infrastructure;

WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises;

WHEREAS inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity;

WHEREAS property taxpayers – including people on fixed incomes and small businesses can't afford to subsidize income re-distribution programs for those most in need;

WHEREAS the province can, and should, invest more in the prosperity of communities;

WHEREAS municipalities and the provincial government have a strong history of collaboration;

THEREFORE, BE IT RESOLVED THAT the Township of Blandford-Blenheim calls on the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario.'; and

FURTHER THAT a copy of this motion be sent to the Premier of Ontario (premier@ontario.ca); Minister of Municipal Affairs and Housing (minister.mah@ontario.ca); the Minister of Finance (minister.fin@ontario.ca); and to the Association of Municipalities of Ontario (amo@amo.on.ca).

.Carried

b. General

None.

10. Staff Reports

a. **Drew Davidson – Director of Protective Services**

i. FC-24-02 – Draft Fireworks By-law

RESOLUTION #6

Moved by – Councillor Demarest

Seconded by – Councillor Barnes

Be it hereby resolved that Report FC-24-02 be received as information; and,

That Council directs staff to bring the final Fire Works By-Law, with any necessary revisions arising from the Draft By-Law, for consideration at the March 6, 2024 Regular Meeting.

.Carried

- ii. FC-24-03 – Updated Emergency Response Plan By-law

RESOLUTION #7

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that Report FC-24-03 be received as information; and,
That Council approve By-Law 2419-2024 with the updates to the Emergency Response Plan.

.Carried

- iii. FC-24-04 – Fire Department Establishing and Regulating By-law

RESOLUTION #8

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that Report FC-24-04 be received as information; and,
That Council approve By-Law 2420-2024, being a By-Law to Establish and Regulate a Fire Department for the Township of Blandford-Blenheim.

.Carried

- iv. FC-24-05 – January Monthly Report

RESOLUTION #9

Moved by – Councillor Banbury
Seconded by – Councillor Young

That Report FC-24-05 be received as information.

.Carried

b. Ray Belanger – Chief Building Official

- i. CBO-24-02 – Monthly Report

RESOLUTION #10

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Report CBO-24-02 be received as information.
.Carried

c. Jim Borton – Director of Protective Services

- i. PW-24-04 – Township Road 12 Paving (RR Sand and Gravel)

RESOLUTION #11

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Report PW-24-04 be received as information;
and,

That the Township grants permission to RR Sand and Gravel for the purpose of paving Township Road 12 from Oxford Road 22 to the East boundary of their property (Approximately 831 meters).

RECORDED VOTE

Member	Yes	No
Councillor Banbury	x	
Councillor Young	x	
Mayor Peterson	x	
Councillor Barnes		x
Councillor Demarest		x

.Carried

11. Reports from Council Members

Member Young expressed appreciation for the groups and individuals in the community that give back to the events and other causes within the township. Member Barnes and gave a shout out to the Drumbo Firefighters who hosted a breakfast this past weekend. Mayor Peterson reported on meetings held in Bright regarding water quality, and noted that a committee is being formed in order to lobby Oxford County to have municipal water from Plattsville brought to Bright. Peterson reported the group will likely attend the County Council meeting

in late March. Mayor Peterson further reported that Oxford MP, Arpan Khanna, was attending the Drumbo Pub 4:00 p.m. until 6:00 p.m. on this day.

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

None.

15. Closed Session

- a. Report CAO-24-09 - Personal matters about an identifiable individual, including municipal employees [s. 239 (2)(b)]

Re: Staff

- b. Report CAO-24-10 - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose [s. 239 (2)(f)]

Re: Municipal Roads

RESOLUTION #12

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Council move into Closed Session under the authority of Section 239 (2. f.) of the Municipal Act at 4:54 p.m. to discuss:

- a. Report CAO-24-09 - Personal matters about an identifiable individual, including municipal employees [s. 239 (2)(b)]

Re: Staff

- b. Report CAO-24-10 - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose [s. 239 (2)(f)]

Re: Municipal Roads

.Carried

RESOLUTION #13

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 5:48 p.m.

.Carried

16. Other Business

Mayor Peterson reported his absence from the country for the upcoming week. Member Barnes will be the acting Mayor in his absence.

17. By-laws

- a. 2419-2024, Being a bylaw to meet the various requirements of the Emergency Management and Civil Protection Act and its related Ontario Regulation 380/04;
- b. 2420-2024, Being a By-law to establish and regulate the Fire Department;
- c. 2421-2024, Being a By-law to adopt the estimates of all sums required for 2024 for Township purposes; and,
- d. 2422-2024, Being a By-law to confirm the proceedings of Council.

RESOLUTION #14

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-laws be now read a first and second time:

- a. 2419-2024, Being a bylaw to meet the various requirements of the Emergency Management and Civil Protection Act and its related Ontario Regulation 380/04;
- b. 2420-2024, Being a By-law to establish and regulate the Fire Department;
- c. 2421-2024, Being a By-law to adopt the estimates of all sums required for 2024 for Township purposes; and,
- d. 2422-2024, Being a By-law to confirm the proceedings of Council.

.Carried

RESOLUTION #15

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-laws be now read a third and final time:

- a. 2419-2024, Being a bylaw to meet the various requirements of the Emergency Management and Civil Protection Act and its related Ontario Regulation 380/04;
- b. 2420-2024, Being a By-law to establish and regulate the Fire Department;
- c. 2421-2024, Being a By-law to adopt the estimates of all sums required for 2024 for Township purposes; and,
- d. 2422-2024, Being a By-law to confirm the proceedings of Council.

.Carried

18. Adjournment and Next Meeting

RESOLUTION #16

Moved by – Councillor Young
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 5:49 p.m.; and,

That Council adjourn to meet again on Wednesday, March 6th, 2024 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Sarah Matheson, Clerk
Township of Blandford-Blenheim



 **Watson
& Associates**
ECONOMISTS LTD.

Township of Blandford-Blenheim Development Charge Background Study

Council Meeting
March 6, 2024

Introduction



- Watson & Associates Economists Ltd. (Watson) has been retained to prepare a Development Charges (D.C.) Background Study for the Township
- The Township's current by-law will expire on August 7, 2024
- The purpose of this meeting is to:
 - Provide an overview of the draft D.C. calculations and municipal comparisons;
 - Review D.C. by-law policies, including D.C. exemptions
 - Provide estimated financial impacts of statutory and non-statutory D.C. by-law policies

Simplified D.C.A. Methodology/Calculation



Identify Amount, Type, and Location of Residential and Non-Residential Growth

- Eligible D.C. Services
- Increase in Need for Service must not exceed average historical level of service over prior 15-year period
- Expression of Council that needs will be met

Increase in Need for Service to Accommodate Growth

Identify Capital Costs to Provide Service

- Deduct:
1. Uncommitted excess capacity
 2. Grants, subsidies and contributions
 3. Benefit to existing development

D.C. Recoverable Cost of Infrastructure to Accommodate Growth

\$



=

D.C. per Residential Unit

Development Charges

D.C. per sq.ft. of Non-Residential Development



Growth Forecast

Mid-2024 to Mid-2033

- 10-year growth forecast has been prepared based on the County’s Municipal Comprehensive Review to 2046, recent development trends, and active development applications in the approvals process

Time Horizon	Residential		Non-Residential	
	Net Population	Residential Units	Employment	Sq.m. of G.F.A.
Mid-2024	8,110	2,877	994	
Mid-2034	9,238	3,337	1,179	
Incremental Change				
10-year	1,128	445	185	100,660

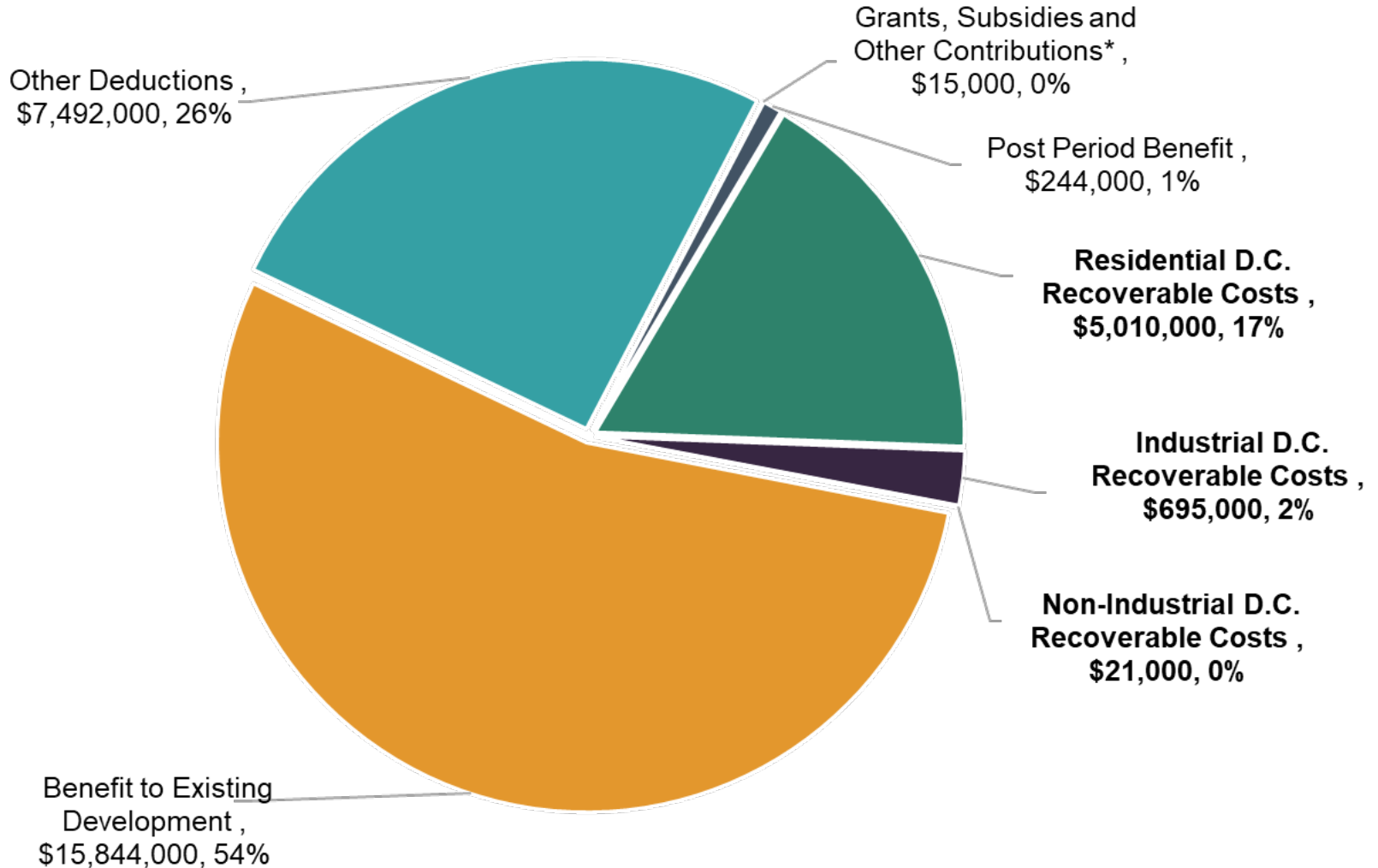


Increase in Need for Service

- 10-Year (2024-2033)
 - Services Related to a Highway
 - Fire Protection Services
 - Parks and Recreation Services
- See Technical Appendix

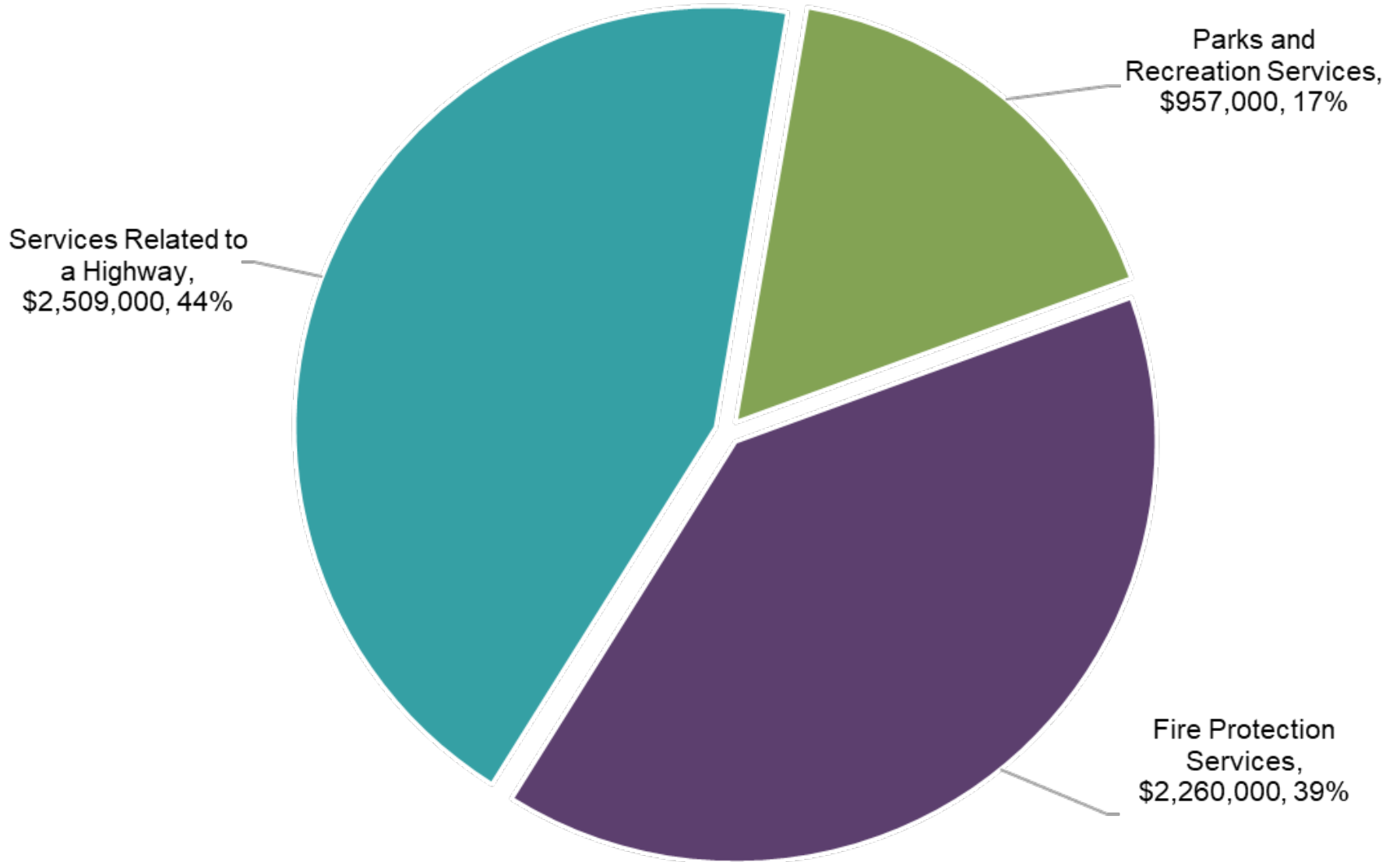
Anticipated Capital Needs

Gross Capital Costs (\$28.7 million)



D.C. Recoverable Costs

\$5.7 Million



Major Growth-Related Capital Projects



Service Area	Gross Capital Costs	D.C. Recoverable Costs
Fire Protection		
New Princeton Fire Station	\$2 M	\$1 M
Aerial/Pumper	\$2.2 M	\$1.1 M
Services Related to a Highway		
Road Improvements	\$20.7 M	\$1.6 M
Vehicles & Equipment	\$0.6 M	\$0.6 M
Parks and Recreation		
Provision for Parkland Development & Walking Trails	\$0.3 M	\$0.3 M

Calculated Schedule of D.C.s



Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Municipal Wide Services:						
Services Related to a Highway	5,340	3,688	2,954	1,875	3.50	5,340
Fire Protection Services	4,799	3,315	2,655	1,685	3.14	4,799
Parks and Recreation Services	2,265	1,564	1,253	795	0.48	
Total Municipal Wide Services	12,404	8,567	6,862	4,355	7.12	10,139
Year 1 Charge (80% of Full Charge)	9,923	6,854	5,490	3,484	5.70	8,111

D.C. Comparison



Residential (Single Detached) Comparison

Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services:				
Services Related to a Highway	6,836	5,340	(1,496)	-22%
Fire Protection Services	3,531	4,799	1,268	36%
Parks and Recreation Services	3,745	2,265	(1,480)	-40%
Growth-Related Studies	-	-	-	n/a
Total Municipal Wide Services	14,112	12,404	(1,708)	-12%
Year 1 Charge (80% of Full Charge)	14,112	9,923	(4,189)	-30%

Non-Residential (per sq.m.) Comparison

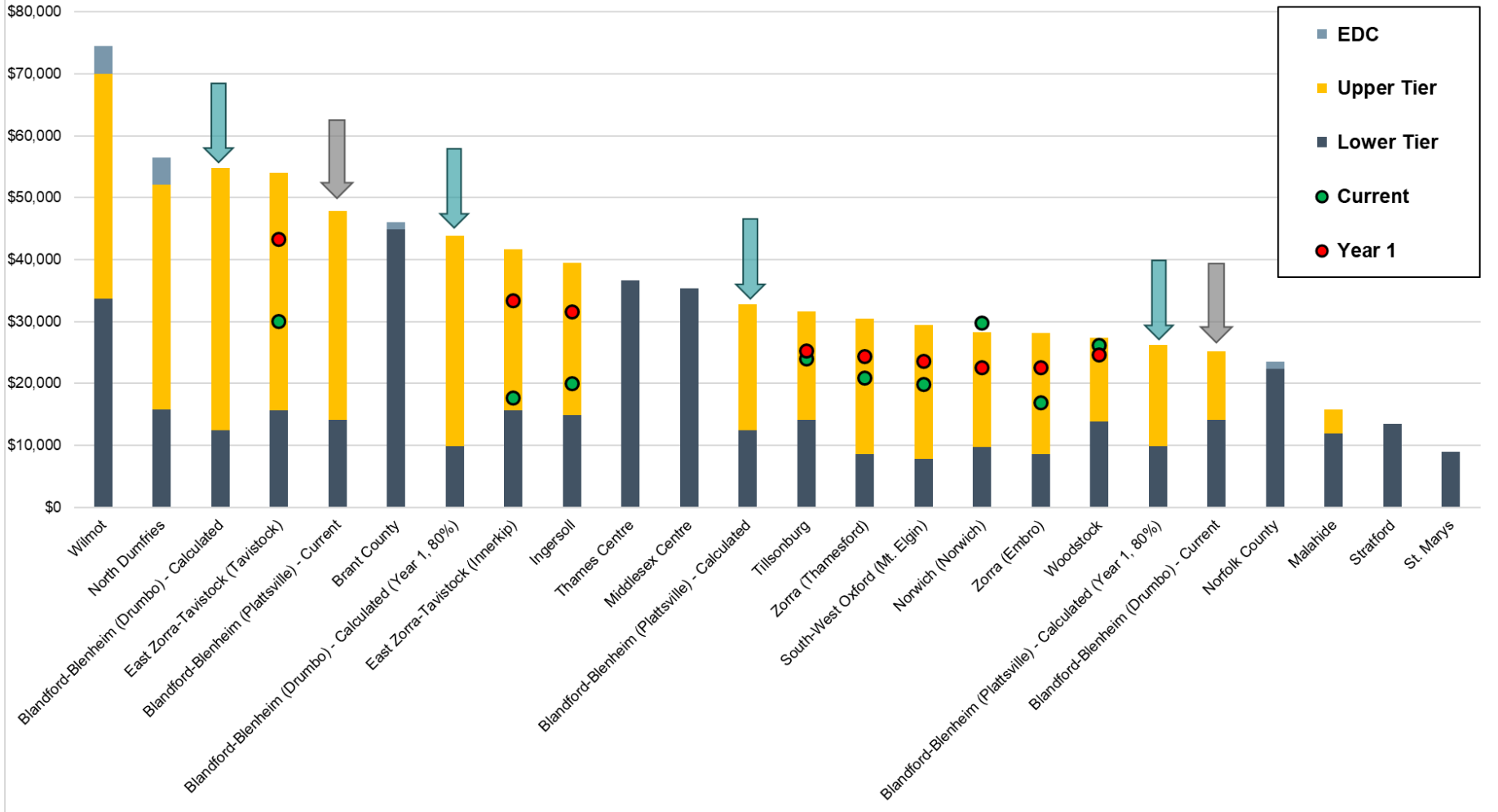
Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services:				
Services Related to a Highway	27.69	3.50	(24.20)	-87%
Fire Protection Services	14.32	3.14	(11.17)	-78%
Parks and Recreation Services	10.61	0.48	(10.13)	-95%
Growth-Related Studies	-	-	-	n/a
Total Municipal Wide Services	52.62	7.12	(45.50)	-86%
Year 1 Charge (80% of Full Charge)	52.62	5.70	(46.92)	-89%

Municipal Comparison

Per Single Detached Residential Dwelling Unit

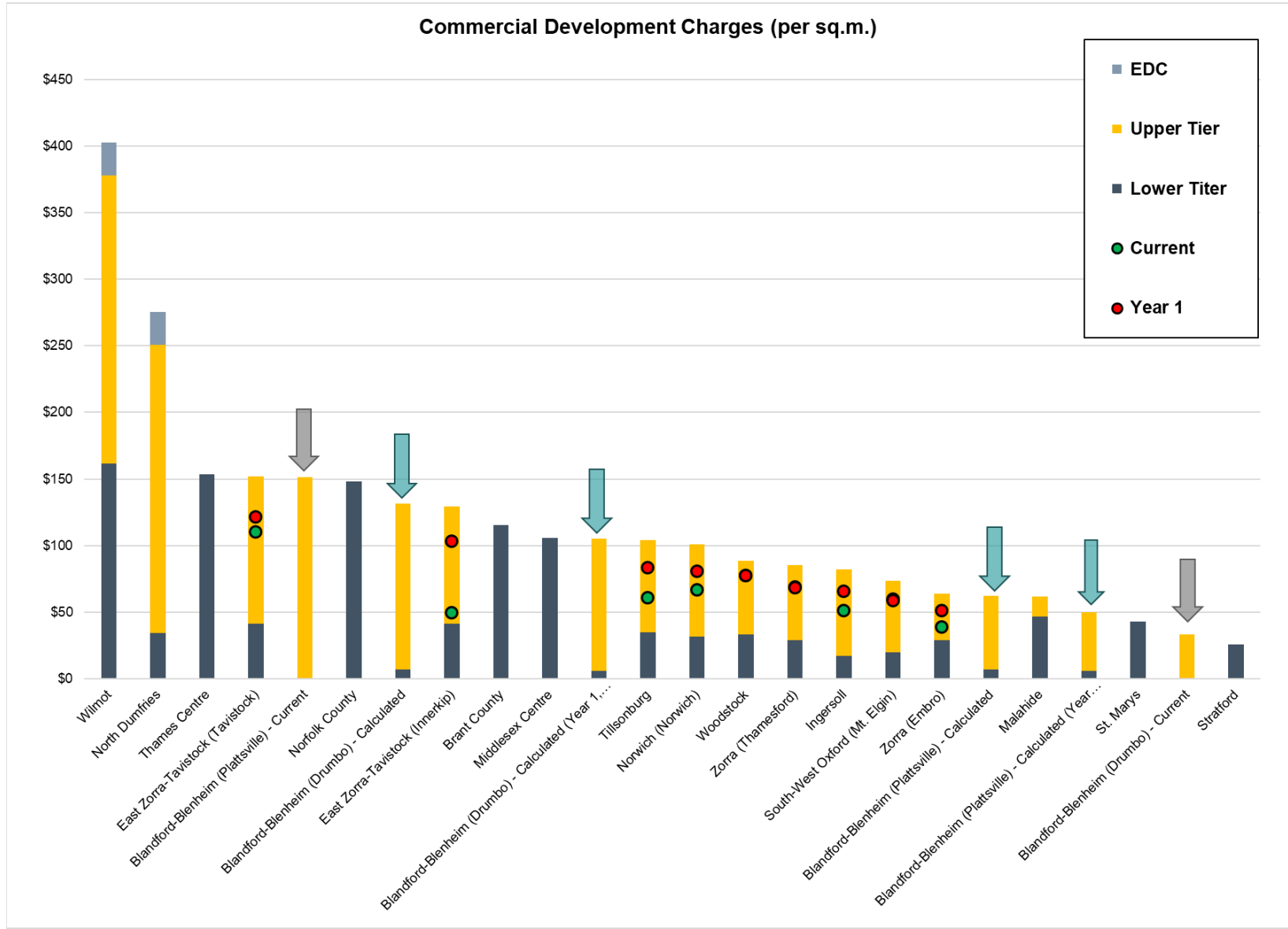


Residential Development Charges (per Single Detached Dwelling)



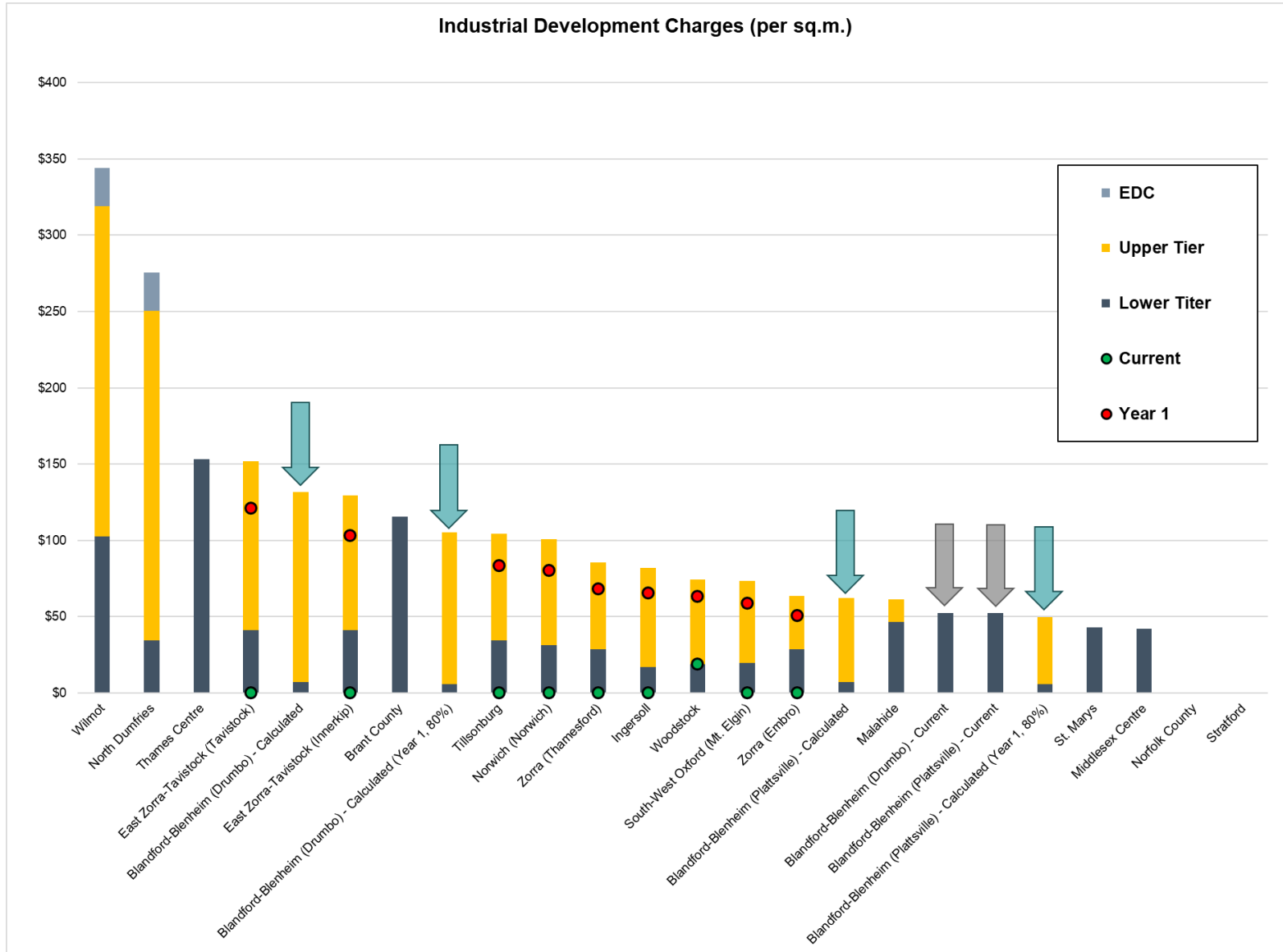
Municipal Comparison

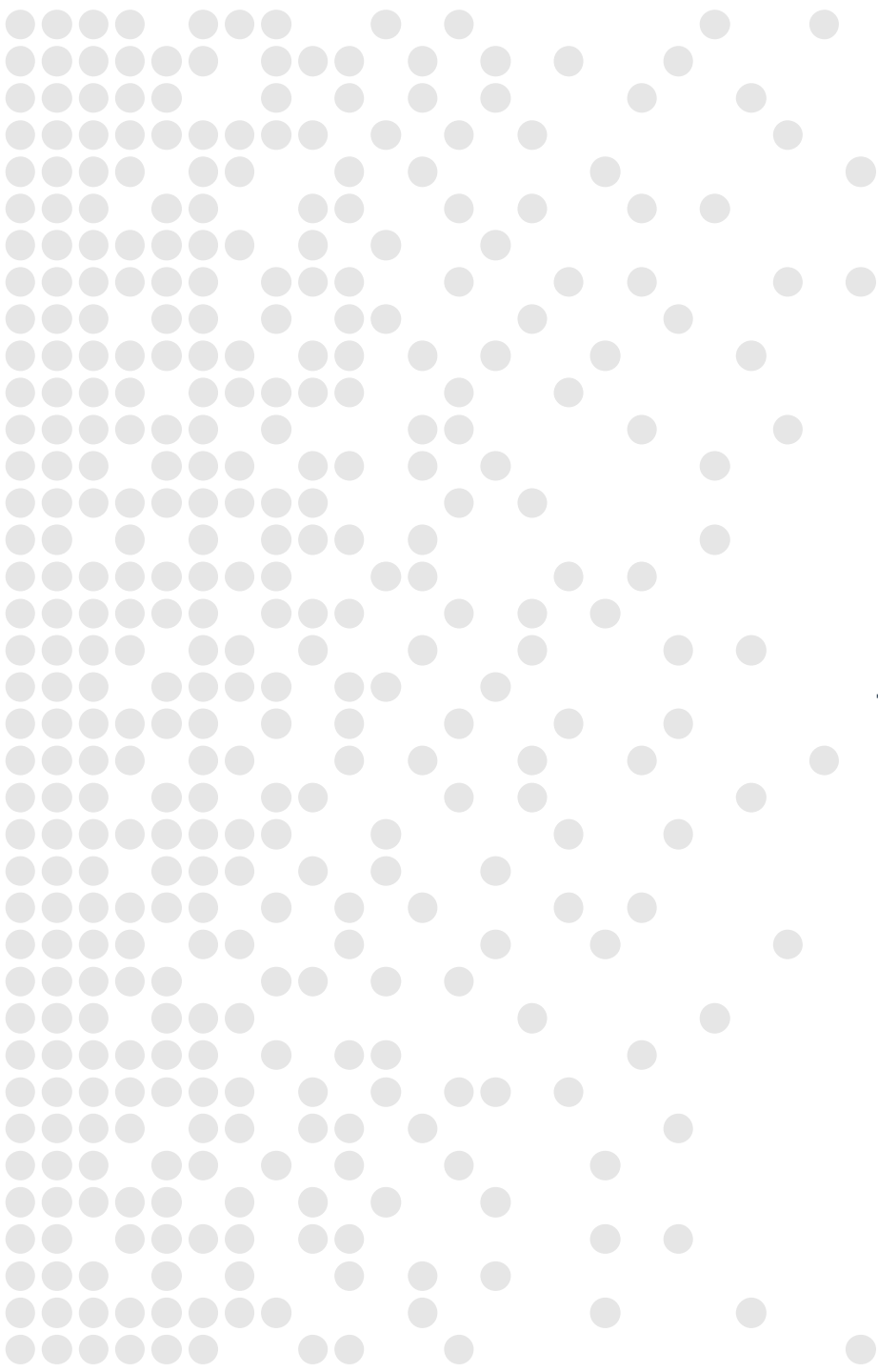
\$ per Square Meter of Commercial Gross Floor Area



Municipal Comparison

\$ per Square Meter of Industrial Gross Floor Area





Development Charges

D.C. By-law Policies



D.C. By-Law Policies

Timing of Collection

- D.C.s are calculated and collected at building permit issuance
 - D.C.s may also be paid before or after they otherwise would be payable through agreement
- D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day of the application
- Rental housing and institutional developments would pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
 - Interest to be imposed where D.C.s are calculated at time of Site Plan or Zoning By-law Amendment application and for mandatory installment payments (rental housing and institutional development)



D.C. By-Law Policies

D.C. Exemptions

- The Act provides for some mandatory exemptions but also gives municipalities the ability to provide their own exemptions
- The Act is specific in identifying that the revenue forgone may not be made up by increasing the D.C.s for other classes of development
 - In effect, it is a loss of revenue to the municipality which will have to be funded via taxes, rates, reserves or other financial resources
 - Financial impacts of D.C. exemptions and reductions have been assessed



D.C. By-Law Policies

Statutory D.C. Exemptions

- Upper/Lower Tier Governments and School Boards
- Development of lands intended for use by a university that received operating funds from the Government
- Existing industrial building expansions (may expand by 50% with no D.C.)
- Additional residential units in existing and new residential buildings (*revised through Bill 23*):
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units

D.C. By-Law Policies

Statutory D.C. Exemptions



- Non-profit housing (*Added through Bill 23*)
- Inclusionary zoning affordable housing units (*Added through Bill 23*)
- Additional exemptions for affordable and attainable units to be exempt upon proclamation by the Lieutenant Governor units (*Added through Bill 23*)
- Discount for rental housing development:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount
- Mandatory reduction of D.C. (Maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law)

Statutory and Non-Statutory Exemptions



Non-Statutory D.C. Exemptions

Exemption	County of Oxford	Blandford-Blenheim	East Zorra-Tavistock	Ingersoll	Norwich	Tillsonburg	South-West Oxford	Zorra
1. Non-residential uses		Excl. Industrial		✓	✓	✓		
2. Industrial buildings	✓		✓	✓	✓	✓	✓	✓
3. Non-residential farm building	✓	✓	✓	✓	✓	✓	✓	✓
4. Places of worship	✓	✓	✓	✓	✓	✓	✓	✓
5. Public hospitals	✓	✓	✓	✓	✓	✓	✓	✓
6. Development in Central Business District and Entrepreneurial Area	✓			✓		✓		
7. Temporary buildings and structures	✓	✓	✓	✓	✓	✓	✓	✓
8. Long-term care home	✓	✓	✓	✓	✓	✓	✓	✓
9. Affordable housing	✓	✓	✓	✓	✓	✓	✓	✓
10. Temporary dwelling units	✓	✓	✓	✓	✓	✓	✓	✓
11. Private Schools	✓							



Non-Statutory Exemptions

2024 D.C. Study Consideration

- Removal of commercial/institutional D.C. exemptions is proposed
 - Anticipated 10-year commercial/institutional revenue (net of revenue loss associated with statutory phase-in) is estimated to be **\$ 19,000**
 - Majority of municipalities in South-Western Ontario outside of Oxford County impose industrial D.C.s
- Consideration being given to charging D.C.s on farm bunk houses for seasonal workers
 - Charge would be imposed per bed based on Ministry of Health occupancies

Financial Impacts of D.C. Exemptions and Reductions

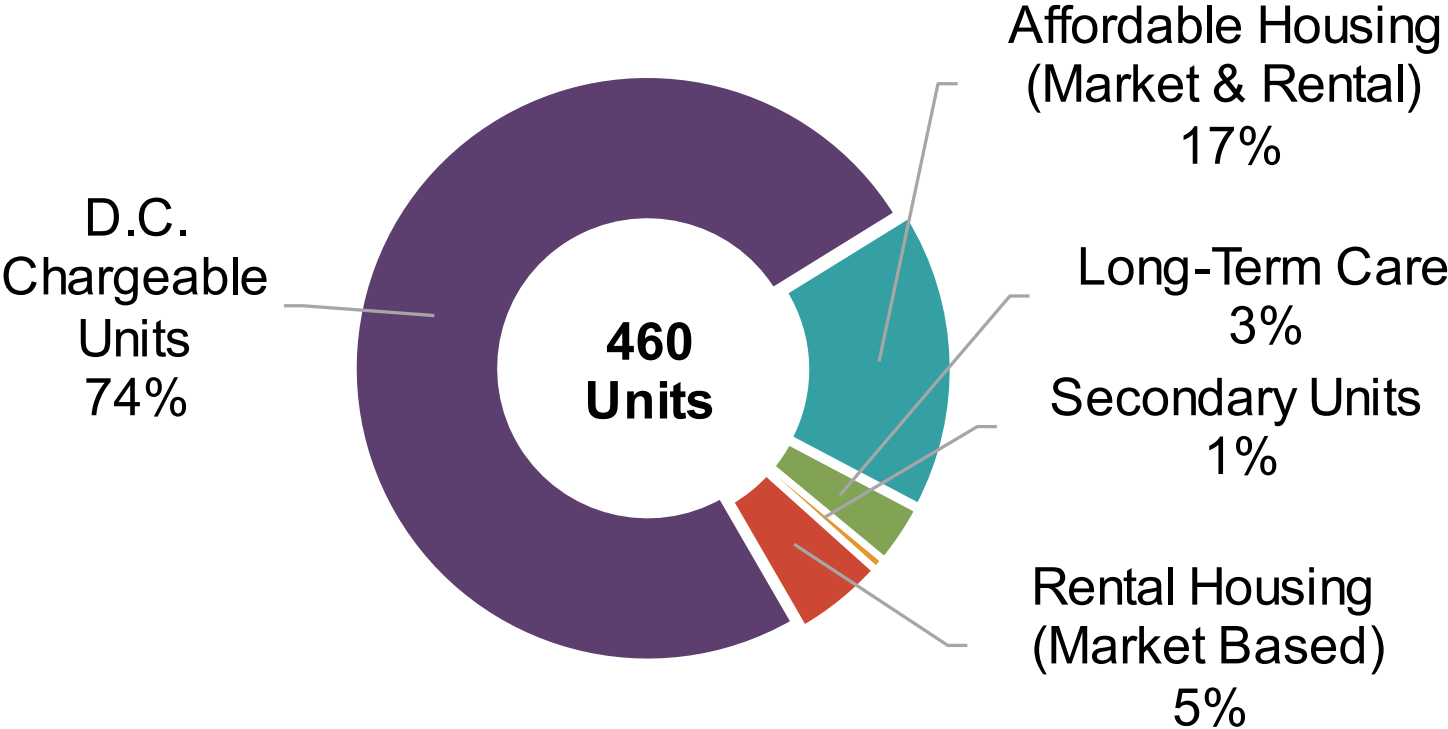


- Forecast development that would be exempt from D.C.s has been assessed for the purposes of understanding financial impacts to the Township (i.e., requirement to fund exemptions and discounts)
- Exemption analysis has been prepared by type of exemption, including exemptions not yet in effect (i.e., affordable housing)
- Analysis based on forecast development activity and historical exemptions witnessed

Financial Impacts of D.C. Exemptions and Reductions



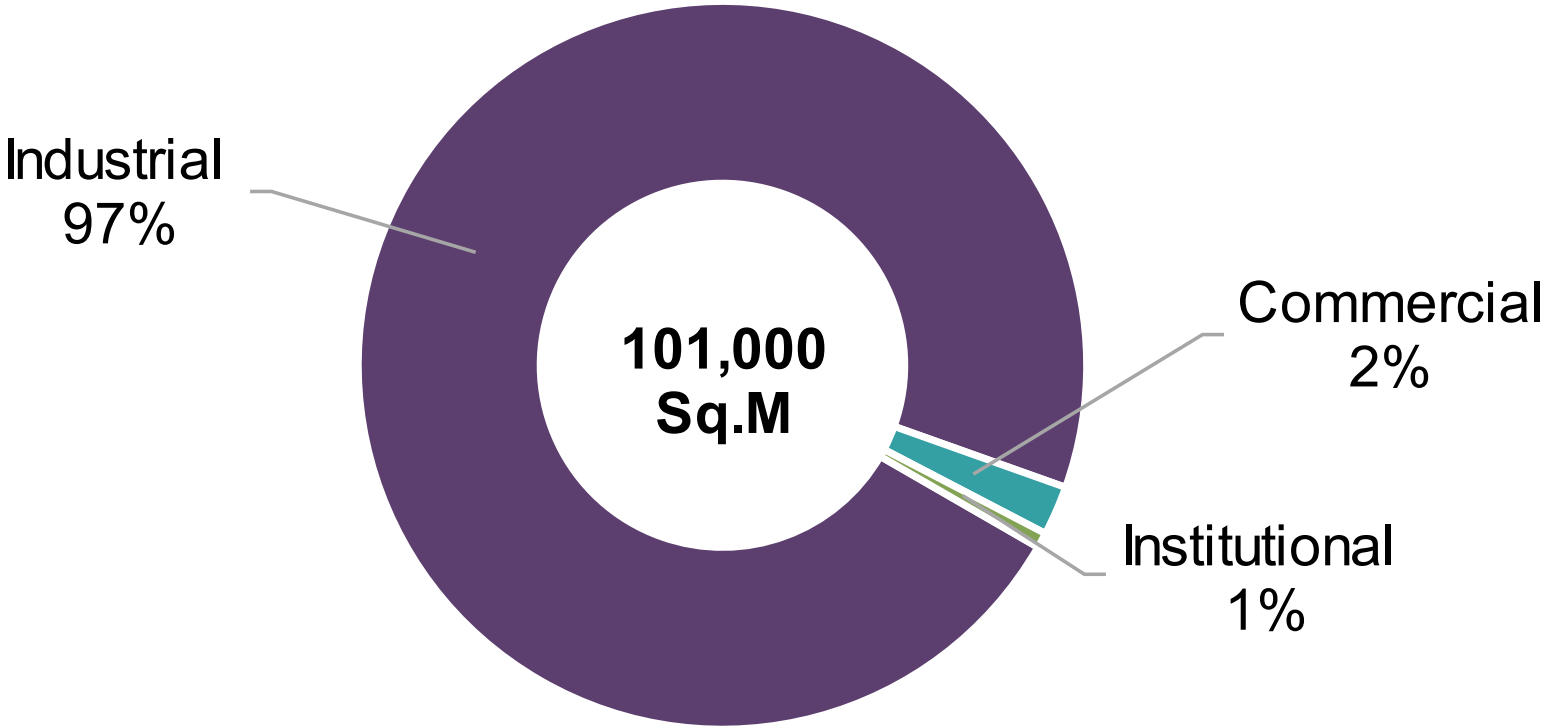
2024-2033 Residential Units (Municipal-Wide)



Financial Impacts of D.C. Exemptions and Reductions



2024-2033 Non-Residential GFA





Financial Impacts of D.C. Exemptions and Reductions

D.C. Exemption/Reduction	10-Year Cost
Commercial/Institutional	\$19,000
Affordable Housing	\$733,000
D.C. Phase-In ¹	\$568,000
Non-Profit Housing (LTC)	\$76,000
Rental Reduction	\$23,000
Secondary Units	\$23,000
Other ²	\$4,000
Subtotal (Statutory Exemptions)	\$1,424,000
Total Exemptions	\$1,445,000

1. Assumes new by-laws still passed every 5-years.

All other impacts are net of Phase-in revenue loss

2. Other includes Municipal Facilities, Agricultural, Places of Worship



D.C. By-Law Policies

Redevelopment Credits

- Redevelopment credits on conversions or demolitions of existing buildings or structures are generally granted to recognize what is being replaced on site (not specific in the Act but provided by case law)
- Redevelopment must occur within 5 years of demolition
- The credit cannot exceed the amount of D.C.s that would otherwise be payable
- No credit is available if the use that was demolished/converted would be exempt under this by-law or was not capable of being occupied
- Refund may be available if the existing building cannot be demolished until after construction of the new building.



D.C. By-Law Policies

By-Law Administration

- Separate by-law for each service area to be imposed
- Charge to be phased in on the anniversary date of the by-laws (i.e., June 13th)
- D.C.A. allows for adjustment of charges to reflect underlying cost increases and reduces municipal cash flow impact between statutory by-law reviews
 - Mandatory indexing to occur on anniversary date of by-law (i.e., June 13th)
 - Mandatory indexing currently in each year on April 1st



Next Steps

Draft Timing

- Present to development industry stakeholders – **March 18, 2024**
- Release background study publicly – **By April 5, 2024 (60 days prior to by-law passage)**
- Public Meeting of Council – **May 1, 2024**
- By-law Passage – **June 5, 2024** (By-law effective on June 13, 2024)

Discussion

Technical Appendix

Historical Level of Service Calculations and Capital Needs

Services Related to a Highway

Infrastructure Costs Included in the Development Charges Calculation

Blandford-Blenheim

Service: Services Related to a Highway

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
	Roads		-	-		-	-		-	-	-
1	Murray Street Extension	2024-2033	143,400	28,700		114,700	114,700		-	-	-
2	Princeton Municipal Drain & Street Upgrades Phase 2	2024-2033	6,925,832	-	2,242,330	4,683,502	4,111,600		571,902	491,836	80,066
3	Princeton Municipal Drain & Street Upgrades Phase 3 - North Side of Princeton		4,403,092		1,790,658	2,612,434	2,293,400		319,034	274,369	44,665
4	Princeton Municipal Drain & Street Upgrades Phase 3 - East Side of Princeton		5,822,549		3,458,549	2,364,000	2,075,300		288,700	248,282	40,418
5	Township Road 13 near Plattsville (3.6 km)	2025	750,000	-		750,000	600,000		150,000	129,000	21,000
6	Gobles Rd. Pulverize and Pave	2026	1,000,000	-		1,000,000	877,900		122,100	105,006	17,094
	<u>Hard Surface Projects</u>		-	-		-	-		-	-	-
7	TWP RD 12F	2029	150,000	-		150,000	131,700		18,300	15,738	2,562
8	TWP RD 6 B	2024	215,000	-		215,000	188,700		26,300	22,618	3,682
9	TWP RD 11 F	2026	205,000	-		205,000	180,000		25,000	21,500	3,500
10	TWP. RD. 11 HILL IMPROVEMENTS	2025	300,000	-		300,000	263,400		36,600	31,476	5,124
11	Blandford Rd	2025	90,000	-		90,000	72,000		18,000	15,480	2,520
12	TWP RD 3B	2027	230,000	-		230,000	201,900		28,100	24,166	3,934
13	OX-WAT. Rd. (Pinehill Rd. to Piddicombe Rd.)	2025	130,750	-		130,750	114,800		15,950	13,717	2,233
14	OX-WAT. Rd. (Piddicombe Rd. to Tye Rd.)	2026	100,000	-		100,000	87,800		12,200	10,492	1,708
15	TWP RD 5D	2033	250,000	-		250,000	219,500		30,500	26,230	4,270
16	OX-WAT. Rd. (Tye Rd. to Walker Rd.)	2027	152,000	-		152,000	133,400		18,600	15,996	2,604
17	OX-WAT. Rd. (Walker Rd. to Diamond Rd.)	2032	152,000	-		152,000	133,400		18,600	15,996	2,604
18	TWP RD 11E	2028	322,600	-		322,600	283,200		39,400	33,884	5,516
19	HARDSURFACE TWP. RD. 4D	2029	250,000	-		250,000	219,500		30,500	26,230	4,270
	<u>Base Improvements</u>		-	-		-	-		-	-	-
20	TWP RD 6B	2024	100,000	-		100,000	87,800		12,200	10,492	1,708
21	Blandford Rd - North of CR 8	2024	75,000	-		75,000	65,800		9,200	7,912	1,288
22	TWP RD 3B	2026	100,000	-		100,000	87,800		12,200	10,492	1,708
23	TWP RD 5D	2032	100,000	-		100,000	87,800		12,200	10,492	1,708
24	TWP RD 4D	2029	100,000	-		100,000	87,800		12,200	10,492	1,708
25	TWP RD 11E	2033	100,000	-		100,000	87,800		12,200	10,492	1,708
26	TWP RD 5B	2034	143,400	143,400		-	-		-	-	-
27	BASE IMPROVEMENTS TWP RD 12	2028	75,000	-		75,000	65,800		9,200	7,912	1,288

28	BASE IMPROVEMENTS TWP. RD. 3 C	2030	100,000	-		100,000	87,800		12,200	10,492	1,708
29	BASE IMPROVEMENTOX-WAT. RD. (WILMOT)	2031	100,000	-		100,000	87,800		12,200	10,492	1,708
			-	-		-	-		-	-	-
	Public Works		-	-		-	-		-	-	-
30	Trackless Sidewalk Plow	2033	205,300	-		205,300	-		205,300	176,558	28,742
31	Tandem Plow	2024-2033	425,000	-		425,000	-		425,000	365,500	59,500
32	Multi-Use Trail along Hoffstetter	2024-2033	151,500	-		151,500	133,000		18,500	15,910	2,590
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(13,162)	(11,319)	(1,843)
			-	-		-	-		-	-	-
	Total		23,367,423	172,100	7,491,537	15,703,786	13,181,400	-	2,509,224	2,157,933	351,291

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads
Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Gravel	228	228	228	228	228	228	228	228	228	228	228	222	222	222	222	\$117,830
Paved	109	109	110	110	110	110	110	110	110	110	110	116	116	116	116	\$429,310
Total	337	337	338	338	338	338	338	338	338	338	338	338	338	338	338	

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	0.0458	0.0459	0.0459	0.0457	0.0459	0.0460	0.0457	0.0457	0.0459	0.0469	0.0468	0.0459	0.0447	0.0426	0.0417

15 Year Average	2009-2023
Quantity Standard	0.0454
Quality Standard	\$220,411
Service Standard	\$10,007

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$10,007
Eligible Amount	\$11,287,524

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	\$2,028,249
Culverts	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	\$401,194
Total	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	0.0101	0.0101	0.0101	0.0100	0.0101	0.0101	0.0100	0.0100	0.0101	0.0103	0.0102	0.0101	0.0098	0.0093	0.0091

15 Year Average	2009-2023
Quantity Standard	0.0100
Quality Standard	\$1,318,000
Service Standard	\$13,180

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$13,180
Eligible Amount	\$14,867,040

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks and Active Transportation
 Unit Measure: km of sidewalks and active transportation

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Sidewalks	1.98	1.98	1.98	2.08	2.08	2.08	2.08	2.17	2.17	2.42	2.42	2.42	2.42	2.42	2.42	\$135,000
Total	1.98	1.98	1.98	2.08	2.08	2.08	2.08	2.17	2.17	2.42	2.42	2.42	2.42	2.42	2.42	

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

15 Year Average	2009-2023
Quantity Standard	0.0003
Quality Standard	\$132,900
Service Standard	\$40

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$40
Eligible Amount	\$44,973

**Blandford-Blenheim
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Equipment Depot - Drumbo	6,564	6,564	6,564	6,564	6,564	6,564	8,344	8,344	8,344	8,344	8,344	8,344	8,344	8,344	8,344	\$315	\$352
Salt Dome - Drumbo	7,854	7,854	7,854	7,854	7,854	7,854	7,854	7,854	7,854	7,854	7,854	7,854	7,854	7,854	7,854	\$61	\$74
Equipment Depot - Innerkip	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	3,825	\$315	\$358
New Salt Dome - Innerkip1	-	-	-	-	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$61	\$67
Drumbo Storage Garage (Shared between PW and Community Services) 50%											759	759	759	759	759	\$315	\$351
Total	18,243	18,243	18,243	18,243	21,043	21,043	22,823	22,823	22,823	22,823	23,582	23,582	23,582	23,582	23,582		

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	2.4820	2.4820	2.4790	2.4699	2.8595	2.8661	3.0896	3.0846	3.1043	3.1721	3.2653	3.2028	3.1172	2.9726	2.9078

15 Year Average	2009-2023
Quantity Standard	2.9037
Quality Standard	\$225
Service Standard	\$653

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$653
Eligible Amount	\$736,787

**Blandford-Blenheim
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Single Axle	2	2	2	2	2	1	1	1	-	-	-	-	-	-	-	\$365,000
Tandem	3	3	3	3	3	4	4	4	5	5	5	5	5	5	5	\$380,000
1/2 Ton Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	\$60,000
3/4 Ton Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Grader	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$520,000
Case Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$330,000
Backhoes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$425,000
Follow-Me-Wobbly	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,800
Retriever	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Snow Plowing Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$101,000
Misc. Tools & Equipment incl. Commu	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Trackless Machine							1	1	1	1	1	1	1	1	1	\$205,300
1-Ton Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
Slide in Water Tank	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$25,000
Total	21	21	21	21	21	21	22	22	22	22	22	22	22	23	23	

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	0.0029	0.0029	0.0029	0.0028	0.0029	0.0029	0.0030	0.0030	0.0030	0.0031	0.0030	0.0030	0.0029	0.0029	0.0028

15 Year Average	2009-2023
Quantity Standard	0.0029
Quality Standard	\$241,297
Service Standard	\$700

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$700
Eligible Amount	\$789,329

Fire Protection Services

Infrastructure Costs Included in the Development Charges Calculation

Blandford-Blenheim

Service: Fire Protection Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	New Princeton Fire Station	2024	2,000,000	72,198	1,927,802	925,900		1,001,902	861,636	140,266
2	Aerial/Pumper	2026	2,200,000	-	2,200,000	1,100,000		1,100,000	946,000	154,000
3	Drumbo Rescue	2026	555,000	-	555,000	465,000		90,000	77,400	12,600
4	Unfunded PPB of Previously Completed Projects	2024	23,768	-	23,768	-		23,768	20,441	3,328
5	Confined Spaces Equipment	2024	35,000	-	35,000	30,700		4,300	3,698	602
			-	-	-	-		-	-	-
	Reserve Fund Adjustment							39,977	34,380	5,597
	Total		4,813,769	72,198	4,741,571	2,521,600	-	2,259,948	1,943,555	316,393

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Fire Protection Services - Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Bright Fire Hall	1,750	1,750	1,750	1,750	1,750	1,750	1,750	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$370	\$432
Drumbo Fire Hall	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	\$370	\$431
Plattsville Fire Hall	2,590	2,590	2,590	2,590	2,590	-	-	-	-	-	-	-	-	-	-	\$370	\$429
Princeton Fire Hall	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$370	\$431
New Plattsville Fire Hall	-	-	-	-	-	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$370	\$435
Total	11,000	11,000	11,000	11,000	11,000	13,810	13,810	15,460	15,460	15,460	15,460	15,460	15,460	15,460	15,460		

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110		
Per Capita Standard	1.4966	1.4966	1.4948	1.4893	1.4948	1.8810	1.8695	2.0895	2.1028	2.1487	2.1407	2.0997	2.0436	1.9488	1.9063		

15 Year Average	2009-2023
Quantity Standard	1.8468
Quality Standard	\$432
Service Standard	\$798

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$798
Eligible Amount	\$900,178

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pumpers	5	5	5	5	4	4	4	4	4	4	4	4	4	4	4	\$1,100,000
Tankers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$880,000
Pickup Truck 1/2 T	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Pickup Truck 3/4 T	-										1	1	1	1	1	\$75,000
Polaris Ranger Vehicle with Trailer									1	1	1	1	1	1	1	\$55,000
1-Ton Rescue											1	1	1	1	1	\$110,000
Total	9	10	10	10	9	9	9	9	10	10	12	12	12	12	12	

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	0.0012	0.0014	0.0014	0.0014	0.0012	0.0012	0.0012	0.0012	0.0014	0.0014	0.0017	0.0016	0.0016	0.0015	0.0015

15 Year Average	2009-2023
Quantity Standard	0.0014
Quality Standard	\$802,686
Service Standard	\$1,124

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$1,124
Eligible Amount	\$1,267,601

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Fire Protection Services - Small Equipment and Gear
Unit Measure: No. of equipment and gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Fire Equipment (# of Firefighters)	60	60	60	62	65	65	65	65	65	65	65	65	65	65	71	\$4,100
SCBA	32	32	32	32	36	36	36	36	36	36	36	36	36	36	40	\$9,800
Total	92	92	92	94	101	101	101	101	101	101	101	101	101	101	111	

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	0.0125	0.0125	0.0125	0.0127	0.0137	0.0138	0.0137	0.0137	0.0137	0.0140	0.0140	0.0137	0.0134	0.0127	0.0137

15 Year Average	2009-2023
Quantity Standard	0.0134
Quality Standard	\$6,098
Service Standard	\$82

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$82
Eligible Amount	\$92,169

Parks and Recreation Services

Infrastructure Costs Included in the Development Charges Calculation

Blandford-Blenheim
Service Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
2024-2033									95%	5%	
1	Dog park	2029-2033	55,000	-		55,000	-		55,000	52,250	2,750
2	Plattsville Park Redevelopment	2024-2033	160,000	-		160,000	140,500	14,653	4,847	4,605	242
3	Provision for Parkland Development & Walking Trails	2024-2033	290,000	-		290,000	-		290,000	275,500	14,500
	Reserve Fund Adjustment								606,837	576,495	30,342
	Total		505,000	-	-	505,000	140,500	14,653	956,684	908,850	47,834

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Soccer Fields Unit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$189,600
Lit Ball Diamonds	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$500,000
Unlit Ball Diamonds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$175,000
Plattsville Tennis Courts (2)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$123,600
Plattsville Tennis Courts (1)														1	1	\$80,000
Plattsville Multi Purpose Pad														1	1	\$80,000
Play Structures	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$30,000
Skateboard Park and Ramps - Bright	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Park Booth / Washrooms, Princeton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,700
Park Pavilion, Princeton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Park Booth (Masson) Princeton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,800
Park Booth / Washrooms, Bright	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$106,300
Park Pavilion, Drumbo - small	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$70,000
Park Pavilion, Drumbo - big	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$107,600
Park Booth / Washrooms, Drumbo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$273,400
Park Pavilion, Plattsville	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Multi-Purpose Pad - Princeton	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$158,000
Skateboard Park - Plattsville	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$150,000
Splash Pad - Drumbo										1	1	1	1	1	1	\$420,900
Princeton Walking Trail (kms)							1	1	1	1	1	1	1	1	1	\$171,000
Princeton Fitness Equipment							1	1	1	1	1	1	1	1	1	\$60,000
Splash Pad - Plattsville															1	\$275,000
Pavilion - Drumbo														1	1	\$40,000
Princeton - Gazebo														1	1	\$14,000
Total	21	21	22	22	22	22	24	24	25	27	27	27	28	31	32	

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	0.0029	0.0029	0.0030	0.0030	0.0030	0.0030	0.0033	0.0033	0.0034	0.0038	0.0038	0.0037	0.0037	0.0039	0.0040

15 Year Average	2009-2023
Quantity Standard	0.0034
Quality Standard	\$196,871
Service Standard	\$669

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$669
Eligible Amount	\$755,038

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Princeton Community Hall	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	\$244	\$273
Plattsville Arena	22,500	22,500	22,500	40,773	40,773	40,773	40,773	40,773	40,773	40,773	40,773	40,773	40,773	40,773	40,773	\$392	\$434
Bright Community Centre	1,650	1,650	1,650	1,650	1,650	1,650	1,650									\$244	\$274
Richwood Facility	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$244	\$273
Drumbo Storage Garage (Shared between PW and Community Services) 50%	-	-	-	-	-	-	-	-	-	-	759	759	759	759	759	\$315	\$351
Total	32,550	32,550	32,550	50,823	50,823	50,823	50,823	49,173	49,173	49,173	49,932	49,932	49,932	49,932	49,932		

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	4.4286	4.4286	4.4232	6.8810	6.9062	6.9222	6.8801	6.6459	6.6884	6.8343	6.9139	6.7815	6.6004	6.2942	6.1568

15 Year Average	2009-2023
Quantity Standard	6.2524
Quality Standard	\$402
Service Standard	\$2,512

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$2,512
Eligible Amount	\$2,833,750

**Blandford-Blenheim
Service Standard Calculation Sheet**

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
1/2 Ton Pickup Truck	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$60,000
3/4 Ton Pickup Truck							1	2	2	2.0	2.0	2.0	2.0	2.0	2.0	\$75,000
1 Ton Truck										1	1	1	1	1	1	\$110,000
18' Trailer							1	1	1	1	1	1	1	1	1	\$12,000
Single Axle Trailer							1	1	1	1	1	1				\$5,700
Double Axle Trailer													1	1	1	\$7,500
Zero Turn Kubota Mower							2	2	2	2	2	2	2	3	3	\$35,000
Kubota Tractor							1	1	1	1	1	1	1	1	1	\$22,000
Bucket/Backhoe Attachment									1	1	1	1	1	1	1	\$18,300
Groomer							1	1	1	1	1	1	1	1	1	\$7,000
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$145,000
Ice Edger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Floor Scrubber	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,500
Total	4.0	4.0	4.0	4.0	5.0	5.0	12.0	13.0	14.0	15.0	15.0	15.0	15.0	16.0	16.0	

Population	7,350	7,350	7,359	7,386	7,359	7,342	7,387	7,399	7,352	7,195	7,222	7,363	7,565	7,933	8,110
Per Capita Standard	0.0005	0.0005	0.0005	0.0005	0.0007	0.0007	0.0016	0.0018	0.0019	0.0021	0.0021	0.0020	0.0020	0.0020	0.0020

15 Year Average	2009-2023
Quantity Standard	0.0014
Quality Standard	\$45,679
Service Standard	\$64

D.C. Amount (before deductions)	10 Year
Forecast Population	1,128
\$ per Capita	\$64
Eligible Amount	\$72,136



BLANDFORD BLENHEIM TOWNSHIP

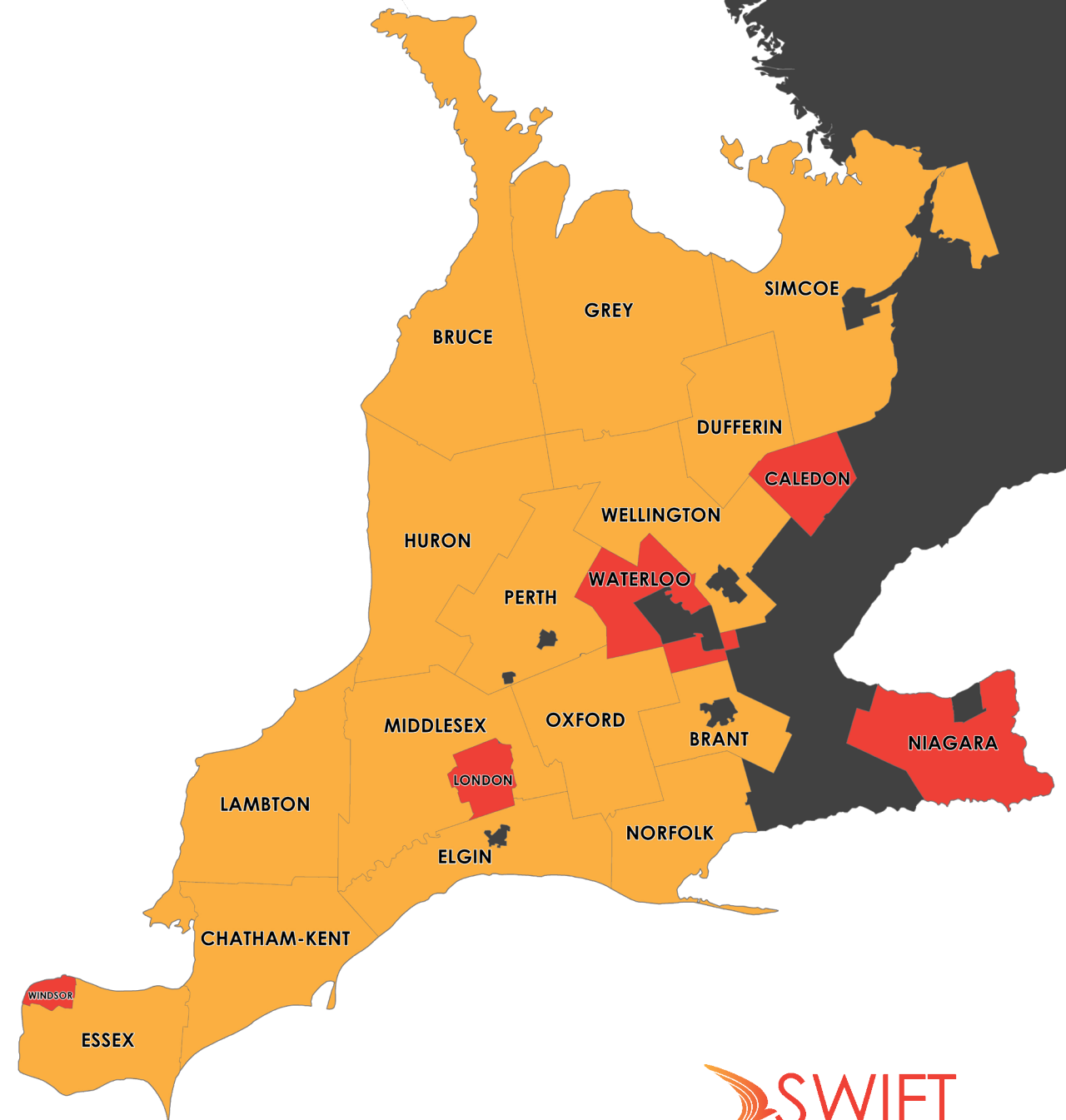
March 6, 2024



SWIFT PROGRAM UPDATE

THE SWIFT REGION

- 15 WOWC Members
- 5 Contributing Members
 - Caledon, Niagara, Waterloo, London, Windsor



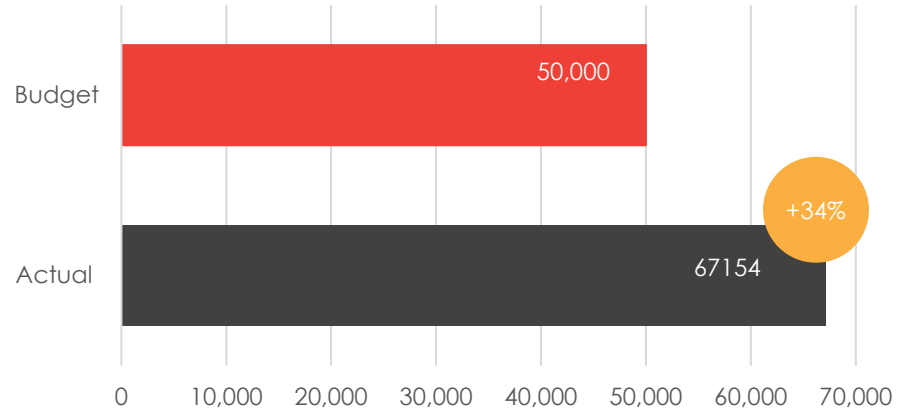
■ WOWC Members ■ Contributing Members

SWIFT PROGRAM UPDATE

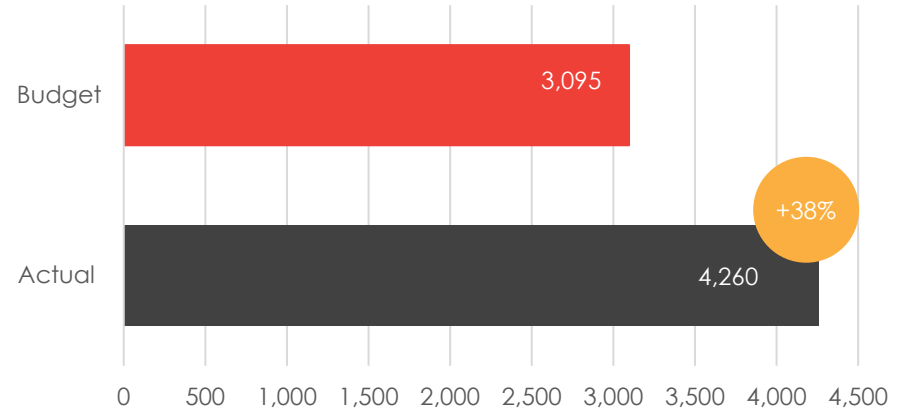
KPIs – BUDGET VS. ACTUAL



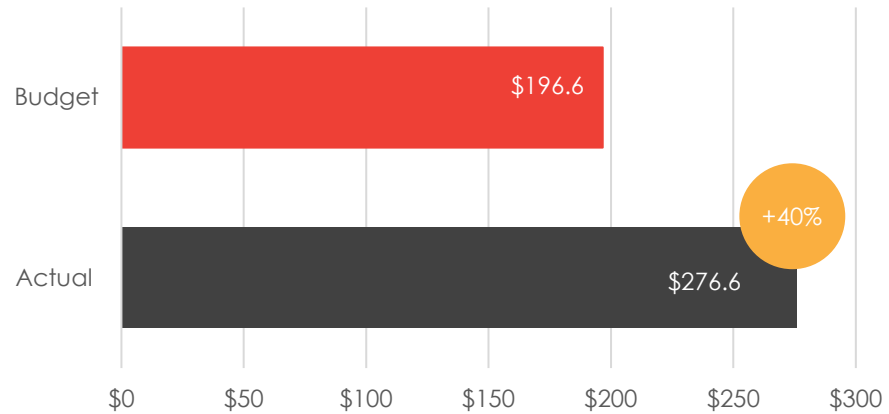
Premises Passed



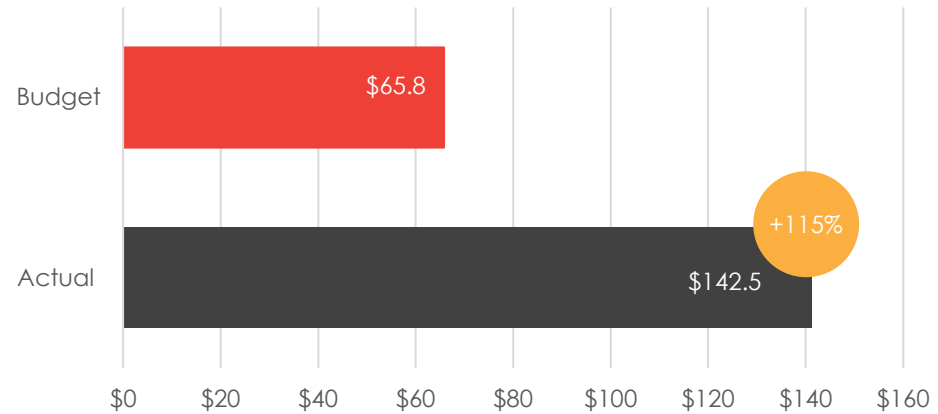
KM of Fibre



Total Infrastructure Investment (\$M)

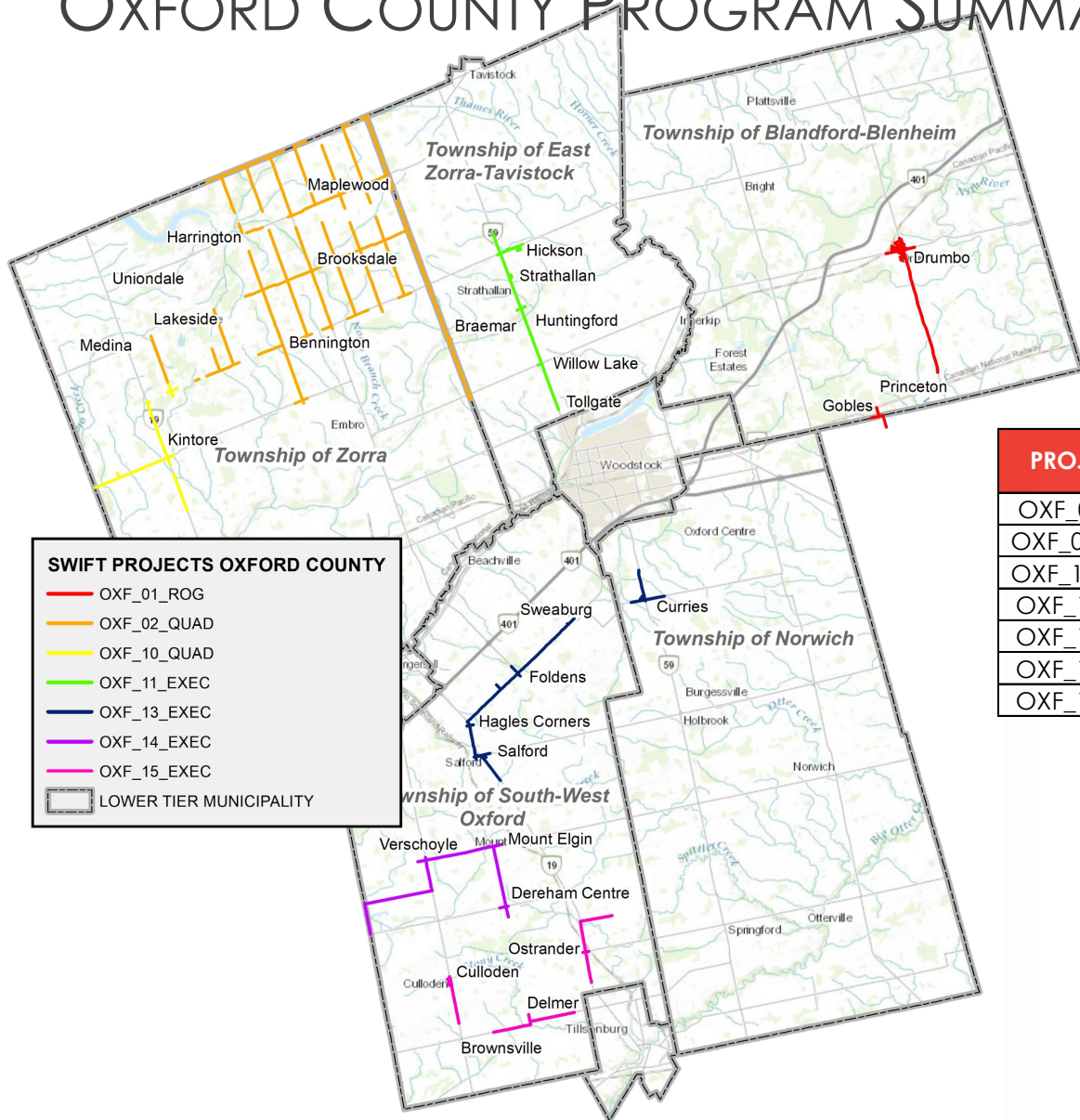


Private Sector Contribution (\$M)



SWIFT PROGRAM UPDATE

OXFORD COUNTY PROGRAM SUMMARY



- All projects 100% complete.
- Oxford's contribution to SWIFT = \$704,239

PROJECT ID	ISP	PREMISES PASSED	ROAD KMs	PROJECT VALUE	CONTRIBUTION			IN-SERVICE DATE
					ISP	SWIFT	SWIFT+	
OXF_01_ROG	Rogers	484	15.0	\$ 1,485,434	\$ 802,756	\$ 682,678	\$ -	17-May-22
OXF_02_QUAD	Quadro	331	106.3	\$ 3,908,645	\$ 2,018,255	\$ 1,890,390	\$ -	02-Nov-22
OXF_10_QUAD	Quadro	87	11.8	\$ 554,007	\$ 279,516	\$ 274,491	\$ -	22-Jun-22
OXF_11_EXEC	Execulink	260	13.1	\$ 1,422,969	\$ 901,668	\$ 513,968	\$ 7,333	30-Nov-22
OXF_13_EXEC	Execulink	244	18.2	\$ 1,380,372	\$ 817,073	\$ 563,299	\$ -	23-Dec-22
OXF_14_EXEC	Execulink	104	15.8	\$ 678,150	\$ 263,185	\$ 414,965	\$ -	22-Sep-22
OXF_15_EXEC	Execulink	208	13.4	\$ 1,138,155	\$ 650,824	\$ 443,657	\$ 42,018	23-Sep-22
TOTAL		1,718	193.6	\$ 10,567,732	\$ 5,733,277	\$ 4,783,447	\$ 49,351	

SWIFT PROGRAM UPDATE

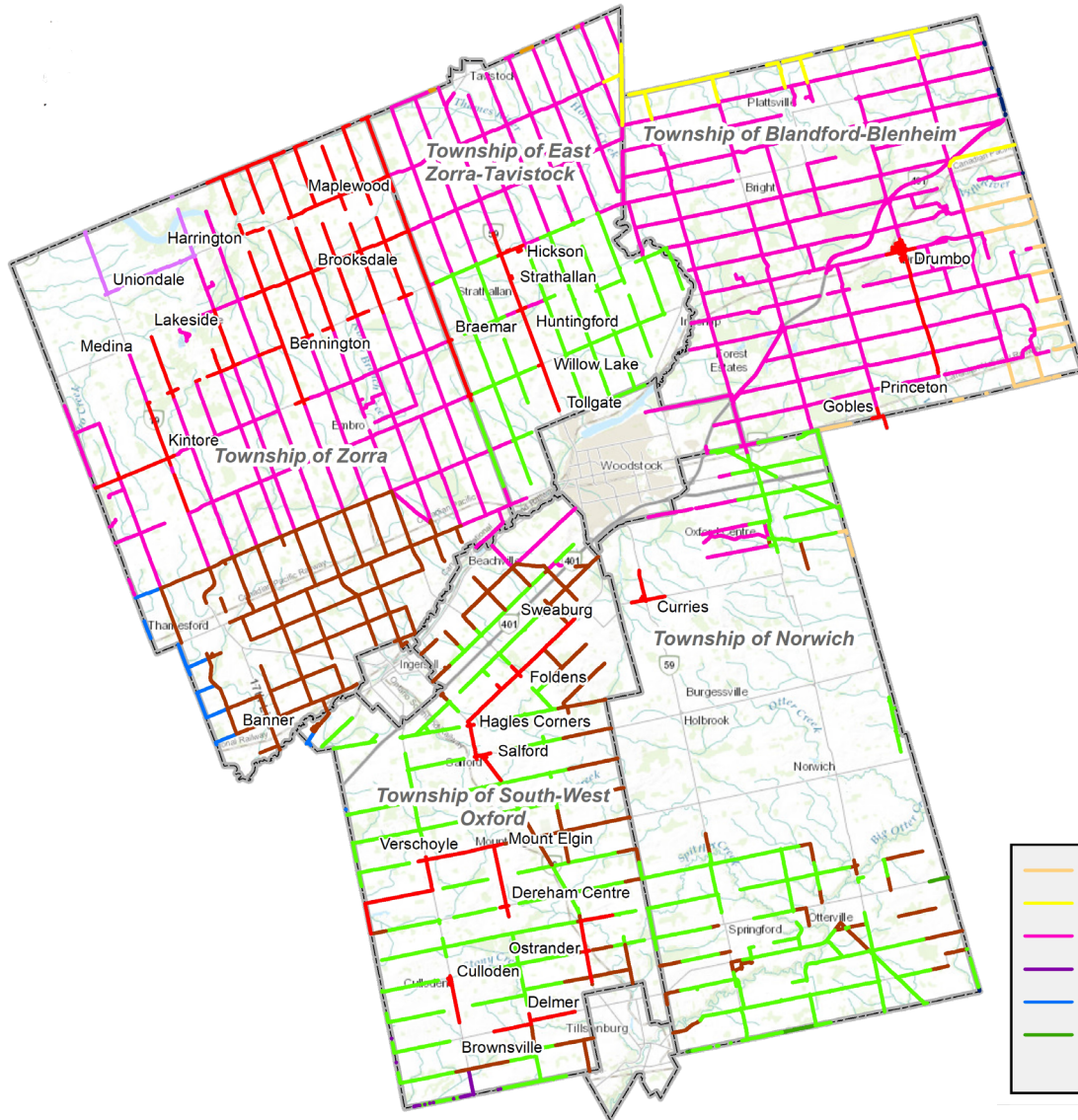
COVERAGE AND FUTURE PROJECTS



- Federal and Provincial governments are running other programs to address broadband gaps
 - AHSIP (provincial)
 - ICON (provincial)
 - UBF (federal)
- Following map shows the current plan for those programs in Oxford County

SWIFT PROGRAM UPDATE

COVERAGE AND FUTURE PROJECTS



- Data for this map is taken from Ontario Connects
- The province does not make data on currently served areas available to download.
- All data can be seen [here](#).

— AHSIP Lot 21 - Rogers	— AHSIP Lot 69 - Xplore
— AHSIP Lot 22 - Rogers	— UBF - Rogers
— AHSIP Lot 24 - Xplore	— UBF - Execulink
— AHSIP Lot 25 - Xplore	— UBF - Morningson
— AHSIP Lot 29 - Rogers	— UBF - Quadro
— AHSIP Lot 68 - Rogers	— SWIFT Projects
	□ LOWER TIER MUNICIPALITY

SWIFT PROGRAM UPDATE

CONSIDERATIONS



- Even upon the completion of AHSIP, ICON, and UBF, there will still be missing prems. These programs are not designed to provide service to every premises.
- Province is aware of this and is working on alternate plans to address as much of the remaining gap as possible/feasible.
- A small number of premises will likely be served via satellite in provincial plan.
- County and lower tiers may want to utilize their broadband budgets to address this minor gap upon the completion of these projects.



QUESTIONS?

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

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change ZN1-23-18 – Ficzero & Sons Ltd.

REPORT HIGHLIGHTS

- The subject Zone Change Application proposes to rezone the lot to be severed via Consent Application B23-82-1 from 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1).'
- Consent Application B23-82-1 was approved by the Land Division Committee at their meeting on February 8, 2024. The subject Zone Change Application is required to fulfill a condition of approval for B23-82-1.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and the general intent and purpose of the County Official Plan.

DISCUSSION

Background

OWNER/APPLICANT: Ficzero & Sons Ltd.
80 Railway Street West, Princeton, ON N0J 1V0

LOCATION:

The subject lands are described as Part Lot 13, Concession 1, in the former Township of Blenheim, now located in the Township of Blandford-Blenheim. The lands are located on the south side of Township Road 2, west of Main Street North, and are not currently municipally addressed.

COUNTY OF OXFORD OFFICIAL PLAN:

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

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

Existing Zoning: General Agricultural Zone (A2)

Proposed Zoning: Residential Type 1 Zone (R1)

PROPOSAL:

The Zone Change Application proposes to rezone the lot to be severed via Consent Application B23-82-1 from 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1).' The related consent application was approved by the Oxford County Land Division Committee on February 6, 2024. The subject Zone Change Application is a requirement to fulfill a condition of the consent. The lot to be severed consists of approximately 1.7 ha (4.3 ac) in size and would be zoned to the R1 zone to facilitate future residential development.

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

Plate 2, Aerial Photography (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, shows the configuration and dimensions of the lands to be severed and retained as proposed by the applicant.

Application Review

2020 PROVINCIAL POLICY STATEMENT (PPS)

As per the PPS, settlement areas are urban and rural settlement areas, which include cities, towns, villages and hamlets and can vary significantly in terms of size, density population, economic activity, diversity and intensity of land uses, service levels and types of infrastructure available.

The PPS provides that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use changes will vary across Ontario, but it is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

As such, Section 1.1 of the PPS provides that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- Efficiently use land and resources;
- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- Minimize negative impacts to air quality and climate change and promote energy efficiency;
- Prepare for impacts of a changing climate; and
- Support active transportation.

According to Section 1.1.2, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

The policies of Section 1.1.3 state that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Further, according to Section 1.1.3.2, land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, infrastructure and public service facilities.

Section 1.1.3.3 further states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Furthermore, Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing required to meet the social, health and wellbeing requirements of current and future residents
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.6 directs municipalities to efficiently utilize existing infrastructure and public service facilities prior to the establishment of new facilities.

As the lot to be retained is located outside of the Village boundary, the agricultural policies of the PPS apply. Section 2.3 directs that prime agricultural areas shall be protected for long term agricultural use. Permitted uses in prime agricultural areas include agriculture, agriculture-related uses and on-farm diversified uses. New land uses, including the creation of new lots, shall comply with the minimum distance separation (MDS) formulae.

Furthermore, Section 2.3.4 (Lot Creation and Lot Adjustments) discourages the creation of new lots in prime agricultural areas and provides only four instances where such lot creation may be permitted, as summarized below:

- for agricultural uses, provided the lots are of a sufficient size for the type of production common in the area and are sufficiently large enough to maintain flexibility in adapting the operation in the future;

- for agricultural-related uses;
- for a surplus farm residence resulting from a farm consolidation; and,
- for infrastructure facilities and corridors in lieu of an easement or right-of-way.

Official Plan

The lot to be severed is entirely located within the 'Village' designation. Section 4.2.2.3 of the Official Plan characterizes villages as areas supporting a broad range of uses and activities which are to be developed on partial services, such as the situation in Princeton where municipal water exists but municipal sewers do not.

The lot to be severed is designated 'Settlement' according to the Township of Blandford-Blenheim Land Use Plan and as a 'Village' according to the Oxford County Settlement Plan as contained in the Official Plan. The 'Village' designation permits a range of land uses with the exception of residential development involving more than two units. Residential development within the 'Village' designation is intended to be low density in nature, including single detached dwellings and converted dwellings.

The lot to be retained is within the Agricultural Reserve. Agricultural Reserve designated lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms, together with farm buildings and structures necessary to the farming operation, and accessory residential uses required for the farm.

According to Section 3.1.4.3, it is an objective of the County to ensure the primary function of existing undersized agricultural land parcels is for agricultural purposes. While it is recognized that there are numerous small agricultural land holdings in the agricultural designation, the intent of the Official Plan is to ensure such parcels are primarily utilized for agricultural pursuits, not non-agricultural related development.

Section 3.1.4.4 directs that severances for farming purposes should provide for parcel sizes that are appropriate to the type of agricultural uses common to the area to ensure flexibility for farm operators to engage in differing types of viable agricultural operations in the future.

Section 3.1.4.4.2, Creation of Farm Parcels, provides additional criteria to determine the acceptability of proposals to sever agricultural land for the creation of new farm parcels, as follows:

- farming or conservation must be the intended use of the land being conveyed and the land being retained;
- consents for the creation of new farm parcels must satisfy MDS II;
- flexibility shall be maintained, such that farm parcels remain sufficiently large to permit a change in the commodity produced, scale of operation, diversification or intensification;
- suitability of farm parcel size and configuration to the type of agriculture in the area as well as the farm parcel size typically associated with the type of agriculture proposed; and,
- severances affecting predominately Class I to III agricultural capability soils should not result in further land fragmentation.

In considering a proposed consent, regard shall also be had for the following site specific criteria:

- the amount of workable land in comparison to total parcel size;

- the size and configuration of the proposed parcels for tillage or livestock purposes;
- the presence of farm buildings or structures to support the proposed use; and,
- the farm parcel shall have frontage on a public road maintained year round at a reasonable standard of construction.

Zoning By-law

Both the lot to be severed and the lot to be retained via Consent Application B23-82-1 are currently zoned 'General Agricultural Zone (A2).' Following the approval of B23-82-1, the lot to be retained would remain zoned A2 while the lot to be severed is proposed to be rezoned to 'Residential Type 1 Zone (R1).'

The 'A2' zone requires a minimum frontage of 100 m (328.1 ft) and a minimum lot size of 30 ha (74.1 ac). The lands as they exist today are considered to be undersized as they are approximately 23.9 ha (59.3 ac). Should the proposal be approved, the lands will continue to be undersized at a lot size of approximately 22.2 ha (55 ac). A range of agricultural uses are permitted within the 'A2' zone in addition to a single detached dwelling that is accessory to a farming operation.

The R1 Zone requires a minimum lot area of 2,800 m² (30,140 ft²) where sanitary sewers are not available, a minimum lot frontage of 35 m (114.8 ft) where sanitary sewers are not available, and a minimum lot depth of 50 m (164 ft) where sanitary sewers are not available. The proposed lot to be severed would exceed the minimum zoning requirements. Uses permitted within the R1 zone include a single detached dwelling, a home occupation, a garden suite, and a converted dwelling.

Agency Comments

Enbridge has indicated that they have service lines running within the area which may or may not be affected by the proposed severances. Should the proposed severances impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries.

Oxford County Public Works Department indicated that the lot to be severed is currently not connected to the County water services and an application to connect will be required.

Bell Canada, CN Rail, Hydro One, and Canada Post have indicated no concerns with the proposal.

Public Consultation

Notice of the proposal was provided to the public and surrounding lands owners in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

Consent Application B23-82-1 proposed to sever approximately 1.7 ha (4.3 ac) to separate the land within the Princeton settlement boundary from the lands outside of the settlement boundary. B23-82-1 was approved at the February 8, 2024 Land Division Committee meeting with the condition that the lot to be severed be rezoned to R1. The lot to be retained, which is located outside of the settlement boundary, is to remain zoned A2.

As the proposal will sever lands within a designated settlement area for future residential development purposes staff are generally satisfied that the proposal is consistent with the policies of the Provincial Policy Statement (PPS). Staff are of the opinion that the proposal consistent with the policies of Sections 1.1, 1.1.3, 1.1.3.3 and 1.4.3 of the PPS, respecting the promotion of efficient development, intensification, and efficient use of land, infrastructure and public service facilities, within a designated settlement area.

With respect to the agricultural policies of the PPS, the lot to be retained will continue to be used for agricultural purposes, which is consistent with the policies of Section 2.3. While the policies of the PPS discourage the creation of new lots in a prime agricultural area, staff note that the lot to be retained is already considered to be undersized relative to the requirements of the 'General Agricultural Zone (A2)', and the proposed severance would result in creating a further undersized agricultural parcel. While this is typically not considered to be consistent with the policies of the PPS respecting lot creation in a prime agricultural area, it is acknowledged that the lot size reduction would occur as a result of the approval of the severance of that portion of the overall property within the Village.

With respect to the policies of the Official Plan, while the lot to be severed is not proposed to be developed at this time, the lands are intended for future residential purposes in accordance with Section 6.2.2. Development on the lot to be severed will continue to be dependent on compliance with the Township Zoning By-law provisions and the availability of sufficient municipal water capacity. In light of this, staff are satisfied that the proposal can be considered appropriate.

The proposal also appears to maintain the general intent of Section 3.1.4.4 of the Official Plan. The lands that are located within the Village of Princeton are proposed to be severed from the lands that are designated for agricultural purposes, which is in keeping with the intended use of these lands as established in the 1995 Official Plan.

The R1 zone requires a minimum lot area of 2,800 m² (30,140 ft²) where sanitary sewers are not available, a minimum lot frontage of 35 m (114.8 ft) where sanitary sewers are not available, and a minimum lot depth of 50 m (164 ft) where sanitary sewers are not available. Staff have reviewed the proposed lot to be severed and note that the lot would exceed the minimum zoning requirements. The proposed lot to be severed would contain a lot size of 1.7 ha (4.3 ac), a lot frontage of 35.2 m (115.4 ft), and a lot depth of 237.7 m (779.8 ft).

In light of the foregoing, it is the opinion of this Office that the application is consistent with the policies of the PPS and maintains the general intent and purpose of the Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration.

RECOMMENDATIONS

- 1. It is recommended that the Council of the Township of Blandford-Blenheim approve the zone change application submitted by Ficzero & Sons Ltd., whereby the lands described as Part Lot 13, Concession 1 (Blenheim), in the Township of Blandford-Blenheim, are to be rezoned from 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1).'**

SIGNATURES

Authored by: *'original signed by'* Dustin Robson, MCIP, RPP
Development Planner

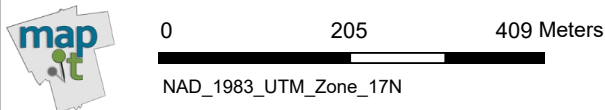
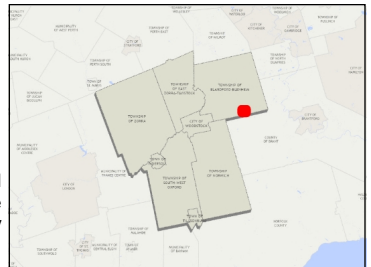
Approved for submission by: *'original signed by'* Eric Gilbert, MCIP, RPP
Manager of Development Planning



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)

Notes



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

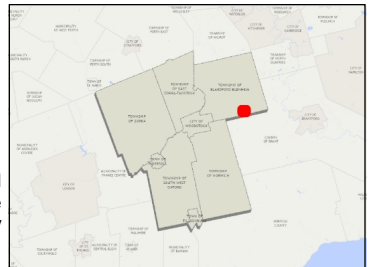
December 8, 2023



Legend

- Parcel Lines**
 - Property Boundary
 - - - Assessment Boundary
 - - - Unit
 - - - Road
 - - - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
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Notes



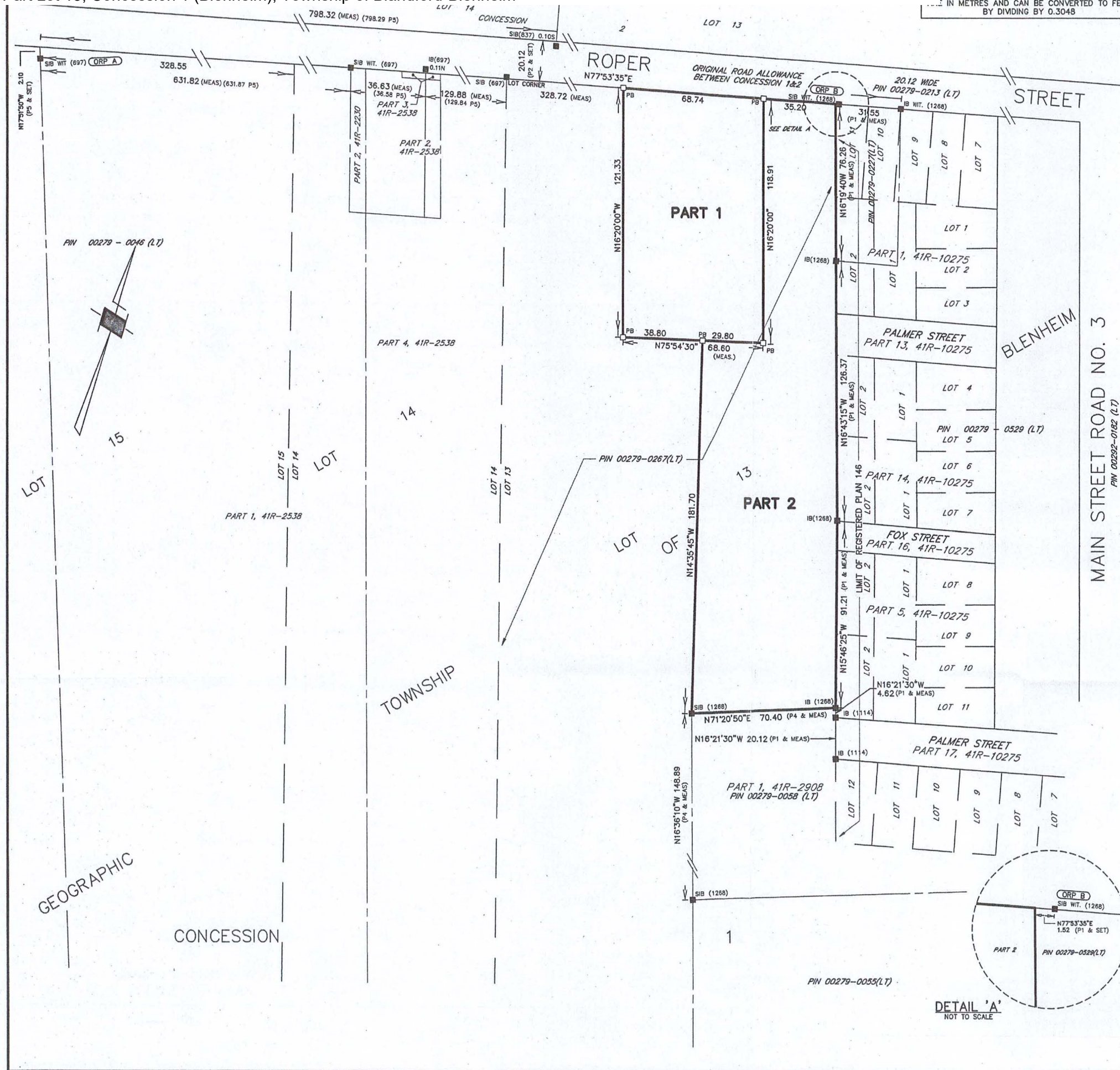
0 205 409 Meters

NAD_1983_UTM_Zone_17N



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

December 8, 2023



METRIC
 ANGLES AND COORDINATES SHOWN ON THIS PLAN
 ARE IN METRES AND CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE July 14/23

DAVID J. RATHBY O.L.S.

PLAN 41R-10531

RECEIVED AND DEPOSITED

DATE 2023/07/18

Todd Bondy

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISIONS OF OXFORD (NO. 41)

PART SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART OF LOT 13	1	00279-0267 (LT)
2			

PARTS 1-2 INCLUSIVE COMPRISE PART OF PIN 00279-0267 (LT)

PLAN OF SURVEY
 OF PART OF
LOT 13
CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF BLENHEIM)
 NOW THE
TOWNSHIP OF BLANDFORD-BLENHEIM
COUNTY OF OXFORD

SCALE: 1 : 1250 METRIC

MCKECHNIE SURVEYING LTD.
 ONTARIO LAND SURVEYORS

INTEGRATED SURVEY INFORMATION

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999544.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4780275.27	53.6725.11
ORP B	4780536.96	537928.51

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS, A ROTATION OF 0°03'11" CLOCKWISE CAN BE APPLIED TO MATCH DEPOSITED PLAN 41R-10275.

LEGEND

□ denotes SET	MEAS denotes MEASURED
■ denotes FOUND	WT denotes WITNESS
IB denotes IRON BAR	PIN denotes PROPERTY IDENTIFICATION No.
SIB denotes STANDARD IRON BAR	1268 denotes T.H. BROOKS OLS
PB denotes PLASTIC BAR	1114 denotes J. PATRICK HARAMIS OLS
P1 denotes DEPOSITED PLAN 41R-10275	697 denotes GEO. B. McCAULAY OLS
P2 denotes DEPOSITED PLAN 41R-3840	
P3 denotes DEPOSITED PLAN 41R-2538	
P4 denotes DEPOSITED PLAN 41R-2908	
P5 denotes DEPOSITED PLAN 41R-2230	

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 30, 2023

DATE July 14/23

DAVID J. RATHBY, OLS
 MCKECHNIE SURVEYING LTD.

THIS PLAN OF SURVEY RELATES TO THE AOLS PLAN SUBMISSION V-44057

DRAWN BY S.R./C.O. CHECKED BY D.J.R. FILE NO. 23-037

CADD: 2023/23-037_R-PLAN_Ae

85 McINTYRE DRIVE
 KITCHENER, ONTARIO
 N2R 1H6

TEL : (519) 578-5570
 email : plans@kwsurveyors.ca

23-037



Power your life green



185 Team members
in Germany

4 Team members
in Canada (and growing)

12 Team members
in the Netherlands

Team of experts in:

Landscape Management
Electrical Engineering
Construction
Meteorology

Geography / Biology
Technical System Planning
Mechanical Engineering
Law / Tax Law

Economics
Accounting
Psychology
Data Analysis

Our shared Vision



Development of renewable energy systems to ensure a clean environment for humanity and nature, providing communities with access to green and affordable energy.



“Oxford Community Energy Co-operative will be an enabler of a more vibrant and sustainable Oxford County community. The ultimate goal of the co-operative is to support sustainable, joint energy generation from renewable energy sources that are owned by the community, thus allowing shared benefits and economic development in the community.”

Our capabilities



Planning



Community windpark Innerkip / Cassel

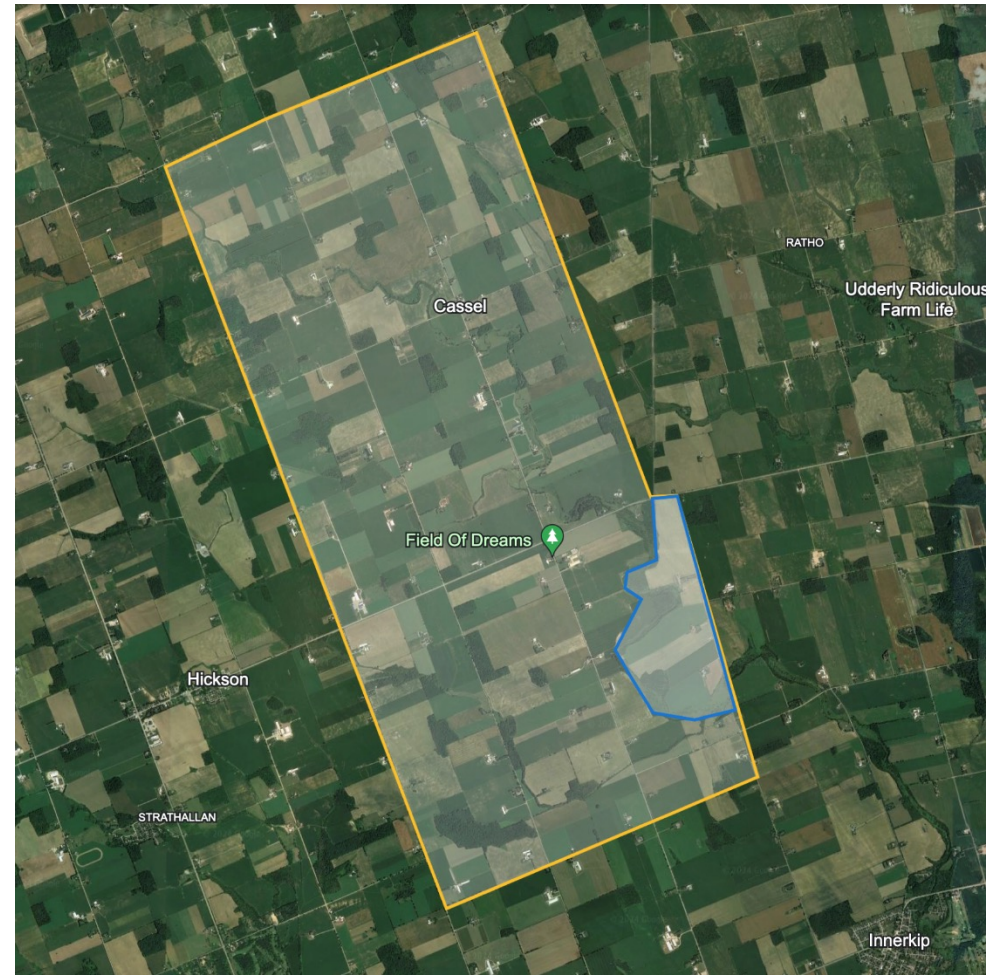
INCA Windfarm

14-18 Turbines – 6.2 to 7.2 MW turbines – 100 to 120 MW windfarm – Innerkip – 3-4 of them in Blandford Blenheim

8-10 Turbines - 6.2 to 7.2 MW turbines – 60 - 70 MW windfarm – Cassel

Innerkip / Cassel Land owners:

- Land Option Agreements with Landowners completed for 19 turbines – still open for a small number of additional units
- Early participation in selecting the best location and access points
- Negotiate together to achieve a fair value for their land
- Honesty and mutual problem-solving attitude
- We want to understand their needs
- Development is a 5-year process
- Requires government approval – New IESO LT 2 RFP
- Requires Municipal support
- First Nations participation is important to us
- Community participation is critical





Community windpark Gunn's Hill

Turbines: 10 Senvion Turbines, 1.8 MW turbines

Shareholders: Community members in Oxford County and Ontario, Landowners and First Nations

Participation:

- Oxford Community Energy Co-op
- Community information sessions
- Land owner consultation
- Environmental Agencies
- Assigning contracts to local businesses

Environmental fund of \$25,000.- per year, which is being regulated by the local energy coop

Education Bursary of \$8000 annually for Indigenous Students





Numbers



- ▶ 25 to 28 turbines over 43 square kilometers
(10,000 acres – average windfarm density in Ontario is 4-6 turbines per 1,000 acres)
- ▶ Total capacity up to 200 MW
- ▶ Annual production is estimated 596 GWh
- ▶ Capital investment 500 – 600 million CND
- ▶ Employment during construction over 250 people
- ▶ Focus on local resources for BOP construction
- ▶ Local community investment could be north of 30 million
- ▶ Gunn's Hill Project as a blueprint for community investment

Why plan a Community windpark now?

Summary

Emerging energy need: Forecasts project a need for approximately **5 TWh** of energy beginning in 2030 and expected to grow significantly through the 2030s

LT2 RFP procurement focus: The LT2 RFP will focus on meeting system needs in the 2030 to 2034 timeframe, with an anticipated target of **~2,000 MW**

Participation in the LT2 RFP: The LT2 RFP will be open to all non-emitting resources that can inject energy into the market, be fully operational by the milestone date for commercial operation (COD) and meet potential financial and experience requirements

Community windpark Innerkip / Cassel

What we want to do:

- We are located in Oxford County and want to support the county to reach their zero emissions goal
- Want to be transparent with the municipalities and the county
- We want to submit a bid for 200 MW wind capacity in the LT 2 RFP

What we have done:

- We have the support of many local landowners and many residence of Oxford County
- We have land option agreements for approx. 140 MW in Innerkip and Cassel
- We have meetings with HONI and IESO on connection options and submitted the CIA application with the IESO
- We have early consultation with our partner First Nations Community
- We have a community engagement plan

What we need to do:

- Seek your input for us to do meaningful community engagement and consultation
- We need your municipal support
- We want to provide all the resources necessary to support the municipality in the permitting process

Community Engagement Plan

Community windpark Innerkip / Cassel

Municipality

Council meeting
March 6, 2024

Additional council
meeting in the fall
2024

And

Throughout the
development

Website

Project updates

Life Questions and
Answers site with
24-hour response
time

Milestone
announcements

News

Community Consultation

Personally handed
information
package to all
farmers in the
project area

Information dinner
introducing the
project vision incl
Q&A

Community
meetings in May, in
July and in
October

Community Surveys
before the fall
meeting to
understand questions
and concerns

Media release in
May 2024

First Nations Consultations

Met with First
Nation of the
Grand River

Engage Guide from
the FN Community

Consultation
process with FN
group having
Heritage claims on
the municipality

Partner with FN in
the project
ownership

Community Leaders

Ontario Federation
of Agriculture OFA

Oxford County
Federation of
Agriculture OCFA

Upper Themes
Conservation
Authority UTRCA

Woodstock
Chamber of
Commerce

Meet with these
groups in May and
June 2024

Focus Groups

Farm Ownership
Focus Group

Rural Living Focus
Group

Blandford Business
owner Focus
Group

Project timeline

Pre Development

- Land options
- Web site development
- Community Q & A
- Municipal consultation
- Community consultation
- Stakeholder engagement
- Early environmental screening
- Connection assessment
- Site suitability assessment
- RFP 2 Participation

Development

- RFP Contract approval
- Full Environment assessment
- Species at risk assessment
- Aquatic impact assessment
- Wind assessment
- All municipal permitting
- Continued Community engagement
- FN Partnerships
- Turbine Supply agreements
- Construction financing
- Project financing

Construction

- All permitting and approvals in place
- Site preparation
- Access road approved by landowners
- Access road construction
- Substation and cable infrastructure
- Topsoil removal
- Foundation platform
- Foundation ring
- Foundation pouring
- Crane pad
- Turbine erection
- Clean up

SOP

- Turbine testing phase
- Electrical load testing
- Continuous run tests
- Communications testing
- Final connection approval
- Turbine run-in time
- SOP

2024

2025

2026

2027

2028

2029

2030

Thank You



- How can we gain your trust
- What is the path to meaningful community consultation
- How can we support the municipality
- We are fully committed to support the permitting process every step of the way
- What is the process to receive municipal support for the project

Question:

Does the turbulence of a wind turbine has a negative effect on the crops in the area?

Research from Iowa State University suggests that wind turbines located in agricultural fields can have a positive impact on crops growing around them. The study, conducted by a team of plant and soil scientists, observed that wind turbines change the microclimate for crops like corn and soybeans. The turbulence created by the turbines can interact with the crop, possibly increasing evaporation from the crop or moving carbon dioxide down into the crop. This increased movement can also lead to more sunlight penetrating the dense crop canopy, potentially benefiting the plants. Overall crops grown in wind farms seem to benefit.

“So there are three ways the crop is being ‘fertilized’ from either the air or from the soil or from increased photosynthesis. We measured increased carbon dioxide uptake during the day, but an increased respiration at night,” he said. “But over the course of the day there was more uptake. So as far as the impact of the turbines on the carbon dioxide processes and the photosynthesis process in the near vicinity of the turbines it’s a net gain.”

Here the published article

<https://www.extension.iastate.edu/news/iowa-state-university-research-finds-wind-farms-positively-impact-crops>

Question

Why is the distance requirement of a wind turbine in Ontario from a 'non-participating house different than from a participating land-owners house?

In Ontario, the difference in setback requirements for wind turbines between participating and non-participating properties is largely due to considerations of impact and consent. Participating landowners, who have agreed to have turbines on their property, are generally more accepting of their presence and the associated impacts such as noise or visual disturbance. In contrast, non-participating property owners have not given such consent, so greater setbacks are required to minimize potential impacts on their properties. This approach is aimed at balancing the development of wind energy with the rights and preferences of individuals living near these installations.

Question

What are the setback rules for wind turbines in Holland and Germany?

In the Netherlands, the setback rules for wind turbines are not strictly defined by a single standard distance. Instead, they are typically determined based on a maximum noise level of 40 dB(A). In practice, a common guideline is to use a distance of about 4 times the height of the mast of the wind turbine. However, this is not a legal requirement, and the actual setback can vary depending on specific local regulations and environmental impact assessments.

In Germany, the setback requirements for wind turbines vary based on the designated noise level protection of the area:

- In "quiet regions" with a noise level of 35 dB(A), the setback is typically between 1,000 to 1,500 meters.
- In "middle regions" with a noise level of 40 dB(A), the setback ranges from 600 to 1,000 meters.
- In "standard regions" with a noise level of 45 dB(A), the setback is usually between 300 to 600 meters.

These distances can vary since all makes and models of wind turbines are not equally noisy. Some German states have their own specific standards.

Both countries approach the issue with an emphasis on minimizing noise impact and ensuring the turbines fit appropriately within the local environment.

Question

Are there any wind turbines near settlements in Holland?

Yes, there are wind turbines located near settlements in Holland. As part of the country's efforts to increase renewable energy capacity, the Netherlands has been actively installing onshore wind turbines. By the end of 2015, there were at least 2,525 onshore wind turbines in the Netherlands, contributing to around 5% of the country's total energy requirement. The Dutch government set a target to achieve an onshore wind capacity of 6,000 MW by 2020, under the Energy Agreement for Sustainable Growth. This target required the addition of approximately 1,000 to 1,500 new onshore wind turbines.

Moreover, the Dutch government's climate plans aim for at least 27% of energy to come from sustainable sources by 2030, with wind energy playing a significant role in achieving this goal. The Netherlands has taken measures to generate energy using onshore wind turbines as a reliable and efficient sustainable energy source. The construction of these wind farms often involves cooperation with local building contractors, and residents can share in the proceeds, reflecting a community-based approach to renewable energy development.

One notable example is the wind farm in Zeewolde, near Amsterdam, where local residents and farmers have become shareholders in the project. This approach has helped to overcome resistance from local residents often hesitant about living next to wind turbines due to concerns about noise and visual impact. In this project, more than 90% of the people in the project area became shareholders, demonstrating a successful model of community involvement in renewable energy projects.

These initiatives illustrate the Netherlands' commitment to renewable energy and the integration of wind turbines into both rural and residential areas, balancing the need for sustainable energy with community involvement and acceptance.

Interesting video about the benefit of a community project where the community can own shares in the windfarm similar to what we propose.

<https://www.reuters.com/business/energy/dutch-wind-farm-blows-away-opposition-new-millers-get-stake-2022-08-29/>

Question:

Do we need both Cassel and Innerkip to proceed with the project?

No, but in order to reduce the cost of the transmission substation per turbine it would be a benefit for us to add up to 13 turbines in the Cassel area.

Question:

Does noise from the turbines have any effect on humans?

In Canadian research on the effects of wind turbine noise on human health, several studies have found no direct link between wind turbine noise and physical health problems. A review of scientific literature on wind turbine sound and human health conducted by Canadian researchers Drs. Loren D. Knopper and Christopher A. Ollson found no direct causal link between people living near wind turbines and physiological health effects. The review, which appeared in the Journal of Environmental Health, suggested that reported health effects are likely attributed to environmental stressors rather than specific turbine-related factors like audible noise or infrasound.

Another significant study by Health Canada and Statistics Canada involved more than 1,200 adults living near wind turbines in Ontario and Prince Edward Island. This study, which was launched in response to concerns about wind turbines causing illness, concluded that there was no definitive connection between wind turbine noise and a range of chronic health problems. The study did find a relationship between increasing levels of wind turbine noise and annoyance towards various features of wind turbines, including noise, vibration, shadow flicker, and aircraft warning lights. However, no evidence was found linking wind turbine noise to self-reported or measured health issues such as sleep disturbance, dizziness, migraine headaches, chronic problems like heart disease, diabetes, or high blood pressure, or stress indicators like hair cortisol levels.

These findings indicate that while wind turbine noise can be a source of annoyance for some people, it does not directly cause health problems. The annoyance experienced by individuals may be influenced by factors other than noise, such as visual impact or personal benefit from the turbines.

For more detailed information, you can refer to the original sources of these studies: [American Clean Power](#) and [Health Canada](#).

Question:

In Chatham-Kent, there are serious problems with contaminated water?

We have not come across this issue before, but I suppose it may be possible that the soil condition and the layer of bedrock or shale influence the issue. I am not opposed to taking water samples before, during and after construction as well as some time into the operation of the windfarm and let an independent lab analyze if there is any change in the water quality as a result of the wind turbines.

Question:

How many Township meetings have you had at Innerkip?

None so far. We have met with the mayors for East Zorra and Blenheim and will present to them and their council our community consultation plan in March after we know how many landowners in the Cassel area want to work with us. There will be extensive consultation meetings with the communities in Oxford County to ensure we can address all questions in a meaningful way. We will share this plan also with the landowner of Innerkip and Cassel.

Question:

Why not just add turbines to Gunn's Hill?

It is our plan to submit application for extending the capacity of the Gunn's Hill windfarm.

Question:

What do you do with the turbine parts once dismantled?

We are completely responsible to remove the turbines at the end of the contractual agreement with the landowners. We will then use the latest technological re-use and recycling method available at the time to reduce cost and impact on the environment. Our research show that as of 2024, the majority of a wind turbine's components can be recycled. However, the blades pose a particular challenge due to their composite materials which are designed for durability and strength but are difficult to break down and recycle at the end of their lifespan.

Researchers at the National Renewable Energy Laboratory (NREL) are exploring strategies to mitigate the impact of end-of-life wind turbine blades. They're looking into using new materials that are more recyclable, extending the blades' lifespan, and various recycling options, including novel blade materials that are inherently more recyclable.

Carbon Rivers is another example of innovation in this space. They've developed a process to recover clean, mechanically intact glass fiber from decommissioned wind turbine blades. With a recycling process using pyrolysis, they're able to break down the organic components of the composite and separate them from the fiberglass reinforcement. The process not only recovers glass fiber for direct reuse in manufacturing new products but also converts organic components into syngas and pyrolysis oil, which can be used for energy production. This approach aims to make a composites circular economy a reality, creating jobs in recycling and sustainability and moving towards a more sustainable fiberglass industry (Department of Energy).

Additionally, **Veolia North America** has been working on turning wind turbine blades into cement, thus finding value in materials that were once considered unrecyclable. The process involves shredding the blades and using the material to produce alternatives to standard cement or separating out the fiberglass and resin for reinforced industrial products (C&EN). These advancements show that while challenges remain, significant progress is being made in developing sustainable and circular solutions for wind turbine blade recycling.

Question:

What is the lifespan of the turbines?

Wind turbines have an average lifespan of 25 to 30 years.

As turbines reach the end of their design life, operators may opt for a lifetime extension assessment, which includes theoretical and practical analysis, like on-site inspections and evaluation of design load data. These assessments help determine the maintenance needs and the costs of replacing parts versus the risks and costs associated with continuing operation or decommissioning.

Preventative maintenance is crucial and is typically required two times per year, with the frequency possibly increasing as the turbine ages.

Question:

Where are the parts manufactured?

We are focussing on Vestas Turbines for this project at this time but the final model decision will not be made until maybe a year or more from now.

Vestas Wind Systems A/S, a Danish wind turbine company, has manufacturing plants in multiple countries around the world. These include Denmark, Germany, the Netherlands, Italy, the United Kingdom, Spain, Sweden, Norway, Australia and others. I anticipate the Nacelle to come from Denmark but that may change.

Towers may be coming from Canada and as much as possible all aggregate materials will come from local Oxford County suppliers. We also prefer that much of the labour will also from local communities and Ontario.

Question:

What is the turbine height?

We are investigating 3 turbine types, the V150, the V162 and the new V172 with hub heights of 120 to 165 meters

Question:

What happens when a landowner sign the lease and then later sell the land?

The lease agreement is part of the land and will transfer with the land transfer to the new owner

Question:

What is the rate per kw hour?

The procurement of Ontario energy is a competitive process. As a developer we have to provide a bid-price in the RFP that will determine amongst other factors if we are awarded a project by the IESO. We will not know what this bid price will be until we have calculated the cost of the entire project but I do not anticipate the price to be greater the market price of energy in Ontario.

Question:

Is there curtailment?

Other than the summer month curtailment to protect the bat population from July to September at wind speeds below 5.5 m/second, we have not seen any curtailment at Gunn's Hill. But every windfarm is different and we do not know if there are any curtailment requirements in the procurement of new energy by the IESO. We certainly prefer no curtailment.

Question:

What is the turbine height in Gunn's Hill?

The Senvion MM92 turbines we used in the Gunn's Hill project have a hub height of 100 meters

Question:

Do you have batteries to balance the supply?

No, we are not planning to install a battery plan in this area. It is not our core business at this time

Question:

What is the average number of days would the turbines be running?

There are very few days in the year when the turbines are not operating other than during the annual and semi-annual maintenance work. Turbines start at about 3.3 m/s wind speed and shut down at about 24 m/s. at Gunn's Hill I cannot recall a day when the turbines did not run at all for a full day but we had 2 occasions when the turbines shut down for a few hours because of greater than 24 m/s wind speeds. The turbines will also shut down during ice rain which is also more rare.

Question:

At Shelbourne, some turbines are not running. What would be the reason for this?

Some general reasons why wind turbines may not be running:

1. Low or No Wind: Turbines need wind to operate. If the wind speed is below the cut-in speed (the minimum speed required for operation), turbines will not turn.
2. Maintenance or Repair: Regular maintenance is necessary to keep turbines in good working condition. They may also be temporarily shut down for repairs.
3. Grid Issues: Sometimes turbines are stopped to balance supply with the demand on the grid, or due to grid stability or capacity issues.
4. Environmental or Wildlife Protection: Operations may pause to minimize impacts on wildlife, such as during bird migration seasons.
5. Technical or Operational Issues: Faults or malfunctions in the turbine's components can cause shutdowns until the issues are rectified.

Question:

To clarify, landowners are paid for increase in property taxes?

That is correct. Your property tax bill will show clearly what tax is assessed because the wind turbines is on your land, and we will pay for this tax increase

Question:

What effect does the turbine have on property values?

The impact of wind turbines on property values has been extensively studied, and the findings suggest that the effects can vary depending on several factors such as location, population density, and proximity to the turbines.

Research from Lawrence Berkeley National Laboratory in 2013 examined nearly 7,500 sales of single-family homes within 10 miles of 24 wind facilities across nine U.S. states. This study found no significant impact on property values overall. Further studies in 2015 and 2016 supported these findings, showing no unique impact on the rate of home sales near wind turbines. In a more comprehensive study published by Berkeley Lab in 2023, which included data from 34 states and nearly half a million transactions, the effects on property values were mainly short-term and concentrated in more populated counties, with no significant long-term impacts in rural areas (WINDExchange).

A different study highlighted in Resilience.org found that wind turbines actually increased local incomes by around 5% and house values by 2.6% in parts of the U.S. This study utilized data from counties across the U.S. to assess economic outcomes and isolated the causal effect of wind farm construction on economic outcomes. The increase in property taxes associated with these installations led to benefits such as increased school spending by local governments. Overall, the consensus from these studies appears to be that while there might be some short-term impacts on property values, especially in more densely populated areas, the long-term effects are negligible, and in some cases, wind turbines may contribute positively to local economies and property values.

Question:

Timeline of end of Feb. 2024 seems too short.

We understand and we will not force the timeline if it is uncomfortable for some. All we ask is that we keep open communications and to please let us know if you want to explore your options. We feel that we have put together a fair option agreement that will provide a good passive income for your family but we do understand that it is not for everyone.

Please let us know if we can get together for further discussion

Question Jan 27, 2024

How many wind turbines are needed in the Cassel area for this project to proceed.

We would like to see 10 to 14 turbines in the Cassel area similar to what we are planning in the Innerkip project cluster. We see the entire project as one project with two clusters of turbines.

It is our plan to apply for interconnection of both project clusters to the 230 KV transmission line in the Cassel area. Our intention is to build the windfarm with about 14 to 18 turbines in the Innerkip cluster and any number of turbines between 4 and about 14 in the Cassel area. So the entire project will have between 20 and 28 turbines. Please recognize that we are in the early stages of the planning.

What is the relationship between the Cassel project and the Innerkip project

It is my anticipation that we do a temporary design freeze in Innerkip layout in February just to give us the opportunity to start drawing plans for the wind park layout that we need during the various approval processes. As soon as we have enough landowners show interest in the Cassel cluster, we will do the same there.

Question

Section 6 of the agreement outlines a number of **limitations to how landowners may use their own property**, outside of the leased area. This was not clearly articulated the other night and is exceptionally important. More details are needed to understand under what circumstances the company would not allow the planting of trees or construction of taller buildings within the distances specified.

I agree that it is very important that we talk about the details in the Option agreement. In principle the only restriction is for the safety of the equipment and the turbines. It would not be possible to build a silo or elevator so close to the turbines that there is risk of contact, or to remove an access road to the turbines that allow us to service the turbines. In the 7 years that we have operated the Gunn's Hill windfarm we have never objected to any farm building expansions in that area. Trees and new barns do not interfere with the turbine operation. The 550 meter setback relates only to existing, non-participating houses as a noise buffer. There is no distance requirements to barns or trees. But I see your point about section J) a and b (we can talk about this in greater detail). It is never our intention to restrict the use of your land and there is little that even can interfere with the operation on the turbines.

Question – location of access roads

During the information session you indicated that the company would work with the landowner to determine the most appropriate location for access roads. Section 21 states that consultation would happen, but also very clearly states that the final decision rests solely with the company.

Please allow me to clarify:

with 'access roads' in section 21 we mean temporary roads to allow us to construct the wind farm, deliver materials etc. These temporary access roads will be removed at the end of construction.

Permanent or "non temporary access roads" in section 22 are those that remain in place after construction to provide access to the turbines for maintenance.

The Option agreement states in section 22 c the following: *The location of the non-temporary main access roads will require the Landowner's prior written consent, which consent shall not be unreasonably withheld or delayed.*

So, if we need to construct temporary roads that will be removed after construction we will be permitted to construct when necessary up to five (5) meter wide access roads to the Wind Energy Sites on the Leased Lands at the Company's expense *The decision for the location of the access road shall be made in consultation with the Landowner. However, it is understood that the final decision for the location of the access road shall be solely at the discretion of the Company. The Company shall make all reasonable efforts to accommodate the Landowner's preference. The Company has the right to widen corners to allow delivery of the wind turbine components and crane equipment (this includes the right to improve visibility splays and existing roadways/laneways). The roadways/laneways will be so constructed so that the level of the final surface does not deviate substantially from adjoining fields/land. The Company will be responsible for repairing all damages caused during construction and maintaining these roadways and laneways in accordance with usage.*

But for the permanent access roads we will seek the landowners approval and the land owner has the right to not approve our proposal.

The Company covenants and agrees that, where practical, and without materially increasing the Company's development costs, the roads will be planned by the Company taking crop and soil management concerns and other property development concerns of the Landowner into consideration. Best efforts will be made to use temporary access roads between the main access roads and individual Wind Energy Sites. These temporary access roads will be removed after construction of the Wind Energy Sites to permit return to agricultural use. The location of the non-temporary main access roads will require the Landowner's prior written consent, which consent shall not be unreasonably withheld or delayed.

Question

How deep of a base is needed for a turbine 165 meters tall

I am glad to come by next week to show you the foundation plan for the Gunn's Hill turbines we built. There the foundation is about 3 meters underground. They are called pyramid foundation and are not very deep.

<https://m.youtube.com/watch?v=Q2o5P-6zm6Y>

Here is a short video of the foundation I described.

Question: Land usage for energy production

How much farmland is used to produce energy from the various energy sources?

I have listed below the amount of land each of the major energy sources require per MW of capacity. For our proposed windfarm we would need about 0.5 acres per turbine plus the average access road (often using laneways already in place). With a 6 to 7 MW turbine that is less than 0.2 acres per MW capacity, the lowest land use of all energy projects.

Energy Source	Land Use (acres/MW) Range	Source(s)
Nuclear	0.83 acres/MW	World Nuclear Association
Coal	7 to 12 acres/MW	U.S. Energy Information Administration
Natural Gas	2 to 4 acres/MW	U.S. Energy Information Administration
Garbage Incineration	2 to 4 acres/MW	International Renewable Energy Agency
Solar	2 to 4 acres/MW	National Renewable Energy Laboratory
Biogas	1 to 2 acres/MW	U.S. Environmental Protection Agency
Wind	0.25 to 1 acre/MW	National Renewable Energy Laboratory



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Adam Degier Drainage Superintendent
Reviewed By:	Josh Brick, CAO	Date:	February 28, 2024
Subject:	Monthly Report	Council Meeting Date:	March 6, 2024
Report #:	DS-24-07		

Recommendation:

That Report DS-24-07 be received as information

Background:

Monthly activities of the Drainage Department to February 28, 2024

Analysis/Discussion

- Working on drain maintenance and various site meetings to review work required with ratepayers.
- Commenting on planning applications
- 6 locates for ON 1 Call in February 2024 including 0 emergency locates.
- Baker Drain: Court of Revision - March 6, 2024

Background: Council accepted petition on September 7th 2022 for repair and improvements. Curtis MacIntyre of K Smart & Associates was appointed on October 19, 2022 project. Engineer filed report dated January 9, 2024.

- Mitchell Drain: Court of Revision - March 6, 2024

Background: Petitions from the County and Region for drainage works at Trussler Road and Oxford Road 8 were accepted by the Council. Engineer Kenn Smart was appointed on September 4, 2019. A meeting with Folling and Hurlbut discussed the project's next steps. The road petition had a site meeting on January 29, 2020. A site review with Curtis MacIntyre took place, leading to a future meeting with Ratepayers in the summer of 2023. A comprehensive file review was conducted. Another petition was received on October 18, prompting the Council to appoint an Engineer on December 6, 2023. Engineer filed report dated December 15, 2023.

- Hotson Drain: Work began the week of November 20, 2023 work is 90% complete.

Background: Drainage petition received by Council June 15 2022. Engineer appointed August 3, 2022. Report filed August 8, 2023, by Curtis MacIntyre P. Eng. Report was accepted on September 6, 2023.

- Princeton Drainage System 2022: Ongoing – Preparatory Work on the second storm pond in the south east corner of Princeton has begun.

Background: Report dated July 29/22 filed with the Township on August 8, 2022. Consideration of report was September 7th, 2022. Court of revision on October 5, 2022 council meeting, By-law 2313-2022 passed October 19, 2022. Construction of Romano SWMP is 99% complete. Construction of the Greenhouse Pond began in February. Phase 1 was completed in October 2023. CN boring completed October 2023. Tender for next phase closed February 28.

- Other drain projects:
 - a. Drumbo SWMP Section 78 – Site meeting was January 18
 - b. Hubbard Zinn Drain – Engineer Appointed
 - c. Hughes Drain – Engineer Appointed
 - d. Holt Drain (Brant County) – Engineer Appointed
 - e. Hanchiruk Drain – On Hold
- Ongoing work for CLI-ECA (Consolidated Linear Infrastructure – Environmental Compliance Approval) Manual, Municipal Service Standards, and GIS map updates for various agencies
- Attended 2 council meetings
- Attended Ontario One Call webinar

Respectfully submitted by:

Adam Degier - Drainage Superintendent



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Adam Degier Drainage Superintendent
Reviewed By:	Josh Brick, CAO	Date:	February 29, 2024
Subject:	Princeton Phase 3	Council Meeting Date:	March 6, 2024
Report #:	DS-24-08		

Recommendation:

That Report DS-24-08 be received for information;

And further that the Township accept the tender bid of \$3,765,126.88 not including HST submitted by Viewcon Construction Ltd.

And further that the Township's CAO be permitted to sign the tender documents contract binding the Township and Viewcon Construction Ltd. to the project.

Background:

The Princeton Street reconstruction and storm water improvement project has been in the Townships long-term plan for many years now. After some delays the project was given the green light. Township staff has been working with staff from KSmart Engineering over the last number of years to get to this point.

Phase 1 of this project started in 2022 with the construction of the Romano Storm Water Management Pond. Phase 2 was completed in 2023. This tender is for Phase 3, the reconstruction of the area north of the railway tracks to and including Roper St. The project is expected to take 19 weeks.

Analysis/Discussion:

The tender was done through bids&tenders. Since using the procurement site, the Township has had better responses for its tenders. The Princeton tender had 30 plan takers and received 7 competitive bids.

<i>Contractor</i>	<i>Tender Amount</i>
Viewcon Construction Ltd.	\$3,765,126.88
Cassidy Construction London Ltd.	\$3,828,280.81
J-AAR Excavating Limited	\$4,089,526.16
E. & E. Seegmiller Limited	\$4,444,727.00
Sierra Infrastructure Inc	\$4,667,976.74
CH Excavating (2013)	\$4,759,783.97
Navacon Construction Inc.	\$5,162,509.05

KSmart and Township staff have reviewed all the bids, and the bids meet the criteria layed out within the tender. The low bid is from Viewcon Construction Ltd., they have done work in the past for Oxford County and the Township of East Zorra-Tavistock, and both were very satisfied with the work they did. It is the belief of staff that this contract should be awarded to Viewcon Construction Ltd.

Financial Considerations:

The Engineer's estimate was \$4,050,00.00

Viewcon Construction Ltd.'s bid was \$3,765,126.88

Attachments: Map showing phase and KSmart recommendation letter

Respectfully submitted by:

Adam Degier
Drainage Superintendent

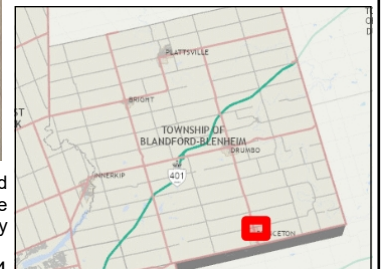


Princeton Phase 3 - North of the Railway Tracks to Roper St.



Legend

Notes



0 102 203 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

February 29, 2024



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

Feb 29, 2024

File No. 23-188

Mr. Adam Degier
Drainage Superintendent
Township of Blandford-Blenheim
47 Wilmot Street, Drumbo ON N0J 1G0

**RE: PRINCETON DRAINAGE SYSTEM 2022 – PHASE 3
CONTRACT NO. 2024-01
RECOMMENDATION OF AWARD OF TENDER**

Dear Adam:

We have completed our review of the tenders submitted, and Viewcon Construction Ltd. submitted the low tender bid of \$3,765,126.88, not including HST.

All the bids submitted are listed below from lowest to highest, not including taxes.

<i>Contractor</i>	<i>Tender Amount</i>
Viewcon Construction Ltd	\$3,765,126.88
Cassidy Construction London Ltd	\$3,828,280.81
J-AAR Excavating Limited	\$4,089,526.16
E & E Seegmiller Limited	\$4,444,727.00
Sierra Infrastructure	\$4,667,976.74
CH Excavating (2013)	\$4,759,783.97
Navacon Construction Inc.	\$5,162,509.05

Viewcon Construction Limited has successfully performed similar projects for the County of Oxford and the Township of East Zorra-Tavistock. Both the Township and the County were very satisfied with the work performed by Viewcon at that time.

Our experience with Viewcon Construction has been positive. They are a competent construction company that does good work, stays on schedule, and works well with the public.

We recommend that the contract be awarded to Viewcon Construction for \$3,765,126.88, not including HST, subject to the final valuation of the completed work.

If you agree, please have the agreement, which forms part of the contract, completed and signed by both parties and a copy mailed to us.

If you have any questions, please get in touch with the undersigned.

Yours truly,

Kevin Death, C.E.T.
K. Smart Associates Limited



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Borton Director of Public Works
Reviewed By:	Josh Brick, CAO	Date:	February 22, 2024
Subject:	Monthly Report	Council Meeting Date:	March 6, 2024
Report #:	PW-24-05		

Recommendation:

That Report PW-24-05 be received as information.

Capital

- Gobles CN Bridge – I have reached out to CN for an update and a start date of mid March.
- Princeton Pond Expansion project – The new Romano Pond is now complete. There is still a lot of fill that needs to be moved, this will be done by Township forces.
- The Township will be joining Oxford County and other area municipalities for a combined Surface Treatment tender. The Township has supplied Oxford County with the numbers and locations for the Tender. The tender is expected to be published in February Once the tender closes, staff will bring back a report for council showing the results.
- Princeton Excess soil on Railway St. W. The testing required under O Reg 406/19 has been completed and the soil can be used for Table 1 projects. Staff was approached by South Brant Excavating about getting some of the soil (400 m³) The Township has agreed, South Brant Excavating will be loading and removing approximately half of the pile at no cost to the Township. The remaining pile will be loaded and hauled to King Rd between Township Rd 10 and Township Rd 9 to build up the low road through the swamp. This will help mitigate the flooding and water over the road that can occur here.
- Bridge 24 EA – The draft Stage 1 – 2 Archaeological Assessment Report for Blandford-Blenheim Bridge 24 over the Nith River has been sent out for review. The Draft CHER / HIA Report and the Scoped Environmental Impact Study should be available sometime in early 2024. These reports will be sent out to the GRCA, Indigenous groups and local residence for comments. Once the comment time has passed and all groups are satisfied the final design can be completed and tender documents can be started.

County Shared Service/Road Association/Training

- Shared Services meeting – The service sharing committee met in Zorra. We had Constable Tony Hymers from the OPP at the meeting to discuss the half load season and other concerns happening in the County.
- Road Association – The OCRSA will meet again in March for the first meeting of 2024.
- AORS – The BOD will meet next virtually on March 8. The Oxford group has been working closely with the AORS team on preparations for the 2025 Trade Show.

Other

- February was back to being unseasonable warm. We have seen some snow and wind that has kept staff busy. Staff has also been busy grading when weather permits, trimming roads side trees, pot holes and sign repairs.
- Reviewing EA documents for Bridge 24
- Review and approve a road permit for the Paris to Ancaster Race that will take place on some Township roads during the morning of April 28th. See route map
- Staff has been working with Josh to approve a road permit that would allow Xplorenent to use the Township right of way to run fibreoptic cable in the Township.
- Took part in a webinar panel for R. v. Greater Sudbury Supreme Court decision.
- Working with MESH and the Drainage Superintendent to add asset management programs to our road patrol and winter patrol program.
- Working with the Drainage Superintendent on finding suitable dump sites for the excess soil from the Princeton Drain project.
- Working with KSmart and Drainage Superintendent on the next phases of the Princeton project.
- Staff is continuing to meet with land owners at outdoor sites to discuss ditch or road issues.

Attachments Service Sharing minutes for February & Paris to Ancaster route map.

Respectfully submitted by:



Jim Borton CRS-I
Director of Public Works

Service Rationalization

MEETING MINUTES

DATE: February 8, 2024

LOCATION: Zorra

PRESENT: Jim Borton, Shawn Vanacker, Doug Wituik, Tom Lightfoot, Ken Farkas, Steve Oliver, Adam Prouse, Daniel Locke (Alex), Richard Sparham

REGRETS:

COMMITTEE CHAIRMAN: Steve Oliver

SECRETARY: Tom Lightfoot

ITEM	ACTION	ASSIGNED TO
1. Meeting called to order	10:09 AM	
2. Minutes of Last Meeting:	Reviewed- Moved by Adam. Seconded by Shawn.	
3. Correspondence/ Speaker	Inspector Tony Hymers- Opp, Reduced load period discussion, Opp currently training 3 more CVSA inspectors for enforcement. Send maps and any exemptions to Tony ahead of the season. Send any offenders names and times to the Comm Center right away, via phone call. Additional discussion on vehicles being towed from the 401 to Woodstock, residents pushing snow across roadways, call the Comm Center while it is happening. Continue to send speed data to Tony, he will forward it to his analyst. Opp will attend the 2025 AORS Tradeshow. Steve forgot to get a blueberry donut.	
4. Old Business	Sudbury decision, link to the seminar is on the AORS website. Dan will see if Intact is interested in coming to speak to our group.	
5. New Business	Adam- Tender results, loader tender closed (3 yard) 3 bids received cost was \$285,420.00 approx. Tom- Looking for current grader and Rolloff truck tenders. Steve- Asphalt tender closed, \$100.00 per tonne at a \$1200 AC value. Zorra granular haul tender closed at \$2.99 a tonne. Jim- AORS sponsorship bags for the tradeshow, looking for sponsors \$3000.00 a side. Also looking to get quotes for T-shirts and golf shirts.	
6. Round Table	Ken- Municipal office safety discussion Shawn- Community safety zone discussion, OC had sent out the recent results and locations. Tom- Looking for flat deck trailer suppliers. Jim- Gravel pit wanting to pave a road to their property line, wondering if anyone has allowed this. Norwich and Zorra have allowed this in the past. Doug- Discussion on who has approved electrical contractor list. Adam- SWOX has hired a new Foreman. Ken- changing a 2-way street to a 1-way street discussion.	
7. Health & Safety	Adam- Organizing forklift training at the end of May, let him know if you are interested. (Ken-Total equipment rental also does training) Dan- Woodstock is organizing CVOR training he will reach out if they have any spots available. Ken- Brian Muddy from Hydro One will be doing a safety presentation in Norwich.	

	Richard- dash camera discussion. Dan- demo in August with a new supplier for tracking/cameras, he will keep us in the loop.	
8. Next Meeting	March 13, 2024 - 10:00 am Oxford County	
9. Adjourned	12:14 PM	

Service Sharing Meeting Dates 2024

- January 11 EZT
- February 8 Zorra
- March 13 Oxford County
- April 11 Blandford Blenheim
- May 9 Norwich
- June 13 SWOX
- September 12 Tillsonburg
- October 10 Woodstock
- November 14 Ingersoll
- December 11 Zorra

Paris to Cambridge Race

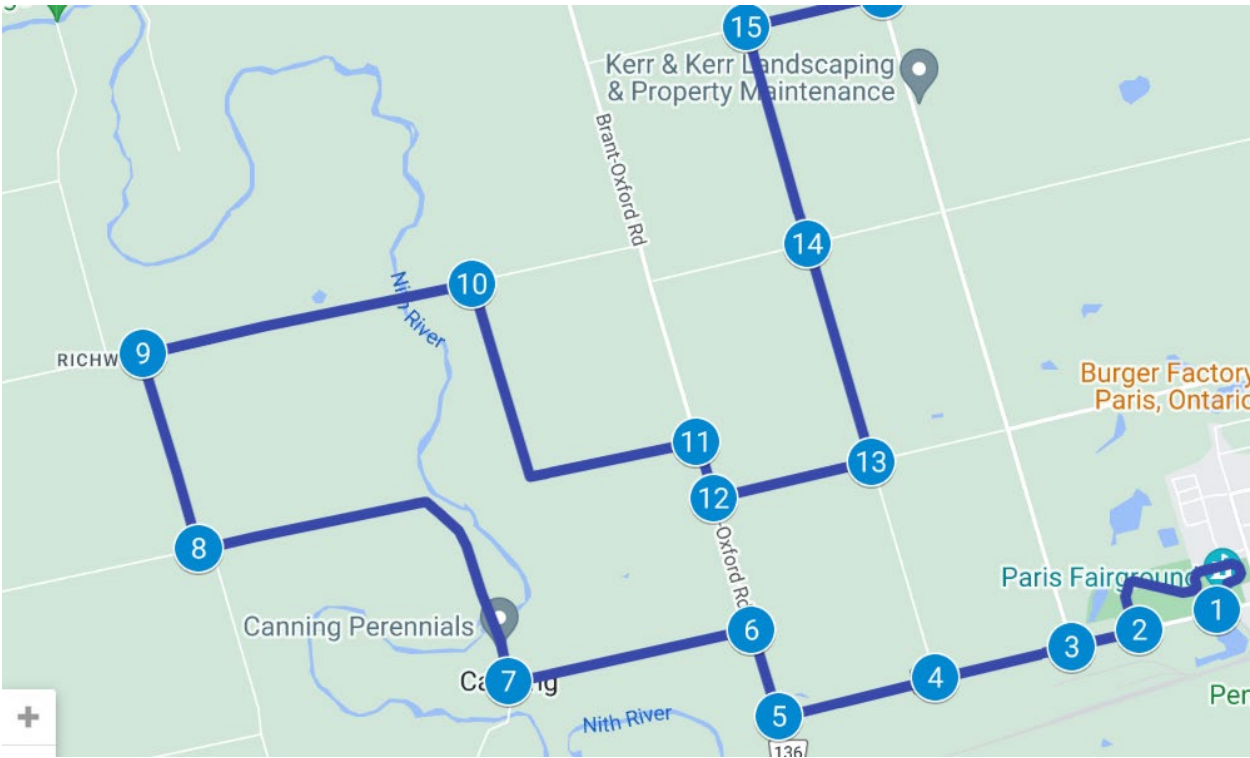
#6 Township Rd 3

#7 Canning Rd

#8 Township Rd 4

#9 Blenheim Rd

#10 Township Rd 5





TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Josh Brick, CAO Sarah Matheson, Clerk
Reviewed By:		Date:	February 26, 2024
Subject:	Municipal Strategic Planning Process Overview - 2024	Council Meeting Date:	March 6, 2024
Report #:	CAO-24-11		

Recommendation:

That Report CAO-24-11 be received as information; and,

That Council directs the Chief Administrative Officer to proceed with establishing the Strategic Plan Working Group, as outlined in Report CAO 24-11.

Background:

The Township of Blandford-Blenheim last endorsed a comprehensive strategic plan in 2012. Key strategic directions outlined in that plan included the development of a plan for ongoing financial sustainability, enhancement of communication with residents, streamlining of internal services and actively working towards reducing restrictions to growth.

While much of this direction may remain relevant at a high-level in Blandford-Blenheim, an updated strategic planning process will take into account change that has been experienced in the Township throughout the last 12 years and will ensure that the vision of Council is being effectively executed by staff.

A strategic plan is an integral tool for Council, Township staff and community members to ensure the effective and efficient delivery of programs and services in the community. A properly informed and executed strategic plan provides the answer to the question “why are we doing this?” It can be created through formal and informal processes, with the outcome being a unique and tailored guiding framework to fit the Township’s needs.

The purpose of this report is to outline a proposed strategic planning process for the Township of Blandford-Blenheim in 2024. It is anticipated that this strategic plan would assist with guiding actions and decisions made by Council and staff for the balance of the 2022-26 term, while also providing a starting point for the subsequent term of Council. Further, this report provides discussion regarding:

- A) why strategic planning is a worthwhile exercise;
- B) strategic planning in action from an operational perspective; and,
- C) adoption, maintenance and stewardship of a strategic plan.

Analysis/Discussion:

A) Strategic Planning as a Worthwhile Exercise

Literature discussing the strategic planning process generally categorizes the three main benefits as being an accountability tool, a prioritization tool, and a communication tool. There is significant overlap across these functional benefits.

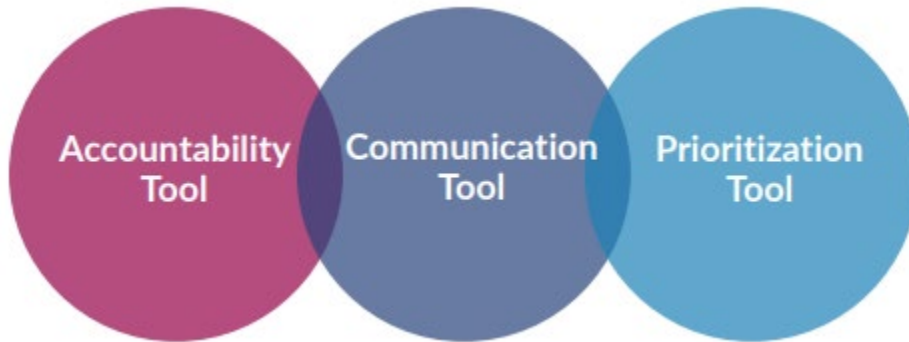


Figure 1 - Key Benefits of Strategic Planning

Accountability Tool	The strategic plan serves as the framework for Township staff to achieve goals and priorities established by Council. This framework provides the direction, goals and strategies to accomplish the vision of Council. In terms of accountability, this enables staff to better report progress in carrying out direction received from Council.
Prioritization Tool	A key benefit to a strategic plan is the ability to prioritize resources to achieve the goals of the community. Using a strategic plan as a prioritization tool ensures that Council and staff are working together on the same goals. It also enables Council to allocate financial resources through the annual budget process to support agreed upon priorities as identified within the strategic plan. The connection between strategic planning and the annual budget process through financial resource allocation supports transparency in the use of public funds. It can help residents better understand not only how their tax dollars are being used, but also why, through the connection to an established vision for the community. This effectively uses the strategic plan as an explanatory tool to answer the question of why certain decisions are made and prioritized through resource allocation.
Communication Tool	A strategic plan can communicate vision to both internal and external stakeholders. More specifically, a strategic plan is used to communicate the vision of the Council and what they want to achieve as their elected representatives. It also communicates to staff what is important and where to allocate staff and financial resources. This helps staff at all levels within the organization understand why they do what they do and how they support the vision of the governing body. Finally, a strategic plan can be a useful tool in onboarding new members and members of Council, giving

	them a clear understanding of the previous Council's vision for the community.
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Figure 2 - Key Benefits of Strategic Planning Table

B) Strategic Planning in Action from an Operational Perspective

Strategic planning is an active process that engages the community, Council and staff to develop a vision for the community. A formal strategic plan contains details respecting the mission, vision, values and goals as adopted by Council, with goals being supported by strategies to achieve them and serve as operationalized tasks. The table below [Figure (3)] outlines a generic strategic planning process.

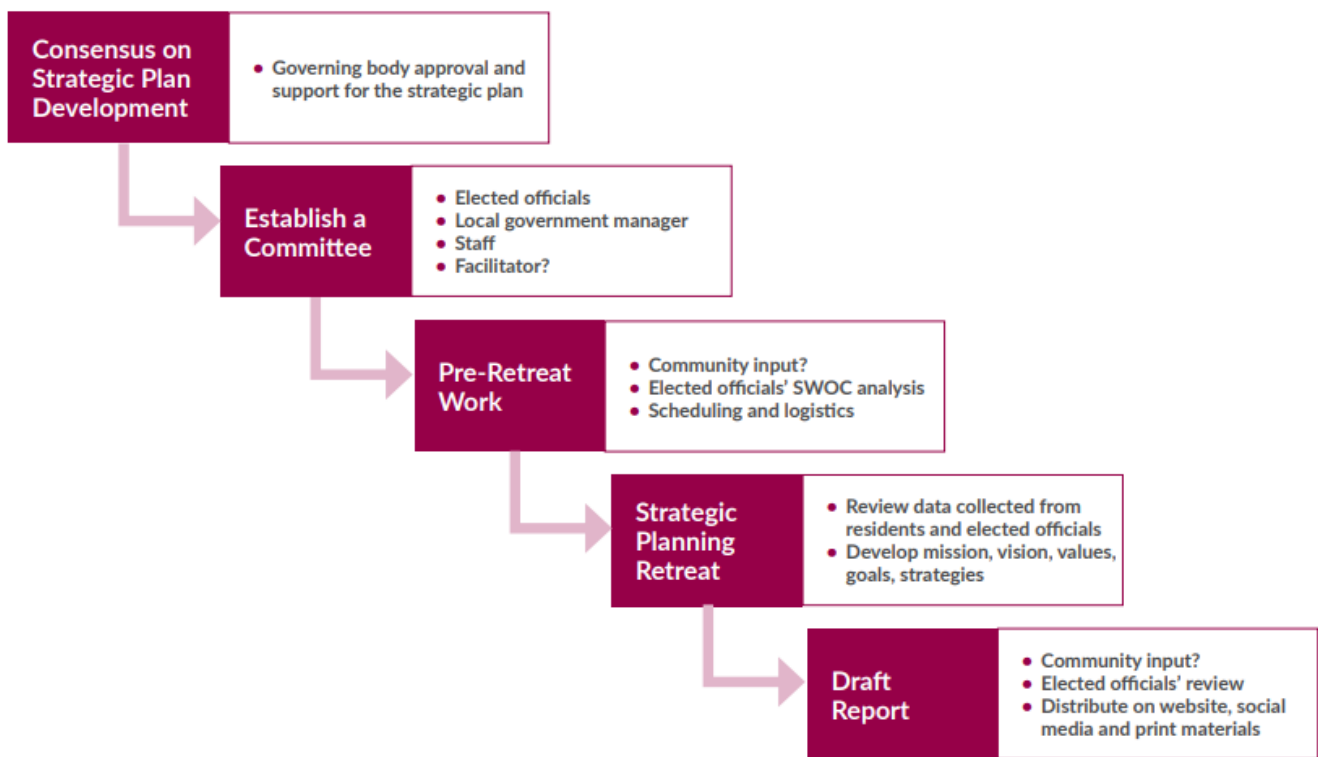


Figure 3 - The Strategic Planning Process

The Township of Blandford-Blenheim is currently at the second stage of the strategic planning process, having communicated a clear consensus upon the benefits of the strategic planning. As a formality, this report is seeking Council direction to proceed with the development of a strategic plan and to begin with the next step of forming a committee/ working group that will be directly involved in the process moving forward.

It is being recommended that Council Members, Directors/ senior staff and the Chief Administrative Officer form the working group for this purpose. Further, staff are recommending that Members of Council and senior staff participate in a series of Special Meetings of Council to undertake specific work for the development of the strategic plan. More specifically, within these sessions, the working group will:

- 1.) Determine preferences for the level of community engagement;
- 2.) Determine preferences for facilitation (e.g. external consultant vs. in-house);

- 3.) Consider the financial resources required for the process;
- 4.) Consider working group logistics (e.g. frequency of working group meetings, open meeting requirements, arrangements for supplies etc);
- 5.) Establish a “baseline” standing through Strengths-Weaknesses-Opportunities-Challenges (SWOC) analysis undertaken by all working group members. This will assist with guiding discussions in relation to more specific strategic plan components.

Once the above variables are addressed in a preliminary working group session, the group will begin addressing individual strategic plan components. Strategic plan components are summarized in the below table:

Strategic Plan Component	Answer the Question	Description
Mission	What do we do today?	The mission states what the local government does now; it communicates to residents, businesses, nonprofits, and other key interest groups what you do on a day-to-day basis.
Vision	What do we want our community to look like in 10-15 years?	The vision states what you want your community to look like in 10-15 years; it communicates to the external environment what you want to achieve and how the governing body sees itself in the future.
Values	What values are important to the governing body when we make a decision?	The values (typically four-five values) communicate guiding principles that the governing body uses to make decisions for the community (ethics, efficiency, equity, etc.).
Goals	What are the goals to make progress toward our vision?	The goals are broad statements or affirmations the governing body agrees on to achieve the vision of the community.
Strategies	What do we need to do now to achieve those goals?	Strategies are action items that establish how you will achieve those goals in the next one-two years.

C) Adoption, Maintenance and Stewardship of a Strategic Plan

Finding ways to integrate an approved strategic plan into regular operations and decision-making is key to making that plan meaningful. It is anticipated that adjustments will need to be made regularly to ensure that the plan remains relevant and a “living document.”

At the time of consideration of adoption of the strategic plan, the method of community engagement will have an impact on the process. More specifically and for example, if the working group is in favour of an “inform method” of community engagement, the draft document would be distributed through the Township’s website, social media and print to gather community input on the draft strategic planning document.

Following adoption of the strategic plan, Council and staff will be able to begin leveraging the previously mentioned accountability, prioritization and communication-based benefits. Clearly defined intervals for reporting progress will assist with optimizing benefits of the plan, while subsequent budget processes will be linked to the strategic plan to inform future decisions. Furthermore, once the initial plan has been developed, a strategy can be established for reviewing and updating the strategic plan.

Financial Considerations and Conclusion

There is no budget impact at this point in the strategic planning process. It is anticipated that the working group may make recommendations that do have budgetary impacts (e.g. utilizing the services of an external facilitator for parts of the strategic planning process).

Respectfully submitted by:

Josh Brick
Chief Administrative Officer

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2423-2024

**BEING A BY-LAW TO REGULATE THE SALE AND USE OF FIREWORKS IN THE
TOWNSHIP OF BLANDFORD-BLENHEIM**

WHEREAS Section 121, Clause (a) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, provides that a local municipality may prohibit and regulate the sale of fireworks and the discharge of fireworks;

AND WHEREAS Section 436 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, states that a municipality has the power to pass by-laws providing that the municipality may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not there is compliance with a by-law of the municipality passed under the Municipal Act; a direction or order of the municipality made under the Municipal Act or made under a by-law of the municipality passed under the Municipal Act; a condition of a licence issued under a by-law of the municipality passed under the Municipal Act; or an order made under section 431 of the Municipal Act;

AND WHEREAS the Council of the Corporation of the Township of Blandford-Blenheim deems it necessary to regulate the supply, sale and setting off of fireworks within the boundaries of the Township of Blandford-Blenheim;

NOW THEREFORE, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

SECTION 1: INTERPRETATION

- (a) “Act” means the Explosives (Canada) Act, R.S.C., 1985, c. E-17 and Regulations, each as amended.
- (b) “Canada Day” means July 1.
- (c) “Chief Fire Official” means a person designated by the Municipality pursuant to provisions of the Fire Prevention and Protection Act and shall include his or her designate.
- (d) “Christmas Cracker” means a device which when pulled at each end makes a popping sound and which may contain candy or other favours.
- (e) “Combustible materials” means any material that may catch on fire and burn.
- (f) “Discharge” means the use, release, emission, ejection, ignition, lighting or setting-off of fireworks; and includes permitting such Discharge or causing such Discharge.
- (g) “Display Fireworks” means Type F.2, high hazard firework articles that are classed under the Explosives Act and Regulations, designed for use by professionals holding a Fireworks Operator Certificate. These articles include but not limited to aerial shells, cakes, roman candles, waterfalls, lances and wheels.

- (h) “Family Fireworks” means low-hazard firework articles designed for recreational use by the public which are classified as type F.1 explosives under the Act and Regulations, including but not limited to: showers, golden rain, lawn lights, pinwheels, roman candles, and volcanoes, but does not include party poppers or sparklers containing less than 2 mg of explosive substance.
- (i) “Firecracker” means a device that explodes instantaneously when ignited and does not produce any visible effect after the explosion but does not include caps for toy guns.
- (j) “Fireworks” means Display Fireworks and Family Fireworks.
- (k) “Fireworks Accessories” means explosive articles used to initiate various types of Fireworks including Type F.4 pursuant to the Act and regulations.
- (l) “Fireworks Supervisor” means a person holding a current certification as a fireworks supervisor under the authority of the Act and has the skill and ability to safely set up and supervise the Discharge of Fireworks at a public display, as approved by the Fire Chief or designate.
- (m) “Municipal Law Enforcement Officer” means any Person appointed by the Township of Blandford-Blenheim to enforce municipal by-laws.
- (n) “No Smoking Sign” means a sign clearly identifying a no smoking rule.
- (o) “Owner” means any one or more of: any Person holds, in whole or in part, legal or beneficial ownership of the Property, a tenant, lessee, or occupant of the Property, any Person who, in whole or in part, controls, maintains, or is responsible for, whether as agent, trustee, or otherwise, the Property; and in all cases, includes their heirs, executors, assignees and administrators or other legal representatives of an individual and their respective successors and assignees and in the case of a corporation, includes its officers and directors.
- (p) “Permitted Days” means Canada Day or Victoria Day and two (2) days before and two (2) days after Canada Day and Victoria Day.
- (q) “Person” means a natural person and includes an Owner, partner, and a corporation.
- (r) “Prohibited Fireworks” includes but is not limited to, firecrackers, cigarette loads, exploding matches, sparkling matches, ammunition for miniature tie clip, cuff link, or keychain pistols, auto alarms or jokers, cherry bombs, M-80 and silver salutes and flash crackers; throw down and step on torpedoes, crackling balls, exploding golf balls, stink bombs and smoke bombs, tear gas pens and launchers, table bombs, table rockets and battle sky-rockets, fake firecrackers.
- (s) “Property” means any public or private land, building, structure or other real property;
- (t) “Regulations” means Explosives Regulations, 2013 (SOR/2013-211), as amended;
- (u) “Seller” means any Person working in any building where Fireworks are sold, and shall include every employee and the Vendor.
- (v) “Special Effect Pyrotechnics” has the same meaning as in Part 17 of SOR/2013-211 of the Act and includes: explosives used to produce a special effect in a film or 4 television production or a performance before a live audience; explosives which may be classified as type F.3 in the Act; Fireworks Accessories which are classified as type F.4 in the Act; black powder and hazard category PE 1 black powder substitutes type

- P.1; smokeless black powder and hazard category PE 3 black powder substitutes type P2.; initiation systems classified as (type I) under the Act such as blasting accessories; and detonating cord classified at type E.1 under the Explosives Act and low-hazard special purpose explosives (Type S.1) and high-hazard special purpose explosives (Type S.2).
- (w) “Township” shall mean The Corporation of the Township of Blandford-Blenheim and includes the geographical boundaries.
 - (x) “Vendor” means either (i) an Owner or operator of any building or structure where Fireworks are being sold; or (ii) a Temporary Vendor.
 - (y) “Vendor of Special Effect Pyrotechnics” means a Person who is licensed to acquire, store and sell special effect pyrotechnics in accordance with the Act and Regulations
 - (z) “Victoria Day” means the Monday preceding May 25

SECTION 2: GENERAL PROVISIONS

- (a) No Person shall set off any fireworks when a fire ban is in effect.
- (b) No Person shall store, handle, sell or display Fireworks except in the Commercial Zones.
- (c) Fireworks shall not be sold out of a vehicle; which includes a booth, stall, trailer, motor vehicle, recreational vehicle, camper, all-terrain vehicle, mobile home, but shall only be sold from a commercial building or accessory structure in the required zone.
- (d) No Person shall store, handle, sell or display Fireworks except in accordance with the Explosives Act and this By-law as an accessory use only.
- (e) No Person under the age of eighteen (18) years shall possess Fireworks.
- (f) No person shall sell any Special Effect Pyrotechnic fireworks.

SECTION 3: PROHIBITED FIREWORKS, FIRECRACKERS AND FLYING LANTERNS

- (a) No Person shall offer for sale, cause to be sold, or sell Firecrackers or Flying Lanterns.
- (b) No Persons shall set off, or cause to be set off any Firecrackers or Flying Lanterns.
- (c) No Person shall possess Firecrackers or Flying Lanterns.
- (d) No person shall possess any fireworks listed in Schedule “A”

SECTION 4: VENDORS

- (a) No Person shall display, sell or offer for sale, or permit the sale or offering for sale, any Prohibited Fireworks.
- (b) No Person shall sell or offer for sale, or permit the sale or offering for sale, Fireworks except in accordance with this by-law, the Act, and any other and all associated laws.
- (c) No person shall sell, offer, or expose for sale any Family Fireworks without first obtaining a Permit to do so from the Municipal Office by completing in its entirety a “Fireworks Display Application” attached as Schedule “B” and such Permit application is approved by the Chief Fire Officer and after paying the appropriate non-refundable application fee as set out on the Township of Blandford-Blenheim Municipal Fees and Charges By-law. Said Permit is non-transferable by the owner and/or location or premise.
- (d) Every Vendor shall post, and keep posted, a copy of this by-law in a conspicuous place upon any premises from which Fireworks are sold, or offered for sale.
- (e) No Person shall sell or offer for sale, or permit the sale or offering for sale, of any Fireworks to anyone under the age of eighteen (18) years.
- (f) No Person shall display, sell or offer for sale, or permit the sale or offering for sale of any Fireworks at any time except on Victoria Day and Canada Day and seven (7) calendar days preceding these holidays, provided that nothing in this by-law shall prevent the sale of Fireworks or Special Effects Pyrotechnics to the holder of a permit for the purpose of a Fireworks Display or Special Effects Pyrotechnics display in accordance with this by-law and the Act.
- (g) No Person shall advertise the sale of Family Fireworks except on Canada Day, Victoria Day, on the day fixed by proclamation for the observance of Canada Day and Victoria Day, and the preceding twenty-one (21) days in each case;
- (h) Nothing in this by-law shall restrict the sale of Christmas Crackers, sparklers or caps for toy guns.
- (i) Every Vendor shall post, and keep posted, a visible No Smoking Sign, in a conspicuous place, at every entranceway, exit, and doorway of the building, where Fireworks are being displayed, sold or offered for sale.
- (j) Every Vendor must ensure that there is no smoking within fifteen (15) metres of any building, where Fireworks are being sold. No Person shall smoke or use an open flame, such as a light, match or torch in a room or space where Fireworks are stored or displayed or in any case less than 3 metres from any fireworks.
- (k) Every Vendor shall provide at least one functional 3A 40BC rated fire extinguisher to every room or location where Fireworks are displayed, sold, or offered. Every Vendor shall ensure that such extinguisher is accessible at all times.

(l) The Vendor shall take all necessary and reasonable steps to ensure that all Persons are immediately evacuated from the area, where any fire may spread to the Fireworks.

(m) Every Vendor shall post and keep posted in all rooms or locations where Fireworks or are displayed, sold, or offered, a sign indicating "IN CASE OF FIRE, THE FIRE EMERGENCY NUMBER IS 911", accompanied with all necessary information pertaining to the address or location of the premises, building.

SECTION 5: FAMILY FIREWORKS – DISCHARGING

- (a) No Person shall ignite, set off or have a display of Family Fireworks on any Property unless such Person is the owner of that Property or has written permission to do so by the owner of such Property.
- (b) No Person shall ignite, set off, have a display of Family Fireworks without the supervision of a responsible Person of at least eighteen (18) years of age.
- (c) The Person in Subsection 7(b) shall have the necessary means readily at hand to summons the Fire Department.
- (d) No Person shall ignite, discharge or set off any Family Fireworks into or inside of any building, structure, vehicle, or on any other place of Property where such ignition, discharge or setting off may create a nuisance or safety hazard to any Person or Property.
- (e) No person shall ignite, discharge or set off any Family Fireworks within 500 metres of any agricultural building or structure.
- (f) No person shall ignite, discharge or set off any Family Fireworks within 25 metres of any residential building or structure.
- (g) No person shall ignite, discharge or set off any Family Fireworks within 25 metres of any combustible materials.
- (h) No Person shall ignite, discharge or set off any Family Fireworks into or on Municipal Property including without limitation, streets, lanes, squares or other public places without written approval of the Township.
- (i) No Person shall ignite, discharge or set off any Family Fireworks off of, or from the roof of any building or structure, or anywhere with less clearance to persons and combustible property as is prescribed by the manufacturer on the exterior of the firework article without written approval of the Chief Fire Official or designate.
- (j) No person shall ignite, discharge or set off any Family Fireworks within 500 metres of where explosives, gasoline or other flammable substances may be stored.

- (k) No Person shall ignite, discharge or set off any Family Fireworks after the hour of 11 p.m. (local time) on the day of, 2 days previous to, or 2 days following the days established by this by-law.
- (l) No Person shall store, handle or discharge Family Fireworks in an unsafe manner, or in a manner that creates a nuisance, taking into account the noise, danger from fire and explosion, and risk of death, injury and damage to property inherent in the storage, handling or use of Fireworks.
- (m) No Person shall discharge Family Fireworks where fallout or debris lands on any Property of which he or she is not the Owner, without first obtaining the prior written permission of the Owner.
- (n) No Person shall discharge Family Fireworks into, inside of, or on any building, accessory building, structure or motor vehicle.
- (o) No Person shall discharge Family Fireworks except in accordance with the manufacturer's safety instructions for each individual ordinance.
- (p) No Person shall discharge Family Fireworks without a readily available and suitable means for immediate extinguishment.

SECTION 6: DISPLAY FIREWORKS PERMIT

Every person applying for a Display Fireworks Permit shall submit an application to the Township a minimum of twenty-one (21) days prior to the date of the proposed display, in the form prescribed by the Township, the applicable permit fee as set out in the Rates and Fees By-law, and the following information:

- (a) Fireworks manifesto;
- (b) The name, qualification, and experience of the person to set off the Display;
- (c) Site plan;
- (d) Set-up schedule (description of safety precautions and clean-up procedures);
- (e) Explosive Regulatory Division (ERD) certificate with number, level, and expiration date;
- (f) Dangerous Goods Shipping and Handling Certificate;
- (g) Proof of general liability insurance in the minimum amount of \$5,000,000 per occurrence with the Township of Blandford - Blenheim listed as an additional insured; and

- (h) Traffic and Crowd Control Plans.
- (i) Upon conclusion of the display, the Display Supervisor shall walk the display site and fallout area. Any unused fireworks and all debris resulting therefrom shall be removed immediately and safely disposed of by the Permit holder.
- (j) No person shall transport, set up, ignite, or operate Display Fireworks except in accordance with the requirements outlined in the Natural Resources Canada Display Fireworks Manual and this By-Law.

SECTION 7: DISPLAY FIREWORKS - DISCHARGING

- (a) No person shall ignite, set off, conduct an event or have a display of Display Fireworks without first obtaining a permit to do so from the Township.
- (b) No person shall transport, set up, ignite, or operate Display Fireworks, except in accordance with the requirements outlined in the Natural Resources Canada Pyrotechnic Special Effects Fireworks Manual.
- (c) No person shall set off or operate Display Fireworks without first obtaining a permit, as prescribed in Section 6.

SECTION 8: GRANT EXEMPTION BY COUNCIL

Notwithstanding anything contained in this By-law, any person may make an application to Council to be granted an exemption from any of the provisions of this By-law with respect to the discharge of fireworks and Council may refuse to grant any exemption or may grant the exemption which may contain such terms and conditions as Council sees fit, subject to approval of the Chief Fire Official.

SECTION 9: ENFORCEMENT

Municipal Law Enforcement Officer, Police Officers and the Chief Fire Official, or designates are authorized to enforce the provisions of this by-law.

SECTION 10: RIGHT OF ENTRY

- (a) An Officer may at any time, enter onto land to determine whether this By-law is being complied with.
- (b) Every owner shall permit the Officer to inspect any land for the purpose of determining compliance with this By-law.
- (c) Notwithstanding any provision of this By-law, an Officer shall not enter or

remain in any room or place actually being used as a dwelling, unless;

- The consent of the occupier is obtained, the occupier first having been informed that the right of entry may be refused and, if refused, may only be made under the authority of a warrant issued under the Provincial Offences Act, R.S.O.1990, as amended.
- A warrant issued under the Provincial Offences Act, R.S.O.1990, as amended is obtained.

SECTION 11: OBSTRUCTION

- (a) No person shall hinder or obstruct, or attempt to hinder or obstruct, any other person who is exercising a power or performing a duty under this by-law.
- (b) Any person who has been alleged to have contravened any of the provisions of the By-law shall identify themselves to the Officer upon request, failure to do so shall be deemed to have obstructed or hindered the Officer in the execution of their his or her duties.

SECTION 12: PENALTY

Every *Person* who contravenes any provision of this By-law is guilty of an offence and is liable upon conviction to a fine, and such other penalties, as provided for in the *Provincial Offences Act*, R.S.O. 1990, c. P.33, as amended, and the *Municipal Act, 2001*.

Every *Person* who is convicted of an offence under this by-law is liable to a fine as prescribed in Schedule C – Short Form Wording and Set Fines.

SECTION 13: SEVERABILITY

Should any section, subsection, clause, paragraph or provision of this By-law be declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of this By-law as a whole or any part thereof, other than the Part so declared to be invalid.

SECTION 14: FEES

The fees shall be in accordance with the current Municipal Service Fees & Services By-law for the Township of Blandford-Blenheim, as amended.

SECTION 15: EFFECTIVE DATE

NOW THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim enacts as follows:

By-law READ a FIRST and SECOND time this _____ DAY of _____ 2024.

By-law READ a THIRD time and ENACTED in Open Council

this _____ DAY of _____ 2024.

Mark Peterson, Mayor

Josh Brick, CAO

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2423-2024

**BEING A BY-LAW TO REGULATE THE SALE AND USE OF FIREWORKS IN THE
TOWNSHIP OF BLANDFORD-BLENHEIM**

SCHEDULE “A”

PROHIBITED FIREWORKS

Commodity	Description
Cigarette Loads or Plugs	Small explosive charges designed for insertion in cigarettes or cigars which will cause them to explode after the victim takes a few pulls.
Exploding Matches	Resemble ordinary book matches and are designed to explode after a certain delay, usually about the time they are in position to light a cigarette.
Sparkling Matches	Also resemble the normal book matches but send out a shower of sparks.
Ammunition for a Miniature Tie Clip, Cufflink, or Key Chain Pistols	A violent type of blank ammunition made up for use as a novelty.
Auto Alarms or Jokers	Supposedly designed as burglar alarms but are really for a practical joke; when wired to the ignition system of a car, they operate with a loud screeching whistle followed by copious emission of smoke and a loud explosion.
“Cherry Bombs”, M-80 and Silver Salutes, and Flash Crackers	Very violent firecrackers which annually cause serious injuries; they are considered far too violent and contain excessive charge of a prohibited fireworks composition.
Throw-Down and Step-On Torpedoes, and Cracking Balls	Small objects designed to explode on impact; some of the latter are so shaped and coloured as to look like children’s breakfast cereal or candy balls.
Exploding Golf Balls	Designed to explode and emit a cloud of smoke on impact.
Stink Bombs and Smoke Bombs	Often made to resemble cherry bombs and salutes; are used for practical jokes (also prohibited from importation under Memorandum D33-1, Importation of Offensive Weapons).
Tear Gas Pens and Launchers	Resemble a pen, may contain a mechanism activated by an explosive, and are supposedly for protection against muggers but are more commonly used as offensive weapons or as practical jokes (also prohibited under Memorandum D33-1).
Party Poppers and Table Bombs	Designed to project paper streamers or dispense party favours. The smaller ones are made of coloured plastic, shaped like champagne bottles.
Table Rockets and Bottle Skyrockets	Small fireworks designed to be launched from a table or a bottle bursting in a shower of sparks or a cloud of smoke.
Fake Firecrackers and Other Trick Devices or Practical Jokes	Any article which employs or simulates an explosive or pyrotechnic for a trick or joke.
Flying Lanterns	A small paper hot-air balloon, fueled by an open flame. When released, the hot air produced by the fuel source can lift the lantern to extreme heights and allows it to drift for long distances until the fuel is depleted. These lanterns are often released in large numbers to generate an impressive visual effect.

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2423-2024

**BEING A BY-LAW TO REGULATE THE SALE AND USE OF FIREWORKS IN THE
TOWNSHIP OF BLANDFORD-BLENHEIM**

SCHEDULE “B”

Fireworks Vendor Application

Applicant Name _____

Date _____

Telephone _____ Email _____

Business Name _____

Sale Location _____

Property Owner Name _____

Property Owner Address _____

Title/Position of Applicant _____

(APPLICATION TO BE SUBMITTED A MINIMUM OF 30 DAYS PRIOR TO SALE)

Signature _____

This vendor permit is issued subject to compliance with the conditions specified in By-law XX-2024

Permission is hereby granted to the party to whom this permit is issued or its duly authorized agent(s) to

Sell consumer fireworks at such a time and place as specified on this permit.

- Permitted to sell on Victoria Day and Canada Day, and each of the (7) days immediately preceding Victoria Day and Canada Day.
- Permitted to advertise on Victoria Day and Canada Day, and each of the (21) twenty-one days immediately preceding Victoria Day and Canada Day.

Conditions Upon Arrival

- The permit is valid only for the calendar year in which it is issued
- The permit is valid only for the sale location specified on the permit

- Every permit holder shall provide and maintain fully operational fire extinguishing equipment ready for immediate use
- The permit holder shall sell consumer fireworks in conformance with the information provided to the Fire Chief pursuant to By-law XX-2024
- Licensing fee as per Township fees and charges schedule must be included with application
- The permit holder shall comply at all times with the provisions of the Explosives Act, Fire Protection and Prevention Act, and the provisions of By-law XX-2024
- Any other conditions deemed reasonable in the circumstances by the Chief Fire Chief
- No permit holder shall sell consumer fireworks except in accordance with the conditions of the permit
- The applicant of this application acknowledges that the applicant shall indemnify and hold harmless the Municipality and its servants, agents, and employees from all damages, actions, causes of actions, suits, claims, and demands whatsoever, which may arise directly or indirectly by reason of the discharge, transport, set-up, operation display and/or discharge of fireworks

Comments/Chief Fire Official Specific Requirements

The personal information on this form is collected under the authority of the Municipal Act, as amended, the Fire Protection and Prevention Act, as amended and By-law XX-2024, as amended. The information will be used for the purpose of processing this application and administering the legislation. Questions about this collection should be directed to the Township Clerk, 519-463-5347.

THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2423-2024

**BEING A BY-LAW TO REGULATE THE SALE AND USE OF FIREWORKS IN THE
TOWNSHIP OF BLANDFORD-BLENHEIM**

SCHEDULE “C”

PART 1 PROVINCIALS OFFENCES ACT

PAGE 1 OF 3

SHORT FORM WORDING AND SET FINES

Item	Column 1 Short Form Wording	Column 2 Offence Creating Provisions	Column 3 Set Fines
1	Offer for sale, cause to be sold, or sell Firecrackers or Flying Lanterns.	Section 3(a)	\$250.00
2	Set off, or cause to be set off any Firecrackers or Flying Lanterns.	Section 3(b)	\$250.00
3	Display, sell or offer for sale, or permit the sale or offering for sale, any Prohibited Fireworks.	Section 4(a)	\$250.00
4	Sell or offer for sale, or expose for sale any Family Fireworks without first obtaining a Permit	Section 4(c)	\$250.00
5	Sell or offer for sale, or permit the sale or offering for sale, of any Fireworks to anyone under the age of eighteen (18) years.	Section 4(e)	\$250.00
6	Display, sell or offer for sale, or permit the sale or offering for sale of any Fireworks at any time except Victoria Day and Canada Day and seven (7) calendar days preceding these holidays.	Section 4(f)	\$250.00
7	Advertise the sale of Family Fireworks except on Canada Day, Victoria Day, on the day fixed by the proclamation for the observance of Canada Day and Victoria Day, and the preceding twenty-one (21) days in each case.	Section 4(g)	\$250.00
8	Fail to post, and keep posted, a visible No Smoking sign in a conspicuous place, at every entranceway, exit and doorway of the building, where Fireworks are being displayed, sold or offered for sale	Section 4(i)	\$250.00
9	Fail to ensure that there is no smoking within fifteen (15) metres of any building, where Fireworks are being sold.	Section 4(j)	\$250.00
10	Fail to provide at least one functional 3A 40BC rated fire extinguisher to every room or location where Fireworks are displayed, sold, or offered and ensure that such extinguisher is accessible at all times	Section 4(k)	\$250.00
11	Ignite, set off or have a display of Family Fireworks on any Property unless such Person is the owner of that	Section 5(a)	\$250.00

	Property or has written permission to do so by the owner of such Property.		
12	Ignite, set off, have a display of Family Fireworks without the supervision of a responsible Person of at least eighteen (18) years of age.	Section 5(b)	\$250.00
13	Ignite, discharge or set off any Family Fireworks into or inside of any building, structure, vehicle, or on any other place of Property where such ignition, discharge or setting off may create a nuisance or safety hazard to any Person or Property.	Section 5(d)	\$250.00
14	Ignite, discharge or set off any Family Fireworks within 500 metres of any agricultural building or structure.	Section 5(e)	\$250.00
15	Ignite, discharge or set off any Family Fireworks within 25 metres of any residential building or structure.	Section 5(f)	\$250.00
16	Ignite, discharge or set off any Family Fireworks within 25 metres of any combustible materials.	Section 5(g)	\$250.00
17	Ignite, discharge or set off any Family Fireworks into or on Municipal Property including without limitation, streets, lanes, squares or other public places without written approval of the Township.	Section 5(h)	\$250.00
18	Ignite, discharge or set off any Family Fireworks off of, or from the roof of any building or structure, or anywhere with less clearance to persons and combustible property as is prescribed by the manufacturer on the exterior of the firework article without written approval of the Chief Fire Official or designate.	Section 5(i)	\$250.00
19	Ignite, discharge or set off any Family Fireworks within 500 metres of where explosives, gasoline or other flammable substances may be stored.	Section 5(j)	\$250.00
20	Ignite, discharge or set off any Family Fireworks after the hour of 11 p.m. (local time) on the day of, 2 days previous to, or 2 days following the days established by this by-law.	Section 5(k)	\$250.00
21	Store, handle or discharge Family Fireworks in an unsafe manner, or in a manner that creates a nuisance, taking into account the noise, danger from fire and explosion, and risk of death, injury and damage to property inherent in the storage, handling or use of Fireworks.	Section 5(l)	\$250.00
22	Discharge Family Fireworks where fallout or debris lands on any Property of which he or she is not the Owner, without first obtaining the prior written permission of the Owner.	Section 5(m)	\$250.00
23	Discharge Family Fireworks into, inside of, or on any building, accessory building, structure or motor vehicle.	Section 5(n)	\$250.00
24	Discharge Family Fireworks except in accordance with the manufacturer's safety instructions for each individual ordinance.	Section 5(o)	\$250.00

25	Discharge Family Fireworks without a readily available and suitable means for immediate extinguishment.	Section 5(p)	\$250.00
26	ignite, set off, conduct an event or have a display of Display Fireworks without first obtaining a permit to do so from the Township.	Section 7(a)	\$250.00
27	Set off or operate Display Fireworks without first obtaining a permit	Section 7(c)	\$250.00
28	Hinder or obstruct, or attempt to hinder or obstruct, any other person who is exercising a power or performing a duty under this by-law.	Section 12(a)	\$250.00

The general penalty provision for the offences listed above is Section 9 of By-Law xxxx-2024. A certified copy of which has been filed.

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2424-2024

A By-law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002 as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-law Number 1360-2002, as amended, is hereby further amended by changing to 'R1' the zone symbol of the lands so designated 'R1' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 6th day of March, 2024.

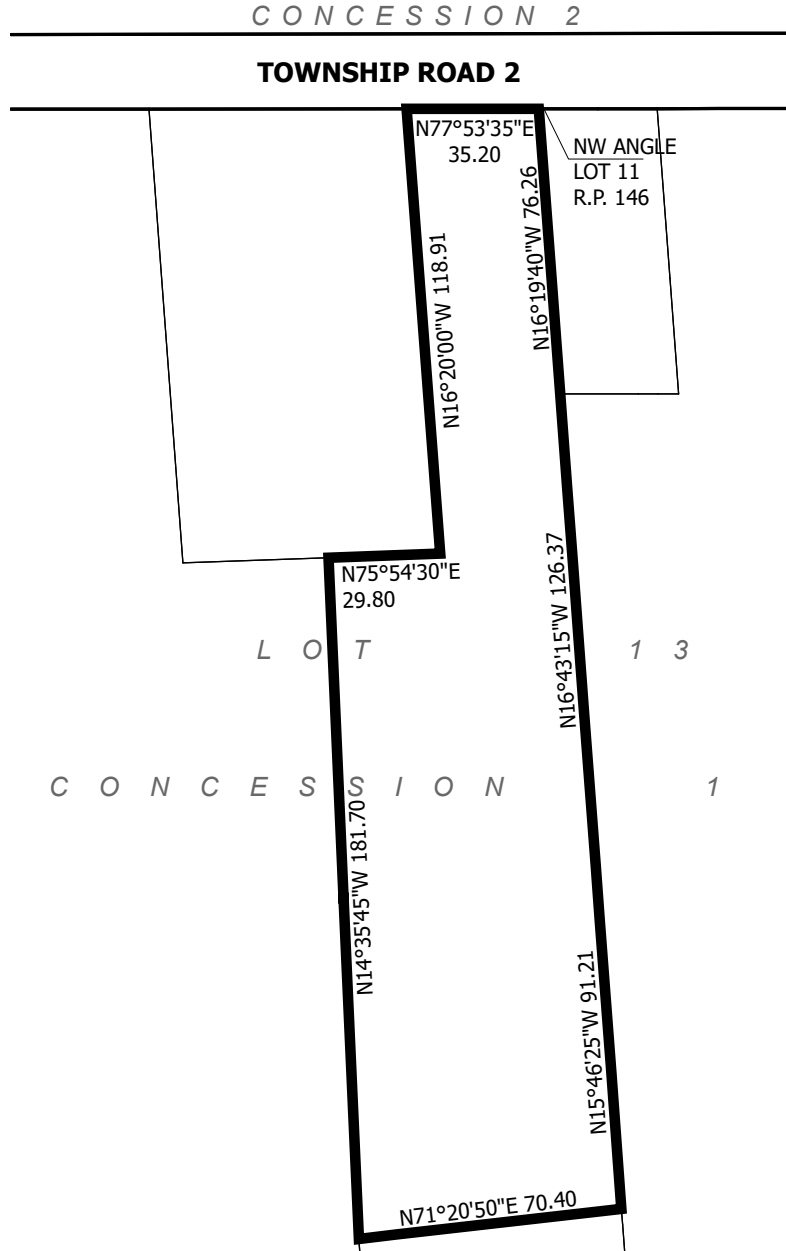
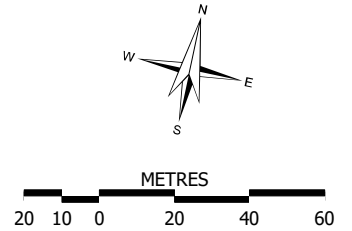
READ a third time and finally passed this 6th day of March, 2024.

Mark Peterson – Mayor

(SEAL)

Sarah Matheson, Clerk

SCHEDULE "A"
 TO BY-LAW No. 2424-2024
 PT LOT 13, CONCESSION 1 (BLENHEIM)
 PART 2, REFERENCE PLAN 41R-10531
 TOWNSHIP OF BLANDFORD-BLENHEIM



 AREA OF ZONE CHANGE TO R1

NOTE: ALL DIMENSIONS IN METRES



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 Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No. 2424-2024, PASSED

THE _____ DAY OF _____, 2024

 MAYOR

 CLERK

ZN1-23-18

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2424-2024

EXPLANATORY NOTE

The purpose of By-law Number 2424-2024 is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1).' The purpose of the rezoning is to facilitate future residential development.

The subject lands are described as Part Lot 13, Concession 1 (Blenheim). The lands are located on the south side of Township Road 2, lying between Gobles Road and Main Street North. The subject lands are currently not municipally addressed.

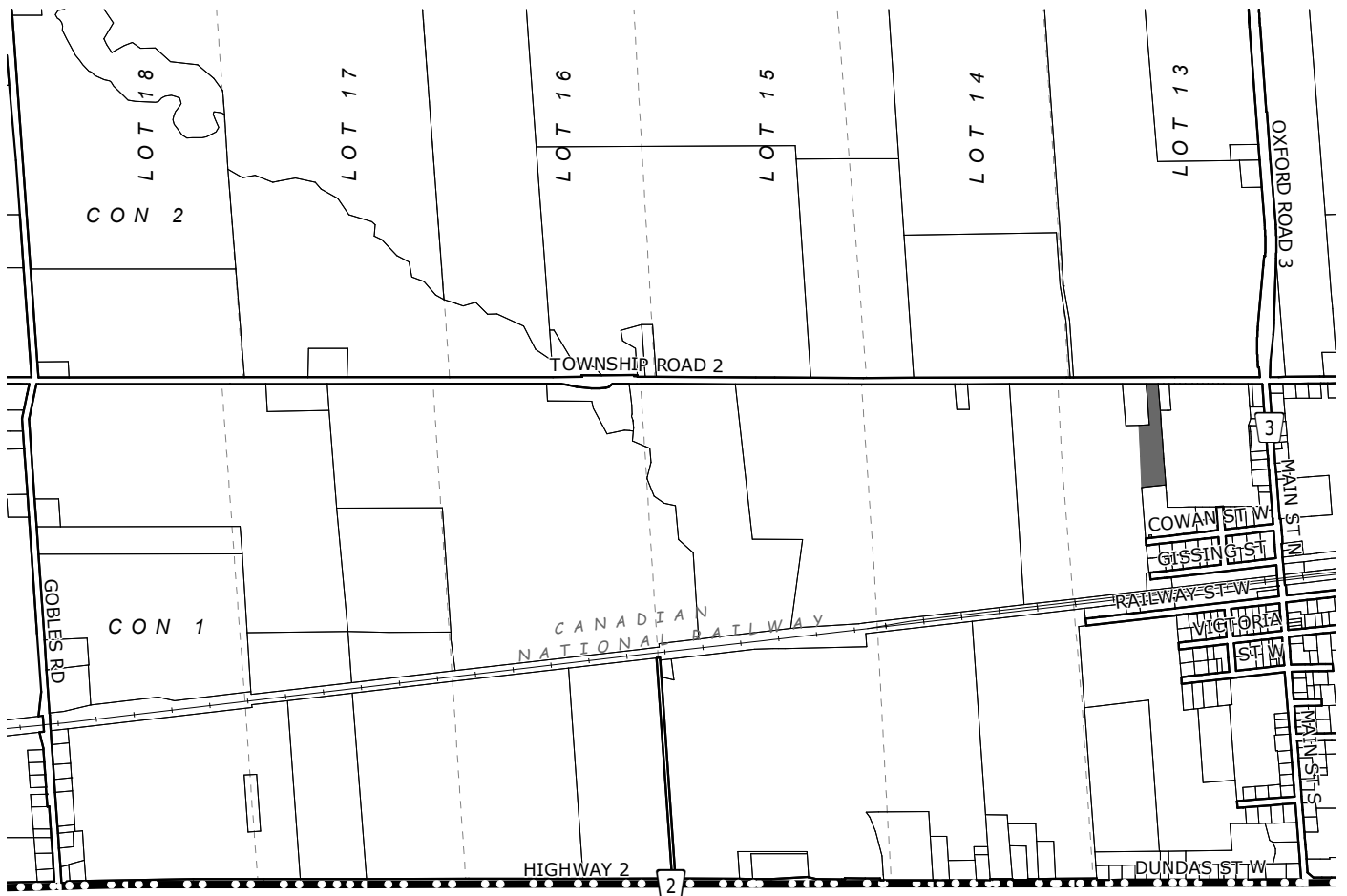
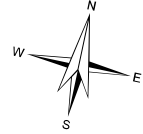
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2424-2024. The public hearing was held on March 6, 2024 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2424-2024 may contact the undersigned.

Sarah Matheson, Clerk
Township of Blandford-Blenheim
47 Wilmot Street South
Drumbo, Ontario
N0J 1G0

Telephone: 463-5347

KEY MAP



BRANT COUNTY

 LANDS TO WHICH BYLAW 2424-2024 APPLIES

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2417-2024

Baker Drain 2024

A By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

WHEREAS the Council of the Township of Blandford-Blenheim in the County of Oxford appointed Curtis McIntyre, P. Eng., of K. Smart Associates Limited, of Kitchener, Ontario, and the Section 4 and 8 report is attached hereto and forms part of this By-law.

AND WHEREAS the estimated total cost of this report consisting of the engineering, construction costs and administration is \$137,000.00.

THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, and amendments thereto, enacts as follows:

1. The report dated January 9, 2024 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. The Corporation may borrow on the credit of the Corporation the amount of **\$137,000.00** being the necessary amount for construction of the Drainage Works.
3. The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,
 - (a) grants received under Section 85 of the Act;
 - (b) commuted payments made in respect of lands and roads assessed within the municipality;
 - (c) moneys paid under subsection 61(3) of the Act; and

such debentures shall be made payable within Five (5) years from the date of the debenture and shall bear interest at a rate to be established at the date of the sale of such debentures.

The County of Oxford shall handle the sale of such debentures, with interest at the prevailing rates at the time of debenture sale. The Municipality of the Township of Blandford-Blenheim shall make annual payments without coupons payable to the County of Oxford.

4. A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the Schedule to be collected in the same manner and at the same time as other taxes are collected in each year for Five (5) years, the year following the due date of the final invoice that calculates the actual costs of the Drainage Works in accordance with the Schedule contained in this By-law.

5. This by-law comes into force on the passing thereof and may be cited as **Baker Drain 2024.**

Read a First and Second Time this 7th day of February, 2024.

Original Signed by: Sarah Matheson, Clerk

Original Signed by: Mark Peterson, Mayor

Read a Third Time and Finally Passed this _____ of _____, 2024.

Sarah Matheson, Clerk

Mark Peterson, Mayor

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2425-2024

Being a By-law to confirm the proceedings of Council.

WHEREAS by Section 5 of the *Municipal Act* 2001, S.O. 2001, c.25, the powers of a municipal corporation are to be exercised by its Council.

AND WHEREAS by Section 11 of the *Municipal Act* 2001, S.O. 2001, c.25, the powers of every Council are to be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Blandford-Blenheim at this meeting be confirmed and adopted by by-law;

NOW THEREFORE the Council of the Corporation of the Township of Blandford-Blenheim hereby enacts as follows:

1. That the actions of the Council of the Corporation of the Township of Blandford-Blenheim in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Blandford-Blenheim, at this meeting held on March 6th, 2024 is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. That the Mayor and proper officials of the Corporation of the Township of Blandford-Blenheim are hereby authorized and directed to do all things necessary to give effect to the actions of the Council referred to in the proceeding section hereof.
3. That the Mayor and the Clerk be authorized and directed to execute all documents in that behalf and to affix thereto the seal of the Corporation of the Township of Blandford-Blenheim.

By-law read a first and second time this 6th day of March, 2024.

By-law read a third time and finally passed this 6th day of March, 2024

MAYOR
MARK PETERSON

CLERK
SARAH MATHESON