

# TOWNSHIPSHIP OF BLANDFORD-BLENHEIM

## COUNCIL MEETING AGENDA

Wednesday, February 5<sup>th</sup>, 2025

Township Council Chambers

47 Wilmot St. S. Drumbo, ON

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 February 5<sup>th</sup>, 2025 Regular Meeting of Council be adopted as printed, and circulated.

### 4. Disclosure of Pecuniary Interest

### 5. Minutes

#### a. [January 22<sup>nd</sup>, 2025 Regular Meeting Minutes of Council](#)

Recommendation:

That the minutes of the January 22<sup>nd</sup>, 2025 Regular Meeting of Council be adopted, as printed and circulated.

### 6. Business Arising from the Minutes

### 7. Public Meetings

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

##### i. Minutes

[January 22<sup>nd</sup>, 2025 Minutes of the Meeting of the Committee of Adjustment](#)

##### ii. Applications for Minor Variance

[MVA10-24, 11967113 Ontario Inc.](#)

Recommendation:

That the Township of Blandford-Blenheim Committee of Adjustment approve Application File A10-24, submitted by 1967113 Ontario Inc. for

[Township of Blandford-Blenheim Website](#)

lands described as Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A, Plan 104; Lots 8, 9 & 10 Block K, Plan 104; Lots 3, 4, 7 & 8 Block L, Plan 104; Part Lots 11 & 12 Block L, Plan 104; Lots 1 to 10 Block M, Plan 104, Lots 1 to 8 Block N, Plan 104; Part Lots 9 to 12 Block N, Plan 104; Lots 1 to 10 Block O, Plan 104; Part Lots 11 & 12 Block O, Plan 104; Part Henry St., Plan 104; Part South St., Plan 104; Part Catherine St., Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 in the Township of Blandford-Blenheim as it relates to:

1. Relief from Section 11.2, Table 11.2 – R1 Zone Provisions, to reduce the minimum required distance between a building/structure and the centreline of a County road from 22 m (72.2 ft) to 21.4 m (70.2 ft), to facilitate the construction of a single detached dwelling(model home).

Subject to the following condition:

i. The requested relief shall only apply to Lot 15 of the draft plan of subdivision, as shown on Plate 3 of Staff Report 2025-15.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) deemed to be a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

#### [MVA11-24, DaCosta, 48 Elgin Street West](#)

Recommendation:

That the Township of Blandford-Blenheim Committee of Adjustment approve Application File A11-24, submitted by Mary Anne and Nelson da Costa for lands described as Part Lot 13, Concession 1 (Blenheim), Part 1, Registered Plan 41R-10144 in the Township of Blandford-Blenheim as it relates to:

1. Relief from Table 5.1.1.3 - Regulations for Accessory Uses, to increase the maximum height of a residential accessory building from 4.5 m (14.8 ft) to 5 m (16.4 ft).

Subject to the following condition:

i. That the proposed relief shall only apply to an accessory building of the approximate size and location as depicted on Plate 3 of Report CP 2025-25.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) deemed to be a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

#### [MVA01-25, McDonald, 907384 Township Road 12](#)

Recommendation:

That the Township of Blandford-Blenheim Committee of Adjustment approve Application File A01-25, submitted by Patrick and Norma McDonald for lands described as Part Lot 7, Concession 11 (Blenheim), Part 1, Registered Plan 41R-6163 in the Township of Blandford-Blenheim as it relates to:

1. Relief from Section 6.1 - Limited Agricultural Uses Permitted to allow an additional residential unit (ARU) within a detached accessory building; and,
2. Relief from Section 5.1 – Accessory Uses, Buildings and Structures to permit an increased lot coverage for accessory buildings from 225 m<sup>2</sup> (2,422 ft<sup>2</sup>) to 232.2 m<sup>2</sup> (2,500 ft<sup>2</sup>).

Subject to the following condition:

- i. That the proposed relief shall only apply to an ARU of the approximate size and location as depicted on Plate 3 of Report CP 2025-30.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) deemed to be a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

#### **b. Public Meeting under the Planning Act, Official Plan Amendment & Zone Change**

- i. [Application for Official Plan Amendment & Zone Change – OP24-19-1, ZN1-24-26, & ZN1-24-27, Baker, Mensink & Hoffer](#)  
[Township of Blandford-Blenheim Website](#)

Recommendation:

That the Township of Blandford-Blenheim approve-in-principle the zone change applications (File Nos. ZN1-24-26 and ZN1-24-27) submitted by Evelyne Baker, John Mensink, and Eric and Shelley Hoffer, whereby the lands described as Lot 5, Concession 6 (Blandford) be rezoned from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' and 'Special General Agricultural Zone (A2-sp)' to facilitate a farm consolidation; and,

That the Township of Blandford-Blenheim advise Oxford County Council that the Township supports the application for Official Plan Amendment (File No. OP24-19-1), submitted by Evelyne Baker, John Mensink, and Eric and Shelley Hoffer, for the lands described as Lot 5, Concession 6 (Blandford), to include a site-specific special policy for subject lands to permit the severance of the only single detached dwelling through a farm consolidation.

**8. Delegations / Presentations**

None.

**9. Correspondence**

**a. Specific**

None.

**b. General**

None.

**10. Staff Reports**

**a. Adam Degier – Drainage Superintendent**

**i. DS-25-01 – Petition for Drainage, Appointment of Engineer – Sparks Drain**

Recommendation:

That Report DS-25-01 be received as information; and,

Whereas the Grand River Conservation Authority have not registered any comments to the petition for drainage works for the Lot 10 Concession 3 Blenheim; Blandford-Blenheim from John Pynenburg in the affected area of the existing private Sparks Drain and further,

That Council appoints K Smart & Associates Ltd., 85 McIntyre Dr. Kitchener, Ont. N2R 1H6, to prepare a new drainage report as per the petition in accordance with Section 4 of the Drainage Act.

**b. Trevor Baer – Director of Community Services**



[i. CS-25-01 – Monthly Report](#)

Recommendation:

That Report CS-25-01 be received as information.

**c. Jim Borton – Director of Public Works**

[i. PW-25-01 – Monthly Report](#)

Recommendation:

That Report PW-25-01 be received as information.

**d. Drew Davidson, Director of Protective Services**

[i. FC-25-02 – Emergency Preparedness Grant](#)

Recommendation:

That Report FC-25-02 be received as information.

**11. Reports from Council Members**

**12. Unfinished Business**

**13. Motions and Notices of Motion**

**14. New Business**

**15. Closed Session**

a. Report CAO-25-04 - A proposed or pending acquisition or disposition of land by the municipality. [s. 239 (2)(c)]

Re: Tax Sale Update

b. Report CAO-25-05 – Advice that is subject to solicitor-client privilege, including communications necessary for that purpose [s. 239 (2)(f)]

Re: EFT Matters

**16. By-laws**

a. [2481-2025, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended \(ZN1-24-20\);](#)

b. [2482-2025, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended \(ZN1-24-23\);](#)

c. 2483-2025, Being a By-law to adopt the estimates of all sums required for 2025 for Township purposes;

d. 2484-2025, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-laws be now read a first and second time: 2481-2025, 2482-2025, 2483-2025, 2484-2025.

Recommendation:

That the following By-laws be now given a third and final reading: 2481-2025, 2482-2025, 2483-2025, 2484-2025.

## **17. Other**

## **18. Adjournment and Next Meeting**

Wednesday, February 19<sup>th</sup>, 2025 at 4:00 p.m.

Recommendation:

Whereas business before Council has been completed at \_\_\_\_\_ pm;

That Council adjourn to meet again on Wednesday, February 19<sup>th</sup>, 2025 at 4:00 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, Davidson, Harmer, Krug, 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 Demarest  
Seconded by – Councillor Banbury

Be it hereby resolved that the agenda for the January 22<sup>nd</sup>, 2025 Regular Meeting of Council be adopted, as printed and circulated.

.Carried

## 4. Disclosure of Pecuniary Interest

None.

## 5. Adoption of Minutes

### a. January 15<sup>th</sup>, 2025, Budget Meeting Minutes of Council

### RESOLUTION #2

Moved by – Councillor Barnes  
Seconded by – Councillor Young

Be it hereby resolved that the minutes of the January 15<sup>th</sup> 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 Young  
Seconded by – Councillor Banbury

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

.Carried

#### i. Applications for Minor Variance

MVA09-24, Simpson, 927546 Oxford Road 8

The Minutes can be found on the January 22<sup>nd</sup>, 2025 Committee of Adjustment.

#### RESOLUTION #4

Moved by – Councillor Barnes  
Seconded by – Councillor Young

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

.Carried

### b. Public Meeting under the Planning Act, Zone Change

#### RESOLUTION #5

Moved by – Councillor Demarest  
Seconded by – Councillor Banbury

Be it hereby resolved that Council rise and go into a Public Meeting under the Planning Act to consider applications for zone change:

ZN1-24-23 (John, Derek, Valerie & Gerry Pynenburg); and,

ZN1-24-24, (Heeg Dairy Inc.);

And that Mayor Peterson Chair the Public Meeting.

.Carried

#### i. Application for Zone Change – ZN1-24-23 (John, Derek, Valerie & Gerry Pynenburg)

The Planner presented the Report, recommending to approve-in-principle. An applicant was present. No Member asked question or made comment regarding the application. No persons in attendance spoke for or against the application.

ii. Application for Zone Change – ZN1-24-24 (Heeg Dairy Inc.)

The Planner presented the Report, recommending to approve-in-principle. The applicant was present. Mayor Peterson asked a question regarding the existing home on the property. The Planner confirmed that the houses must have been built prior to December 1995 to be considered for this type of severance. No further Member asked question or made comment regarding the application. No persons in attendance spoke for or against the application.

**RESOLUTION #6**

Moved by – Councillor Demarest  
Seconded by – Councillor Barnes

Be it hereby resolved that the Public Meeting be adjourned and that the Regular Meeting of Council reconvene.

.Carried

**RESOLUTION #7**

Moved by – Councillor Demarest  
Seconded by – Councillor Banbury

Be it hereby resolved that the Township of Blandford-Blenheim approve-in-principle the zone change application submitted by John, Derek, Valerie, and Gerry Pynenburg (File No. ZN 1-24-23) whereby the lands described as Part Lot 9 and Lot 10, Concession 3 (Blenheim), Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp)' and 'Special General Agricultural Zone (A2-sp).'

.Carried

**RESOLUTION #8**

Moved by – Councillor Barnes  
Seconded by – Councillor Young

Be it hereby resolved that the Township of Blandford-Blenheim approve-in-principle the zone change application submitted by Heeg Dairy Inc. (File No. ZN 1-24-24) whereby the lands described as Part Lot 3 and 4, Concession 14 (Blandford), Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' and 'Special General Agricultural Zone (A2-sp).'

.Carried

## 8. Delegations / Presentations

None.

## 9. Correspondence

### a. Specific

- i. Janice (Peat) Zarzycki & Shirley Peat, Residents, re: Road Improvement Request of Township Road 12 Gravel to Pavement Resurface
- ii. Cheryl Haskett, Udderly Ridiculous Inc, Resident, re: Road Improvements to Township Road 12

#### **RESOLUTION #9**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that the correspondence items regarding Township Road 12 be received as information; and,

That Council direct staff to bring a report to subsequent meeting regarding the feasibility of improvements to Township Road 12.

.Carried

### b. General

- i. Oxford O.P.P. Detachment Board 2, re: November 2024 Meeting Minutes, and approved Procedural By-law & Terms of Reference
- ii. Laura Hamulecki, Administrative Assistant, Public Works, Oxford County, re: Curbside Collection Contract Award
- iii. Frank Gross, Acting Director of Public Works, Oxford County, re: Amendments to Bill 212, Reducing Gridlock, Saving You Time Act, 2024, Environmental Registry of Ontario Posting 019-9266

#### **RESOLUTION #10**

Moved by – Councillor Demarest  
Seconded by – Councillor Young

Be it hereby resolved that the general correspondence item be received as information.

.Carried

## 10. Staff Reports

### a. Josh Brick – Chief Administrative Officer

- i. CAO-25-02 – 2025 Budget – Amendments Following Public Meeting

**RESOLUTION #11**

Moved by – Councillor Demarest  
Seconded by – Councillor Banbury

Be it hereby resolved that Report CAO-25-02 be received as information;  
and,

That Council approve the commencement of the recruitment process for  
the summer students, as outlined in the 2025 Budget; and further,

That Council directs staff to draft a by-law to adopt the estimates of all  
sums required for 2025 for Township purposes, as presented.

.Carried

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

- i. FC-25-01 – Monthly Report

**RESOLUTION #12**

Moved by – Councillor Barnes  
Seconded by – Councillor Young

Be it hereby resolved that Report FC-25-01 be received as information.

.Carried

**c. Ray Belanger – Chief Building Official**

- i. CBO-25-01 – Monthly Report

**RESOLUTION #13**

Moved by – Councillor Demarest  
Seconded by – Councillor Young

Be it hereby resolved that Report CBO-25-01 be received as information.

.Carried

**d. Denise Krug – Director of Finance**

- i. TR-25-01 – Temporary Borrowing

**RESOLUTION #14**

Moved by – Councillor Demarest  
Seconded by – Councillor Young

Be it hereby resolved that Report TR-25-01 be received as information;  
and,

That Council pass By-law 2478-2025 authorizing the temporary borrowing for the Township of Blandford-Blenheim in 2025 at \$3,000,000.00.

.Carried

**e. Dustin Robson – Planner**

- i. CP2024-387 – Year End 2024 Overview of Planning Applications, Activity and Initiatives in the Township of Blandford-Blenheim

**RESOLUTION #15**

Moved by – Councillor Young

Seconded by – Councillor Banbury

Be it hereby resolved that Report CP2024-387 be received as information.

.Carried

**11. Reports from Council Members**

Councillor Young reported regarding her attending at the ROMA Conference, citing excellent sessions, for example a session regarding healthy democracies, particularly regarding voter turnout and engagement with community members. Councillor Young reported that she will share further information at a future meeting.

Mayor Peterson also reported regarding his attendance at the ROMA Conference, discussing a session regarding cyber security. Mayor Peterson reported that the former Mayor of Stratford spoke to their breach of cyber security, and that it was an eye-opening discussion. Mayor Peterson reported that planning for a cyber-security event is critical and that it is possible that personal phones are subject to an infection possibly as well. Mayor Peterson noted that all devices, in use or not, must be accounted for in the case of a cyber-security event. Mayor Peterson reported that Information Technology services were discussed, especially in the area of security and that the Township may benefit from our own IT staff-person. Mayor Peterson reported that he listened to an address from Doug Ford who presented regarding happenings internationally. Mayor Peterson spoke to the difficulty of taking in all the information he preferred to as there is so much going on at once at ROMA. Mayor Peterson asked Director of Community Services Baer to report on the upcoming events in the Township. Baer noted that the Blenheim and District School Dance will be held on February 8<sup>th</sup> and that the Lions Club Elimination Draw is upcoming.

**12. Unfinished Business**

None.



### **13. Motions and Notices of Motion**

None.

### **14. New Business**

None.

### **15. Closed Session**

None.

### **16. By-laws**

#### **RESOLUTION #16**

Moved by – Councillor Barnes  
Seconded by – Councillor Young

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

- a. 2477-2025, Being a By-law to establish an Interim Tax Levy for the year 2025;
- b. 2478-2025, Being a By-law to authorize the temporary borrowing of money to meet the current expenditures of the Corporation of the Township of Blandford-Blenheim; and,
- c. 2479-2025, Being a By-law to confirm the proceedings of Council.

.Carried

#### **RESOLUTION #17**

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. 2477-2025, Being a By-law to establish an Interim Tax Levy for the year 2025;
- b. 2478-2025, Being a By-law to authorize the temporary borrowing of money to meet the current expenditures of the Corporation of the Township of Blandford-Blenheim; and,
- c. 2479-2025, Being a By-law to confirm the proceedings of Council.

.Carried

**17. Other Business**

None.

**18. Adjournment and Next Meeting**

**RESOLUTION #18**

Moved by – Councillor Demarest

Seconded by – Councillor Barnes

Whereas business before Council has been completed at 4:59 p.m.;

Be it hereby resolved that Council adjourn to meet again on Wednesday,  
February 5<sup>th</sup>, 2025 at 4:00 p.m.

.Carried

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Mark Peterson, Mayor  
Township of Blandford-Blenheim

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Sarah Matheson, Clerk  
Township of Blandford-Blenheim

Township of Blandford-Blenheim  
Committee of Adjustment  
Council Chambers, 47 Wilmot St. S. Drumbo  
Streamed to Township's YouTube  
Wednesday, January 22<sup>nd</sup>, 2025  
4:01 p.m.

## **COMMITTEE OF ADJUSTMENT MINUTES**

The Township of Blandford-Blenheim Committee of Adjustment met at 4:01 p.m.

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

Staff: Baer, Belanger, Borton, Davidson, Harmer, Krug, and Matheson.

Others: Dustin Robson, Planner, Oxford County.

Mayor Peterson in the Chair

### **Disclosure of Pecuniary Interest**

None.

### **Minutes**

#### **i. November 20<sup>th</sup>, 2024 Meeting of the Committee of Adjustment**

Verbal adoption of the Minutes of the Meeting of the Committee of Adjustment.

Moved by – Councillor Banbury

Seconded by – Councillor Young

### **Application**

#### **i. Application for Minor Variance MVA09-24 Simpson, 927546 Oxford Road 8, Blandford-Blenheim**

The Planner presented the report, recommending approval. The applicant and agent were present. No Member asked question or made comment. No one in attendance spoke for or against the application.

Verbal motion to approve the application.

Moved by – Councillor Demarest

Seconded by – Councillor Young

For application A09-24 the decision was signed as approved.

The Committee adjourned at 4:06 p.m. and the Open Council meeting resumed.

**Community Planning**

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario N4S 7Y3

Phone: 519-539-9800 • Fax: 519-421-4712

Web site: [www.oxfordcounty.ca](http://www.oxfordcounty.ca)

Our File: **A10-24**

**APPLICATION FOR MINOR VARIANCE**

**TO:** Township of Blandford-Blenheim Committee of Adjustment

**MEETING:** February 5, 2025

**REPORT NUMBER:** CP 2025-15

**OWNER:** 1967113 Ontario Inc.  
35 Harwood Street, Innerkip, ON N0J 1M0

**AGENT:** Julia Andic  
427 Drew Street, Woodstock, ON N4S 4V3

**VARIANCE REQUESTED:**

1. Relief from **Section 11.2, Table 11.2 – R1 Zone Provisions**, to reduce the minimum required distance between a building/structure and the centreline of a County Road from 22 m (72.2 ft) to 21.4 m (70.2 ft), to facilitate the construction of a single detached dwelling (model home).

**LOCATION:**

The subject lands are described as Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A, Plan 104; Lots 8, 9 & 10 Block K, Plan 104; Lots 3, 4, 7 & 8 Block L, Plan 104; Part Lots 11 & 12 Block L, Plan 104; Lots 1 to 10 Block M, Plan 104, Lots 1 to 8 Block N, Plan 104; Part Lots 9 to 12 Block N, Plan 104; Lots 1 to 10 Block O, Plan 104; Part Lots 11 & 12 Block O, Plan 104; Part Henry St., Plan 104; Part South St., Plan 104; Part Catherine St., Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 in the Township of Blandford-Blenheim. The lands are located west of Oxford Road 3 and south of Maitland Street and are not currently municipally addressed.

**BACKGROUND INFORMATION:**

COUNTY OF OXFORD OFFICIAL PLAN:

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

Schedule 'B-3'

Village of Drumbo Land Use Plan

Low Density  
Residential and  
Medium Density  
ResidentialTOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

Existing Zoning: Development Zone (D), Special Residential Type 1 Zone (R1-20), Special Residential Type 3 Zone (R3-5), and Special Open Space Zone (OS-4).  
The proposed variance would only apply to land zoned R1-20.

**COMMENTS:**(a) Purpose of the Application:

The applicant is seeking relief from the above-noted provision of the Township Zoning By-law to facilitate the construction of a single detached dwelling, which would act as a model home for an upcoming residential subdivision. The draft plan of subdivision (SB23-01-1) was approved by Oxford County Council at their September 11, 2024 meeting for a first phase of 41 residential dwellings. The model home of the subdivision is to be located on the future residential lot (Lot 15) that abuts Oxford Road 4 and the future internal road of the subdivision, which has yet to be named.

The subject lands total approximately 5.3 ha (13.2 ac.) in area and do not currently contain any buildings or structures. The portion of the lands subject to the approved Phase 1 of the draft plan of subdivision comprise approximately 2.3 ha (5.7 ac) in area.

Surrounding land uses include single detached dwellings to the north, future development lands to the east and west (currently in agricultural production) and agriculture to the south.

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

Plate 2, Aerial Photography (2020), shows the location of the subject lands and surrounding properties.

Plate 3, Draft Plan of Subdivision, identifies Lot 15 which would be the location of the proposed model home.

Plate 4, Applicants' Sketch, illustrates the location of the proposed model home.

(b) Agency Comments

The Oxford County Public Works Department and the Township Director of Public Works have indicated no concerns or objections regarding the proposed variances.

(c) Public Consultation:

Public Notice was mailed to surrounding property owners in accordance with the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject lands are located within Drumbo, which is identified as a 'Serviced Village' according to the Settlement Strategy Plan contained in the County Official Plan. The lands are also designated 'Settlement' according to the Township of Blandford-Blenheim Land Use Plan. Lands within the Serviced Village designation are characterized by a broad range of land uses and activities. Serviced Villages are settlements that are predominantly serviced by centralized municipal services.

The subject lands are designated 'Low Density Residential,' 'Medium Density Residential,' and 'Open Space' according to the Village of Drumbo Land Use Plan, as contained in the County Official Plan. The portion of land that is subject to the submitted variance request falls within the 'Low Density Residential' designation.

As the proposed relief will facilitate the construction of a single detached dwelling (model home), which is a permitted use within the 'Low Density Residential' designation, Planning staff are satisfied that the proposal is keeping with the intent and purpose of the Official Plan.

(e) Intent and Purpose of the Zoning By-law:

The subject property is zoned 'Special Residential Type 1 Zone (R1-20)' according to the Township Zoning By-law, which permits a single detached dwelling and accessory buildings/structures.

The 'R1-20' zone requires a minimum setback between buildings/structures and the centreline of a County road of 22 m (72.2 ft). It is the intent of this provision to ensure that consistent building setbacks are maintained along public roads for streetscape purposes, while maintaining sufficient space between development and the public right of way to allow for landscaping and grading, as well as typical road maintenance efforts, while ensuring pedestrian and vehicle safety is maintained, particularly in relation to a County Road, which is generally designed to carry higher volumes of traffic.

In Staff's opinion, it would appear that the request would represent a minimal reduction from the required setback from the centreline of a County road and would not negatively impact the general function of the road right-of-way. Further, the submitted application has been circulated to the Oxford County Public Works Department, who has jurisdiction over the Oxford Road 3 right-of-way, and the Department has advised of no concerns with the proposal.

In the opinion of staff, the proposal meets the general intent and purpose of the Township Zoning By-law.

(f) Desirable Development/Use:

It is the opinion of this Office that the applicants' request can be considered minor and desirable for the development of the subject property.

The proposed addition is not expected to impact sightlines along Oxford Road 3, as the variance would facilitate the building of a dwelling with a setback from the centreline of Oxford Road 3 that is marginally less than required in the R1 zone. The proposal is also not anticipated to have any negative impacts, either with regards to road maintenance initiatives or on neighbouring property owners. Further, adequate area is also available on the property to accommodate parking, amenity space and drainage.

In light of the foregoing, it is the opinion of this Office that the requested relief is in keeping with the general intent and purpose of the Official Plan and Township Zoning By-law and can be given favourable consideration.

**RECOMMENDATION:**

That the Township of Blandford-Blenheim Committee of Adjustment **approve** Application File A10-24, submitted by 1967113 Ontario Inc. for lands described as Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A, Plan 104; Lots 8, 9 & 10 Block K, Plan 104; Lots 3, 4, 7 & 8 Block L, Plan 104; Part Lots 11 & 12 Block L, Plan 104; Lots 1 to 10 Block M, Plan 104, Lots 1 to 8 Block N, Plan 104; Part Lots 9 to 12 Block N, Plan 104; Lots 1 to 10 Block O, Plan 104; Part Lots 11 & 12 Block O, Plan 104; Part Henry St., Plan 104; Part South St., Plan 104; Part Catherine St., Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 in the Township of Blandford-Blenheim as it relates to:

1. Relief from **Section 11.2, Table 11.2 – R1 Zone Provisions**, to reduce the minimum required distance between a building/structure and the centreline of a County road from 22 m (72.2 ft) to 21.4 m (70.2 ft), to facilitate the construction of a single detached dwelling (model home).

Subject to the following condition:

- a. The requested relief shall only apply to Lot 15 of the draft plan of subdivision, as shown on Plate 3 of Staff Report 2025-15.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) deemed to be a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

Authored by: *Original Signed by*

Dustin Robson, MCIP, RPP  
Development Planner

Approved by: *Original Signed by*

Heather St. Clair, MCIP, RPP  
Senior Planner





## Legend

### Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

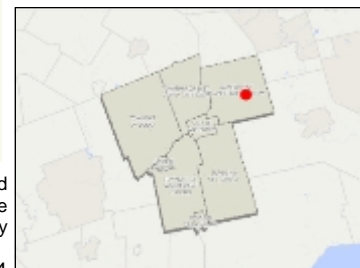
### Zoning Floodlines

#### 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







## Legend

### Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

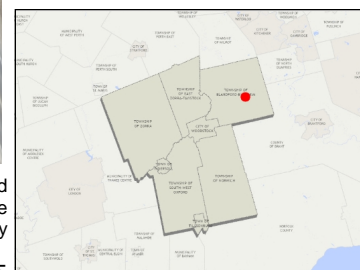
### Zoning Floodlines

#### 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





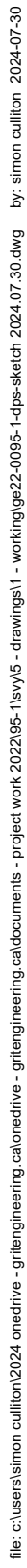
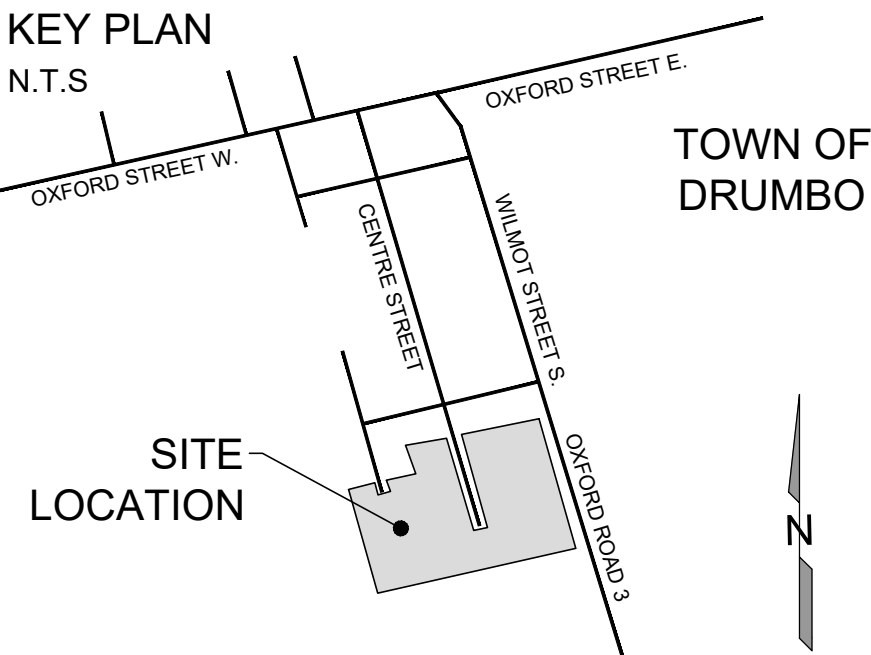


Plate 3: Draft Plan of Subdivision  
File No. A10-24 (1967113 Ontario Inc.)  
LT 27-34 BLK A PL 104; LT 8-10 BLK K PL 104; LT 3-4, 7-8, 11-12 BLK L PL 104; LT 1-10, BLK M PL 104; LT 1-12 BLK N PL 104; LT 1-12 BLK O PL 104; PT HENRY ST PL 104;  
SOUTH, ST, CATHERINE ST PL 104; PT LT 13 CON 6 BLENHEIM AS IN 403866 EXCEPT PT 14, 15, 16, 17, 18 & 19 41R202

OWNER'S CERTIFICATE  
I HEREBY AUTHORIZE GRIT ENGINEERING INC, TO  
SUBMIT THIS PLAN FOR APPROVAL.

DESCRIPTION	AREA (sq M)	FRONTAGE	DEPTH
LOT 1	580.8	15.0	40.2
LOT 2	541.9	15.0	37.6
LOT 3	441.0	12.6	35.0
LOT 4	441.0	12.6	35.0
LOT 5	441.0	12.6	35.0
LOT 6	441.0	12.6	35.0
LOT 7	441.0	12.6	35.0
LOT 8	441.0	12.6	35.0
LOT 9	441.0	12.6	35.0
LOT 10	441.0	12.6	35.0
LOT 11	441.0	12.6	35.0
LOT 12	613.8	12.6	39.8
LOT 13	769.7	9.6	51.1
LOT 14	708.7	9.8	51.1
LOT 15	458.9	15.3	30.0
LOT 16	366.0	12.2	30.0
LOT 17	366.0	12.2	30.0
LOT 18	366.0	12.2	30.0
LOT 19	366.0	12.2	30.0
LOT 20	366.0	12.2	30.0
LOT 21	366.0	12.2	30.0
LOT 22	366.0	12.2	30.0
LOT 23	366.0	12.2	30.0
LOT 24	366.0	12.2	30.0
LOT 25	366.0	12.2	30.0
LOT 26	366.0	12.2	30.0
LOT 27	366.0	12.2	30.0
LOT 28	366.0	12.2	30.0
LOT 29	366.0	12.2	30.0
LOT 30	366.0	12.2	30.0
LOT 31	366.0	12.2	30.0
LOT 32	366.0	12.2	30.0
LOT 33	375.6	12.6	30.0
LOT 34	381.0	12.7	30.0
LOT 35	381.0	12.7	30.0
LOT 36	381.0	12.7	30.0
LOT 37	381.0	12.7	30.0
LOT 38	381.0	12.7	30.0
LOT 39	381.0	12.7	30.0
LOT 40	381.0	12.7	30.0
LOT 41	381.0	12.7	30.0
LOT 42	374.2	12.5	30.0

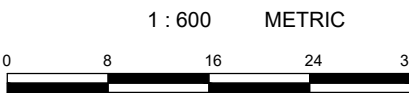
LOTS 1 - 42 SINGLE FAMILY RESIDENTIAL  
BLOCKS 1-4 & 7-10 TOWNHOUSE RESIDENTIAL  
BLOCKS 5 & 6 HIGH DENSITY RESIDENTIAL  
BLOCKS 11, 12 & 14 RIGHT-OF-WAY (R.O.W)  
BLOCK 13 STORM WATER MANAGEMENT



**SITE DATA:**  
REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT  
(R.S.O. 1990, CH. P13)

- (A) AS SHOWN ON FACE OF DRAFT PLAN
- (B) AS SHOWN ON FACE OF DRAFT PLAN AND KEY MAP
- (C) AS SHOWN ON FACE OF DRAFT PLAN AND KEY MAP
- (D) AS SHOWN ON THE LAND USE SCHEDULE
- (E) AS SHOWN ON FACE OF DRAFT PLAN
- (F) AS SHOWN ON FACE OF DRAFT PLAN
- (G) AS SHOWN ON FACE OF DRAFT PLAN
- (H) MUNICIPAL PIPED WATER TO BE INSTALLED
- (I) SANDY/SILT LOAM
- (J) AS SHOWN ON FACE OF DRAFT PLAN
- (K) FULL MUNICIPAL SERVICES TO BE INSTALLED
- (L) AS SHOWN ON FACE OF DRAFT PLAN

PLAN OF SURVEY  
OF ALL OF  
LOTS 27 TO 34 (BLOCK A)  
LOTS 8, 9 & 10 (BLOCK K)  
LOTS 3, 4 7, & 8 (BLOCK L)  
LOTS 1 TO 10 (BLOCK M)  
LOTS 1 TO 8 (BLOCK N)  
LOTS 1 TO 10 (BLOCK O)  
AND PART OF  
LOTS 11 & 12 (BLOCK L)  
LOTS 9 TO 12 (BLOCK N)  
LOTS 11 & 12 (BLOCK O)  
CATHERINE STREET  
CENTRE STREET  
SOUTH STREET  
HENRY STREET  
REGISTERED PLAN No. 104  
IN THE  
TOWNSHIP OF BLANDFORD—BLENHEIM  
COUNTY OF OXFORD



**GRIT**  
ENGINEERING<sup>INC</sup>



PROJECT No: **GE22-0095-1**

DRAWN BY:  S. CULLITON	DATE:  JULY 26, 2024
------------------------------	----------------------------

DATE: J. PATRICK HARAMIS  
ONTARIO LAND SURVEYOR  
J.D. BARNES LIMITED.



**Community Planning**

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario N4S 7Y3

Phone: 519-539-9800 • Fax: 519-421-4712

Web site: [www.oxfordcounty.ca](http://www.oxfordcounty.ca)

Our File: **A11-24**

**APPLICATION FOR MINOR VARIANCE**

**TO:** Township of Blandford-Blenheim Committee of Adjustment

**MEETING:** February 5, 2025

**REPORT NUMBER:** CP 2025-25

**OWNERS:** Mary Anne and Nelson da Costa  
48 Elgin Street West, Princeton, ON N0J 1V0

**VARIANCE REQUESTED:**

1. Relief from **Section 5.1 – Table 5.1.1.3 – Regulations for Accessory Uses** to increase the maximum permitted height of a building accessory to a residential use from 4.5 m (14.8 ft) to 5 m (16.4 ft).

**LOCATION:**

The subject lands are described as Part Lot 13, Concession 1 (Blenheim), Part 1, Registered Plan 41R-10144 in the Township of Blandford-Blenheim. The lands are located on the south side of Elgin Street West, lying to the west of Main Street South, and municipally known as 48 Elgin Street West.

**BACKGROUND INFORMATION:**

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "B-1"	Township of Blandford-Blenheim	Settlement
	Land Use Plan	

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW No. 1360-2002:

Residential Type 1 Zone (R1)

**COMMENTS:**

(a) Purpose of the Application:

The applicants are proposing relief from the above-noted provision of the Township Zoning By-law to permit a new residential accessory building on the subject lands, which would be located within the rear yard. The applicants are proposing a maximum height of 5 m (16.4 ft). The proposed detached garage would be used for personal storage accessory to the existing residential use (single detached dwelling). The proposed additional height is to accommodate the storage of a tractor that is used for snow clearing and general landscaping.

The subject lands, which are currently zoned 'Residential Type 1 Zone (R1),' have a lot area of approximately 3,109.7 m<sup>2</sup> (33,472.5 ft<sup>2</sup>) and contain an existing one storey single detached dwelling with a gross floor area of approximately 167.2 m<sup>2</sup> (1,800 ft<sup>2</sup>). The lands have partial municipal services as there is municipal water but private septic. The lands are located within an established residential area where the uses are predominately single detached dwellings. To the rear of the subject lands is Princeton Park.

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

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

Plate 3, Applicants' Sketch, shows the location of the existing single detached dwelling and existing sheds, in addition to the location of the proposed accessory building.

(b) Agency Comments

The Oxford County Public Works Department and the Township Director of Public Works has indicated no concerns regarding the proposal.

(c) Public Consultation:

Public Notice was provided to surrounding property owners in accordance with the requirements of the Planning Act. As of the writing of this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject lands are 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. Accessory buildings to a permitted use are also permitted.

In the opinion of staff, the proposal conforms with the intent and purpose of the Official Plan.

(e) Intent and Purpose of the Zoning By-law:

The subject lands are zoned 'Residential Type Zone (R1)' in the Township of Blandford-Blenheim Zoning By-law. The R1 zone permits low density residential uses such as single detached dwellings, converted dwellings, additional residential units, and associated accessory buildings and structures,

Accessory buildings are subject to Section 5.1 of the Zoning By-law. In accordance with Section 5.1, residential accessory structures are permitted in any yard other than a required front yard or

exterior side yard, with a minimum distance from the main buildings of 1 m (3.3 ft) and minimum side and rear yard setbacks of 1.2 m (3.9 ft).

The maximum permitted lot coverage for accessory structures in a residential zone is 10% of the lot area or 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of gross floor area, whichever is lesser, and the maximum permitted height is 4.5 m (14.8 ft). The applicants have indicated that all provisions of the By-law will be met, apart from the proposed increased maximum height.

The lot coverage and height provisions within the Zoning By-law are intended to ensure that accessory uses and structures remain clearly secondary to the main residential use of the property and have minimal impact on neighbouring properties. Further, these provisions assist in ensuring that sufficient space is maintained on the property to accommodate off-street parking, grading, drainage, and amenity space. It is also the intent of the Zoning By-law to limit the size of these structures to that necessary and suitable to accommodate the needs of the principal residential use.

The proposed accessory building would have a gross floor area of 86.9 ft<sup>2</sup> (936 ft<sup>2</sup>) while there are two existing garden sheds approximately 9.2 m<sup>2</sup> (100 ft<sup>2</sup>) in size each. Given that the Zoning By-law allows for the exclusion of one accessory building that is 15 m<sup>2</sup> (161.4 ft<sup>2</sup>) or less, the cumulative gross floor area for accessory buildings on-site would be 96.2 m<sup>2</sup> (1,036 ft<sup>2</sup>), which complies with the maximum lot coverage of 100 m<sup>2</sup> (1,076 ft<sup>2</sup>).

The proposed accessory building would have a maximum height of 5 m (16.4 ft), which would represent a deviation of 0.5 m (1.6 ft) from the permitted maximum height of 4.5 m (14.8 ft). The existing dwelling on-site has a current height of 5.5 m (18 ft). As the proposed detached garage would have a height less than that of the existing dwelling while also complying with the maximum lot coverage, staff are of the opinion that the accessory building would remain secondary to the main use of the lands, which is the single detached dwelling.

Planning staff are satisfied that the requested relief is in-keeping with the general intent and purpose of the Zoning By-Law as the final size and scale of the detached accessory structure will remain such that it is clearly accessory to the principal residential use of the subject lands and is not anticipated to have any negative impact on adjacent land uses.

(f) Desirable Development/Use:

It is the opinion of this office that the applicants' proposal to obtain height relief to facilitate the construction of an accessory building would be desirable for the subject lands.

While staff acknowledge that the requested maximum height of 5 m (16.4 ft) is higher than what is generally permitted within a settlement, staff believe that there is merit in this case. The subject land is a large lot at 3,109.7 m<sup>2</sup> (33,472.5 ft<sup>2</sup>) and will provide adequate space to facilitate the proposed building in the rear yard. Given the size of the lot, the proposed location of the accessory building will be located not only to the rear of the single detached dwelling on the subject land but would also not be within proximity to the single detached dwellings located on the lot to the east and the lot to the west of the subject lands. Further, the rear yard abuts Princeton Park to the south.

Accordingly, Planning staff are of the opinion that the proposal will not result in negative impacts to surrounding property owners and is in-keeping with the general intent and purpose of the Zoning By-Law as the proposed scale and the location of the accessory structure will result in a structure that is clearly secondary to the principal residential use of the subject lands. It would also appear that sufficient space will be maintained on the property to accommodate off-street parking, drainage, private septic, and amenity space.



In light of the foregoing, it is the opinion of this Office that the requested relief maintains the general intent of the Official Plan and the Zoning By-law and can be given favorable consideration.

**RECOMMENDATION:**

That the Township of Blandford-Blenheim Committee of Adjustment **approve** Application File A11-24, submitted by Mary Anne and Nelson da Costa for lands described as Part Lot 13, Concession 1 (Blenheim), Part 1, Registered Plan 41R-10144 in the Township of Blandford-Blenheim as it relates to:

1. Relief from **Table 5.1.1.3 - Regulations for Accessory Uses**, to increase the maximum height of a residential accessory building from 4.5 m (14.8 ft) to 5 m (16.4 ft).

Subject to the following condition:

- i. That the proposed relief shall only apply to an accessory building of the approximate size and location as depicted on Plate 3 of Report CP 2025-25.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) deemed to be a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

Authored by: *original signed by*

Dustin Robson, MCIP, RPP  
Development Planner

Approved for submission by: *original signed by*

Heather St. Clair, MCIP, RPP  
Senior Planner





### Legend

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

### Notes



0 51 102 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 23, 2024



## Legend

### Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

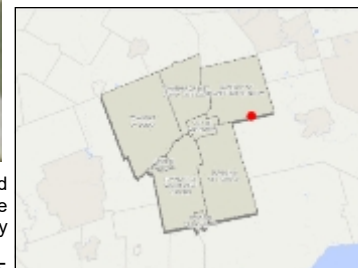
### Zoning Floodlines

#### Regulation Limit

- ◆ 100 Year Flood Line
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- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

## Notes



0 26 51 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

January 17, 2025

# SITE PLAN DATA

LOT AREA.....	33,229.22ft <sup>2</sup>
LOT COVERAGE.....EXISTING.....	3,461ft <sup>2</sup>
EXISTING SHEDS.....	218ft <sup>2</sup>
PROPOSED .....	936ft <sup>2</sup>
TOTAL.....	4,615ft <sup>2</sup>
GFA/LOT AREA RATIO.....	13.9%

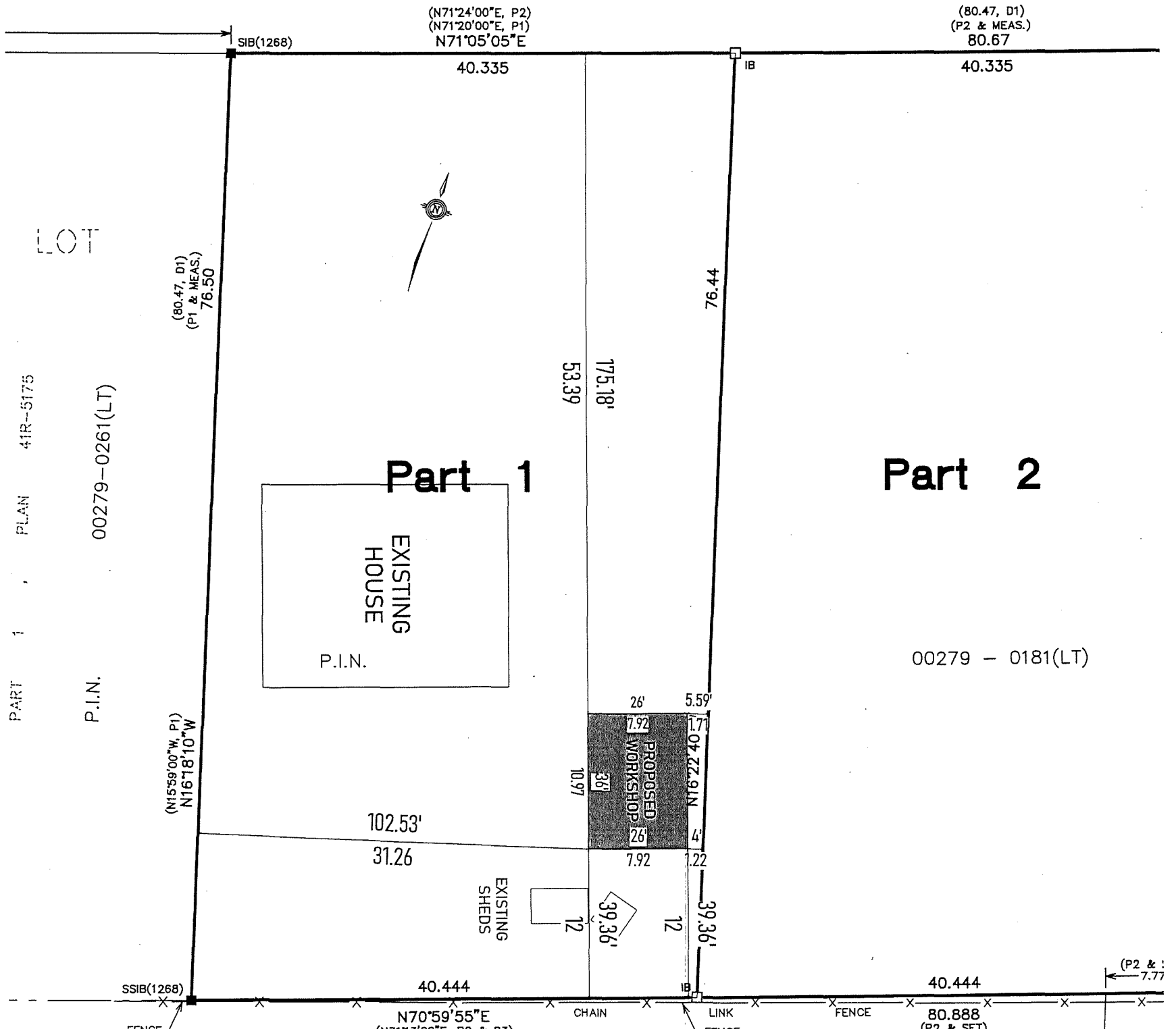
141.30 (MEAS.)

ELGIN

STREET WEST

( REGISTERED PLAN 65 )

P.I.N. 00279-0156(LT)



SCALE: 1"=200' (1/16"=1')



**Community Planning**

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario N4S 7Y3

Phone: 519-539-9800 • Fax: 519-421-4712

Web site: [www.oxfordcounty.ca](http://www.oxfordcounty.ca)

Our File: **A01-25**

**APPLICATION FOR MINOR VARIANCE**

**TO:** Township of Blandford-Blenheim Committee of Adjustment

**MEETING:** February 5, 2025

**REPORT NUMBER:** CP 2025-30

**OWNERS:** Patrick and Norma McDonald  
907384 Township Road 12, Bright, ON N0J 1B0

**VARIANCE REQUESTED:**

1. Relief from **Section 6.1 - Limited Agricultural Uses Permitted** to allow an additional residential unit (ARU) within a detached accessory building; and,
2. Relief from **Section 5.1 – Accessory Uses, Buildings and Structures** to permit an increased lot coverage for accessory buildings from 225 m<sup>2</sup> (2,422 ft<sup>2</sup>) to 232.2 m<sup>2</sup> (2,500 ft<sup>2</sup>)

**LOCATION:**

The subject lands are described as Part Lot 7, Concession 11 (Blenheim), Part 1, Registered Plan 41R-6163 in the Township of Blandford-Blenheim. The lands are located on the south side of Township Road 12, lying between Blenheim Road and Oxford Road 3, and municipally known as 907384 Township Road 12.

**BACKGROUND INFORMATION:**

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	Agricultural Reserve
----------------	---	----------------------

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

Limited Agricultural Zone (A1)

**COMMENTS:**

(a) Purpose of the Application:

The purpose of the application for minor variance is to permit the establishment of an additional residential dwelling unit (ARU) within a detached structure. The ARU is proposed to be approximately 139.3 m<sup>2</sup> (1,500 ft<sup>2</sup>) in size and placed to the northwest of the existing single detached dwelling on-site.

The subject lands, which are currently zoned 'Limited Agricultural Zone (A1),' are approximately 2.3 ha (5.9 ac) in size and contain an existing single detached dwelling (circ.2021) approximately 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>) in size, a drive shed approximately 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>) in size, and a pig barn. The pig barn is to be removed from the lands. A private septic system and a private well currently service the subject lands.

The subject lands are located within prime agricultural lands with agricultural operations to the north, south, and west. An active turkey operation is located to the east of the subject lands.

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

Plate 2, Aerial Photography (2020), shows the features of the subject lands and surrounding properties, as they existed in the spring of 2020.

Plate 3, Applicants' Sketch, illustrates the existing buildings and the location of the proposed detached ARU.

(b) Agency Comments

The Oxford County Public Works Department and the Township Director of Public Works have indicated no concerns or objections regarding the proposed variances.

(c) Public Consultation:

Public Notice was mailed to surrounding property owners in accordance with the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject lands are designated 'Agricultural Reserve' according to the Township of Blandford-Blenheim Land Use Plan, as contained in the County Official Plan. In the Agricultural Reserve designation, ARUs are permitted within a single detached dwelling and/or in a structure ancillary to the principal dwelling, provided that both dwellings are located on a lot zoned for agricultural or rural residential use that permits a dwelling in accordance with the policies of the Official Plan.

A maximum of two (2) ARUs shall be permitted per farm unit, being two (2) in a principal dwelling or one (1) in a principal dwelling and/or one (1) in a structure ancillary to the principal dwelling.

ARUs located outside of a settlement area shall be in accordance with the following:

- The ARU shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling, to a maximum of 140 m<sup>2</sup> (1,506 ft<sup>2</sup>);
- ARUs shall not generally be permitted where a lot or dwelling already contains other accessory residential dwelling and/or uses, including a group home, boarding or lodging house or a home occupation that is characterized by higher occupancy such as a bed and breakfast, a farm vacation rental or other similar uses;

- Individual on-site water supply and sewage services are demonstrated to be adequate to serve the proposed use, in accordance with the applicable policies;
- The existing principal dwelling and the lot are of sufficient size to accommodate the creation of an ARU and to provide adequate off-street parking, landscaping, stormwater management and outdoor amenity areas;
- The principal dwelling must have direct, individual vehicular access to a public street and all ARUs shall use the same driveway as the principal dwelling;
- There is adequate access from the front lot line and parking area to each ARU for both occupant use and emergency response;
- To the extent feasible, existing trees and other desirable vegetation are preserved;
- Land use compatibility concerns (e.g. due to proximity to industrial areas or major facilities) will not be created or intensified;
- The location of ARUs and related services and outdoor amenities shall comply with all other applicable policies of the Official Plan;
- All other municipal requirements, such as servicing, stormwater management, waste management and emergency access, can be adequately addressed.

The following additional policies shall apply to the establishment of an ARU in a detached ancillary structure;

- The lot must be a minimum of 0.6 ha (1.48 ac) in area;
- The siting, design and orientation of the ancillary structure, parking areas and outdoor amenity areas will allow for privacy for the occupants of the ARU, principal dwelling and abutting residential properties; and
- An ARU will satisfy MDS I or will not further reduce an existing insufficient setback.

In addition to above policies, the following shall apply to the establishment of an additional residential unit in a detached ancillary structure on an agricultural lot:

- Shall only be permitted through a minor variance granted by the Area Municipal Committee of Adjustment, to ensure all applicable policy criteria, zoning provisions and any local standards and requirements will be adequately addressed (i.e., through the review and conditions of approval);
- the additional residential unit should share individual on-site water supply and sewage services and utility services with the principal dwelling, where possible;
- the ancillary structure must be located within the established residential area on the agricultural lot (i.e., the area comprising the principal dwelling and accessory residential structures, driveway, outdoor amenity areas and individual on-site services);
- an additional residential unit in a new ancillary building shall be located a maximum distance of 30 m (98 ft) from the principal dwelling; and
- the cumulative area of the lot utilized for residential purposes shall be minimized to the extent feasible to a maximum of 0.8 ha (2 ac) and the location of the additional residential unit and/or related services and outdoor amenity areas shall minimize the loss of tillable agricultural land and potential impacts on the farm operation and adjacent farms.

Access to the new ARU will be via the existing laneway. The use of the existing laneway is supported by staff as the Official Plan policies states that all ARUs shall use the same access as the principal dwelling. Further, the ARU will be located within 30 m (98 ft) of the principal dwelling and the entirety of the land utilized for residential purposes would be under the permitted 0.8 ha (2 ac) maximum size. The application has also been circulated to the Township Chief Building Official who did not advise of any concerns regarding Minimum Distance Separation I (MDS I).

Given the above, staff are of the opinion that the general intent and purpose of the Official Plan to permit an ARU on agricultural lands is being maintained. Specifically, staff are satisfied that the proposed ARU would be located within an established cluster, would use existing infrastructure (well, septic, driveway, etc.), and would not introduce any adverse impacts on surrounding

agricultural operations. As such, staff are satisfied that the intent of the Official Plan can be met in this instance.

(e) Intent and Purpose of the Zoning By-law:

The subject lands are zoned 'Limited Agricultural Zone (A1)' in the Township of Blandford-Blenheim Zoning By-law. The 'A1' zone permits a wide range of agricultural uses, including livestock and regulated farm operations, as well as buildings and structures accessory thereto. A single detached dwelling is also a permitted use within the 'A1' zone.

Section 5.5.2 of the Zoning By-law allows for the consideration of an ARU within a detached ancillary structure on 'A1' zoned land provided that the following criteria is met:

- ARUs shall not generally be permitted where a lot or dwelling already contains other accessory residential dwellings and/or uses, including a group home, boarding or lodging house or a home occupation that is characterized by higher occupancy such as a bed and breakfast, a farm vacation rental or other similar uses;
- Individual on-site water supply and sewage services are demonstrated to be adequate to serve the proposed use, in accordance with the applicable policies;
- The existing principal dwelling and the lot are of sufficient size to accommodate the creation of an ARU and to provide adequate area for off-street parking, landscaping, stormwater management and outdoor amenity areas;
- A cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling is permitted, to a maximum of 140 m<sup>2</sup> (1,506 ft<sup>2</sup>);
- There is a 1.2 m (3.9 ft) unobstructed pathway from the front lot line to the entrance;
- 1 parking space per ARU is provided on-site;
- A minimum 75 m<sup>2</sup> (807 ft<sup>2</sup>) of open space in the rear yard for 1 ARU;
- The subject lands are a minimum of 0.6 ha (1.48 acres);
- The ARU shall have a maximum height of 5.5 m (18 ft); and,
- The ARU shall be a maximum distance of 30 m (98.4 ft) from the main dwelling.

Additionally, Section 6.2.5 - Location of New Farm Dwellings, is intended to ensure that new farm dwellings, including temporary dwellings, shall be required to satisfy the minimum distance separation requirements as determined through the application of the Minimum Distance Separation Formula I (MDS I) or not further reduce an already existing insufficient setback. It is the intent of these regulations to reduce potential conflicts with livestock operations, wherever possible.

The ARU zoning provisions include the requirement for an ARU to have a maximum gross floor area of 50% of the principal dwelling or 140 m<sup>2</sup> (1,507 ft<sup>2</sup>), whichever is lesser. Given that the existing principal dwelling on the subject lands is 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>), an ARU on the subject lands would be permitted to be no larger than 140 m<sup>2</sup> (1,507 ft<sup>2</sup>). The proposed detached ARU is approximately 139.3 m<sup>2</sup> (1,500 ft<sup>2</sup>), which complies with the permitted maximum size of 140 m<sup>2</sup> (1,507 ft<sup>2</sup>).

The ARU zoning provisions require a detached ARU to be no further away from the principal dwelling than 30 m (98.4 ft). In reviewing the submitted site plan, the proposed detached ARU would be located no more than approximately 24.3 m (80 ft) from the principal dwelling, which complies with the ARU zoning provisions. All required setbacks from lot lines are also being complied with according to the submitted site plan.

The placement of residential dwellings on agricultural lands are to comply with any required MDS I setbacks. To the east of the subject lands is an existing livestock (turkey) operation at 936549 Blenheim Road. In 2019 the subject lands were granted a variance to reduce the required MDS I setback from the livestock operation from 288 m (945 ft) to 213 m (700 ft). The variance was approved to allow for the subject lands to be redeveloped following a structure fire five years

earlier. The proposed ARU is to be situated approximately 228.6 m (750 ft) from the livestock operation, thus complying with required MDS I setbacks.

In the opinion of staff, the proposal meets the general intent and purpose of the Township Zoning By-law.

(f) Desirable Development/Use:

It is the opinion of this office that the applicants' proposal to obtain relief to facilitate the allowance of an ARU within a detached structure would be desirable for the subject lands.

Staff have reviewed the proposal and believe that the proposed detached ARU would comply with the policies within the Official Plan and the provisions in the Zoning By-law for ARUs. Further, staff are of the opinion that the proposed location for the detached ARU will ensure the continued use of the existing driveway and will not have an adverse impact on surrounding agricultural operations.

In light of the foregoing, it is the opinion of this Office that the requested relief is in keeping with the general intent and purpose of the Official Plan, the Township's Zoning By-law, is minor and desirable, and can be given favourable consideration.

**RECOMMENDATION:**

That the Township of Blandford-Blenheim Committee of Adjustment **approve** Application File A01-25, submitted by Patrick and Norma McDonald for lands described as Part Lot 7, Concession 11 (Blenheim), Part 1, Registered Plan 41R-6163 in the Township of Blandford-Blenheim as it relates to:

1. Relief from **Section 6.1 - Limited Agricultural Uses Permitted** to allow an additional residential unit (ARU) within a detached accessory building; and,
2. Relief from **Section 5.1 – Accessory Uses, Buildings and Structures** to permit an increased lot coverage for accessory buildings from 225 m<sup>2</sup> (2,422 ft<sup>2</sup>) to 232.2 m<sup>2</sup> (2,500 ft<sup>2</sup>)

Subject to the following condition:

- i. That the proposed relief shall only apply to an ARU of the approximate size and location as depicted on Plate 3 of Report CP 2025-30.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) deemed to be minor variances from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.



Authored by: *original signed by*

Dustin Robson, MCIP, RPP  
Development Planner

Approved for submission by: *original signed by*

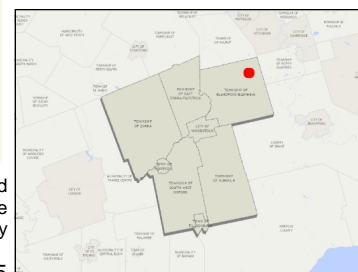
Heather St. Clair, MCIP, RPP  
Senior Planner



### Legend

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Property Fabric Easement**
- Property Fabric One Foot Reserve**
- Enbridge Pipeline Easement (incomplete)**
- Union Gas Easement**
- Zoning Floodlines Regulation Limit**
  - 100 Year Flood Line
  - 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

### Notes



0 102 205 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

January 8, 2025



### Legend

#### Parcel Lines

- Property Boundary
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- Unit
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- Municipal Boundary

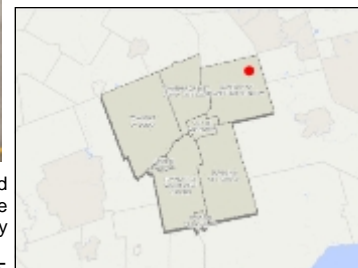
#### Zoning Floodlines

##### Regulation Limit

- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

- Land Use Zoning (Displays 1:16000 to 1:500)

### Notes



0 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N

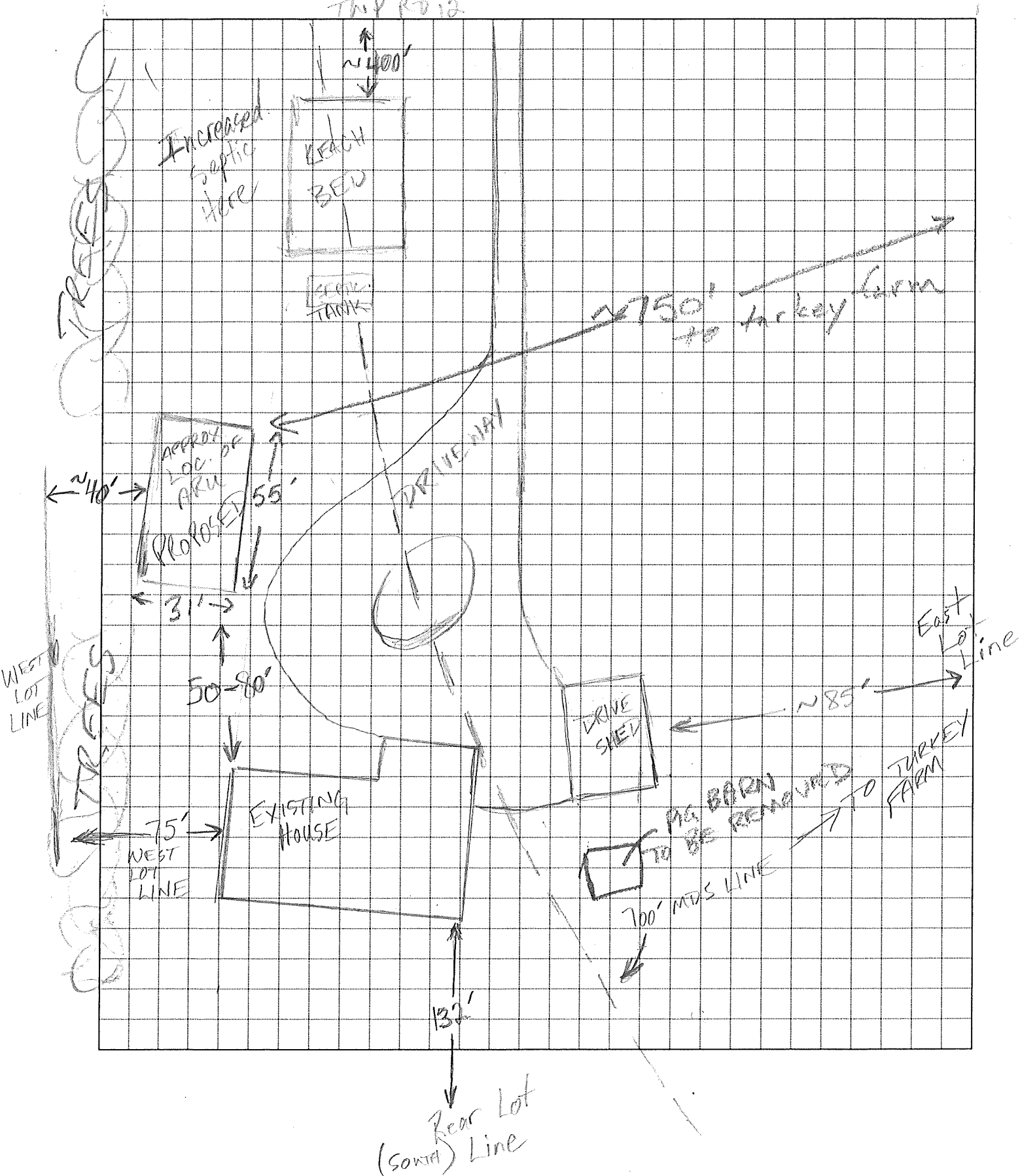


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January 17, 2025

SKETCH/SITE PLAN

USE THIS PAGE FOR SKETCH (OR SURVEY PLAN IF AVAILABLE) AND ATTACH TO APPLICATION FORM.  
 WITHOUT SKETCH OR SURVEY PLAN, THE APPLICATION WILL NOT BE PROCESSED.



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

**From: Dustin Robson, Development Planner, Community Planning**

## **Applications for Official Plan Amendment and Zone Change OP24-19-1; ZN1-24-26; and ZN1-24-27 – Evelyne Baker, John Mensink, and Shelley and Eric Hoffer**

### **REPORT HIGHLIGHTS**

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- The Official Plan Amendment Application proposes to permit the severance of the only dwelling from an agricultural lot through a farm consolidation.
- A Zone Change Application has also been received to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize a non-farm rural residential use of the lands.
- The Zone Change Application also proposes to rezone the lot to be severed and the lot to be enlarged from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp).' A special provision would be included to restrict the construction of a dwelling on the lands in the future.
- Planning staff are recommending that Township Council support the submitted Official Plan Amendment Application, as submitted, as the request is reasonable given the existing situation of the subject lands. While not conforming to all relevant policies, the proposal maintains the general intent and purpose of the Official Plan in the current context and will not create an undesirable precedent for other requests to create new non-farm rural residential development.

### **DISCUSSION**

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#### **Background**

APPLICANTS/OWNERS:

John Mensink and Evelyne Baker  
806046 Oxford Road 29, RR2, Innerkip, ON N0J 1M0

Eric and Shelley Hoffer  
786037 Township Road 6, Innerkip, ON N0J 1M0

LOCATION:

The subject lands are described as Lot 5, Concession 6, in the former Township of Blandford, now in the Township of Blandford-Blenheim. The lands are located on the south side of Oxford



Road 29, between Blandford Road and Oxford Road 22, and are municipally known as 806046 Oxford Road 29.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	Agricultural Reserve, Environmental Protection, And Open Space
Schedule "C-1"	County of Oxford Environmental Features Plan	Provincially Significant Wetland
Schedule "C-2"	County of Oxford Development Constraints Plan	Erosion Hazard Land and Unstable Soil

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

Existing Zoning:	General Agricultural Zone (A2)
Requested Zoning:	Rural Residential Zone (RR) and Special General Agricultural Zone (A2-sp)

PROPOSAL:

The applicants are proposing a farm consolidation that would result in the retention of a surplus farm dwelling on a separate lot. The proposal would include approximately 33.9 ha (84 ac) severed and conveyed to the lot to be enlarged, which is approximately 12.3 ha (30.6 ac) in size. The resulting lot would be 46.3 ha (114.6 ac) in size.

The Canadian Pacific Kansas City mainline railway (CPKC) currently separates agricultural lands owned by the Hoffers, one of the applicants. The Hoffers own 786037 Township Road, which is a 27.3 ha (67.6 ac) agricultural parcel, south of the CPKC mainline railway. The Hoffers also own the 12.3 ha (30.6 ac) lot north of the CPKC mainline railway, which is identified as the lot to be enlarged in the subject proposal. The lands north of the railway (the lot to be enlarged) are currently landlocked and access to them has generally been from the Hoffer lands south of the railway through an informal private crossing of the CPKC mainline railway. The proposal being considered would eliminate a landlocked lot, which is considered good planning, and eliminate the need for farm equipment to cross an active mainline rail corridor. As the current access situation is generally uncommon within Oxford County the proposal would not be precedent setting, if approved.

The lot to be retained would be approximately 0.8 ha (2 ac) in size and would contain the existing single detached dwelling, two accessory buildings, and a solar panel. The existing barn would be removed.

The submitted Official Plan Amendment Application proposes to permit the only single detached dwelling to be severed off of an agricultural lot as a result of a farm consolidation.

Two Zone Change Applications have been received. Zone Change Application ZN1-24-26

proposes to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' in order to recognize a non-farm rural residential use for the lands. Both ZN1-24-26 and ZN1-24-27 also propose to rezone the lot to be severed and the lot to be enlarged from 'General Agricultural Zone (A2)' to 'Special Agricultural Zone (A2-sp)' to restrict future dwellings from being permitted on the lands.

The subject lands are located within an agricultural area. Agricultural operations exist to the northeast, west, and south of the subject lands. A limited number of rural residential uses are also located within the vicinity and a railway belonging to CPKC abuts the southern lot line of the lot proposed to be enlarged.

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, Aerial Photography (2020) – Zoomed In, provides a zoomed in aerial view of the subject lands.

Plate 4, Applicants' Sketch, shows the configuration and dimensions of the lands to be severed, enlarged, and retained.

Plate 5, Applicants' Sketch – Proposed Lot to be Retained, shows the configuration and dimensions of the lands to be retained and the location of the existing buildings and structures.

## **Application Review**

### 2024 Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act.

Section 4.3 (Agriculture) of the PPS directs that prime agricultural areas shall be protected for long term agricultural use.

Further, Section 4.3.3 (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, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
  1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and

2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and
- infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights of way.

The policies of the PPS also direct that lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which are defined to mean consents for the purpose of easements, corrections of deeds, quit claims and minor boundary adjustments that do not result in the creation of a new lot.

### Official Plan

The subject lands are located within the 'Agricultural Reserve' designation according to the Township of East Zorra-Tavistock Land Use Plan in the Official Plan.

According to Section 3.1.1, the goal of the Agricultural Reserve policies is to ensure prime agricultural lands are preserved for food and fibre production by avoiding the fragmentation of the land base, by minimizing conflict between agricultural and non-agricultural uses, and by supporting the needs of the agricultural community by permitting land uses which are complementary to, and supportive of, agriculture.

Further, a strategic aim of the Agricultural Reserve policies is to prevent situations of land use conflict in the agricultural designations by careful management of non-farm uses, including rural residential development, recreational uses, commercial and industrial uses, and aggregate resource extraction.

The policies of Section 3.1.5.3 (Creation of Rural Residential Lots) permit the consideration of non-farm rural residential lots in the following circumstances:

- i) A proposal to rezone an existing industrial (with the exception of aggregate or limestone industrial), commercial, or institutionally zoned lot to a residential use, provided such lot does not exceed 1 ha (2.5 acre) in area. Where such lot is larger than 1 ha (2.5 acre) in area, consideration may only be given to rezoning for *agricultural use*, in accordance with the policies of Section 3.1.5.1; or,
- ii) A proposal to create a lot for a *residence surplus to a farming operation* as a result of farm consolidation, provided that:
  - a) The proposal is to retain an existing permanent, habitable dwelling that was constructed prior to December 13, 1995, where such dwelling is contained on an agricultural lot that is to be legally consolidated with an abutting agricultural lot, to form one larger agricultural lot under identical ownership;
  - or,
  - b) The proposal is to retain an existing permanent, habitable dwelling, where the *farm owner* owns multiple agricultural lots which may or may not abut, and providing:



- The lot containing the surplus dwelling proposed to be severed contains a minimum of 2 existing dwellings, and all such dwellings were constructed prior to December 13, 1995;
- The resulting agricultural lot is owned by the *farm owner*; and,
- The resulting agricultural lot is rezoned to prohibit the future construction of a new residential dwelling of any type and an agreement for such prohibition is also registered on the property title. The requirement for the Zoning By-law amendment and agreement, as noted above, shall be implemented through conditions imposed by the County's Land Division Committee at the time that provisional consent approval is given.

If the proposal to create a non-farm rural residential lot qualifies under one of the listed scenarios above, then the proposal shall be reviewed against the following criteria:

- The proposal shall not result in the severance of the only dwelling from an agricultural lot, except in the case of a farm consolidation involving the merger of abutting agricultural lots as one larger lot under identical ownership, where one of the agricultural lots to be consolidated is vacant, but the existing zoning would permit the construction of an accessory dwelling on that lot.
- The lands shall be zoned for agricultural use.
- The proposed non-farm rural residential lot shall not be located within a Quarry Area Limestone Resources, or Sand and Gravel Resource Area.
- The proposed non-farm rural residential lot shall not be located within a Future Urban Growth Area designation.
- The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with Section 3.1.5.3, which permits a lot for a surplus residence subject to the area of the new lot being limited to a minimum size needed to accommodate the uses and appropriate sewage and water services. Non-farm rural residential lots shall generally not exceed 0.8 ha (2 ac) in size. Proposals to exceed 0.8 ha (2 ac) shall demonstrate the following:
  - The additional area is required to accommodate individual on-site water services and individual on-site sewage;
  - Services, the lands have topographic limitations for agricultural use;
  - The lands are physical separated from the remainder of the farm by significant natural heritage features/watercourses;
  - To conserve cultural heritage resources;
  - Proposed lot will not exceed 1 ha (2.5 ac) in size;
  - The proposal can demonstrate the ability to provide adequate on-site private services.
  - Compliance with Minimum Distance Separation formulae (MDS);
  - The proposed non-farm rural residential lot shall have direct frontage on a permanent public road maintained year-round and receives approval for access through the appropriate road authority;
  - Compliance with relevant Environmental Resource policies; and,
  - Any enlarged agricultural lot that would result from a proposal for non-farm rural residential *development* through farm consolidation shall comply with the applicable policies of Section 3.1.4.2.4

### Zoning By-law

The subject lands are currently zoned 'General Agricultural Zone (A2)' in the Township of Blandford-Blenheim Zoning By-Law. The 'A2' zone permits a variety of agriculture-related uses, including a farm, a regulated farm, and a single-detached dwelling if accessory to a farm or a regulated farm. The 'A2' zone requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328.1 ft). Once merged, the newly enlarged lot will be approximately 46.3 ha (114.6 ac), with approximately 463.2 m (1,520 ft) of frontage on the Oxford Road 29 and will meet the provisions of the 'A2' zone with respect to lot area, frontage, and depth.

A special provision is being required on the lots to be severed and enlarged that would restrict the ability to build a dwelling on the lands in the future.

The lot to be retained is proposed to be used for non-farm rural residential purposes and will be required to be rezoned to recognize the use of the lands as such. The 'Rural Residential Zone (RR)' requires a minimum lot area of 2,800 m<sup>2</sup> (30,139 ft<sup>2</sup>), a minimum lot frontage of 35 m (114.8 ft), and a minimum lot depth of 80 m (262.5 ft). The lot to be retained is proposed to have an area of 0.8 ha (2 ac), frontage of approximately 81 m (266 ft) on Oxford Road 29, and a depth of 104.8 m (344 ft).

### Agency Comments

The Oxford County Public Works Department have indicated no concerns but did note that the western most access on the lot to be severed shall be removed as a condition of severance approval.

The Township Drainage Superintendent has indicated no concerns but did note that the proposed severance will require a Section 65 reapportionment on the Skillings Drain.

The Upper Thames River Conservation Authority (UTRCA), Canadian Pacific Kansas City Railway, and Hydro One have indicated no concerns with the proposal.

### Public Consultation

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on December 18, 2024 and the Notice of a Public Meeting was circulated on January 16, 2025 in accordance with the requirements of the Planning Act. As of the date of this report, no comments or concerns had been received from the public.

## **Planning Analysis**

The Application for Consent, which proposes a farm consolidation and the retention of a lot for non-farm rural residential use, has been reviewed under the policy direction of the Provincial Policy Statement (PPS) and the County Official Plan.

It is proposed that approximately 33.9 ha (84 ac) of agricultural land will be severed and added to the existing agricultural parcel to the south, which is approximately 12.3 ha (30.6 ac) in area, for a total agricultural parcel size of proximately 46.3 ha (114.6 ac). The resulting agricultural lot size and configuration is consistent with the PPS direction of maintaining farm parcels of adequate size to adapt to changing agricultural conditions.

The retained parcel will be approximately 0.8 ha (2 ac) in area and will be used for non-farm rural residential purposes. As previously outlined, a lot for a surplus residence is permitted as part of a farm consolidation subject to the area of the new lot being limited to a minimum size needed to accommodate the uses and appropriate sewage and water services. Given the lot size, staff are satisfied that the proposal is consistent with the policies of the PPS regarding non-farm rural residential uses and lot creation in prime agricultural areas.

The Official Plan states that proposals for the retention of surplus farm dwellings shall not result in the severance of the only dwelling from an agricultural lot, except in the case of a farm consolidation involving the merger of abutting agricultural lots as one larger lot under identical ownership, where one of the agricultural lots to be consolidated is vacant, but the existing zoning would permit the construction of an accessory dwelling on that lot. The proposal does not comply with this criterion as the only dwelling is to be severed from an agricultural lot and the lot to be enlarged is not eligible for a building permit. The lot to be enlarged is not eligible for a building permit as it is currently landlocked without any frontage or legal access to an improved street.

The subject Official Plan Amendment Application proposes a site-specific special policy on the subject lands to permit the severance of the only dwelling from an agricultural lot through a farm consolidation. Staff have reviewed the proposal and are of the opinion that there is merit to the request in this specific circumstance that warrants consideration.

The lot to be enlarged is currently owned by the same landowners (the Hoffers) of the parcel to the south of the rail corridor abutting the lot to be enlarged. Currently, in order to access the lot to be enlarged the Hoffers must cross the CPKC rail corridor from their lands to the south through an informal private crossing of the CKPC mainline railway. CKPC has expressed concerns with this arrangement and the status of the private crossing over the mainline railway is legally unclear. In considering the subject proposal for a farm consolidation, the lot to be severed would be conveyed to the lot to be enlarged and once consolidated, would provide access from an improved street to the formerly landlocked parcel. It is considered good planning to eliminate landlocked parcels whenever possible.

The newly enlarged parcel will continue to be used for agricultural purposes, will not result in further fragmentation of agricultural land, and the increase in parcel size will aid in flexibility for future changes in the type of farm operation beyond its current capabilities. The proposed consolidation would also remove lot lines that currently fragment natural heritage features between the lot to be severed and lot to be enlarged such as wetlands and woodlands, putting them into one common ownership. Having one common ownership over natural heritage features is among the strategic goals outlined in Section 3.2 of the Official Plan.

The Official Plan limits non-farm rural residential lots to a maximum size of 0.8 ha (2 ac) unless the need for additional land can be demonstrated, while not exceeding 1 ha (2.5 ac). The proposed lot to be retained will be approximately 0.8 ha (2 ac) in size.

The subject Zone Change Applications propose to rezone the lot to be retained from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' in order to recognize a non-farm rural residential use of the lands. The lots to be severed and enlarged are proposed to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp).' A special provision is required on the lots to be severed and enlarged to prohibit the construction of a dwelling on the lands in the future. The purpose of this special provision is to ensure that the intent is for the lands to be used for agriculture and to avoid potential conflicts between surrounding agricultural operations and non-residential uses, such as a dwelling.

After thorough review, Planning staff are satisfied that the proposal can be supported from a planning perspective. Through these applications, the resulting lot to be enlarged will no longer be landlocked and will have legal frontage and access to a municipal road and with a final lot area of 46.3 ha (114.6 ac), would be eligible for a building permit for a single detached dwelling and would generally comply with the Official Plan criteria for severances of dwellings made surplus through a farm consolidation. The lots to be severed and enlarged will be rezoned to prohibit future residential dwellings, in accordance with PPS and Official Plan requirements. In light of the above, it is the opinion of this Office that the proposal to consolidate abutting farm parcels and retain a lot for non-farm residential use is consistent with the policies of the PPS and, while not conforming to all relevant policies, it maintains the general intent and purpose of the Official Plan in this context and will not create an undesirable precedent for other requests to create new non-farm rural residential developments.

## **RECOMMENDATIONS**

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That the Council of the Township of Blandford-Blenheim approve-in-principle the zone change applications (File Nos. ZN1-24-26 and ZN1-24-27) submitted by Evelyne Baker, John Mensink, and Eric and Shelley Hoffer, whereby the lands described as Lot 5, Concession 6 (Blandford) be rezoned from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' and 'Special General Agricultural Zone (A2-sp)' to facilitate a farm consolidation;

And that the Council of the Township of Blandford-Blenheim advise Oxford County Council that the Township supports the application for Official Plan Amendment (File No. OP24-19-1), submitted by Evelyne Baker, John Mensink, and Eric and Shelley Hoffer, for the lands described as Lot 5, Concession 6 (Blandford), to include a site specific special policy for subject lands to permit the severance of the only single detached dwelling through a farm consolidation.

## **SIGNATURES**

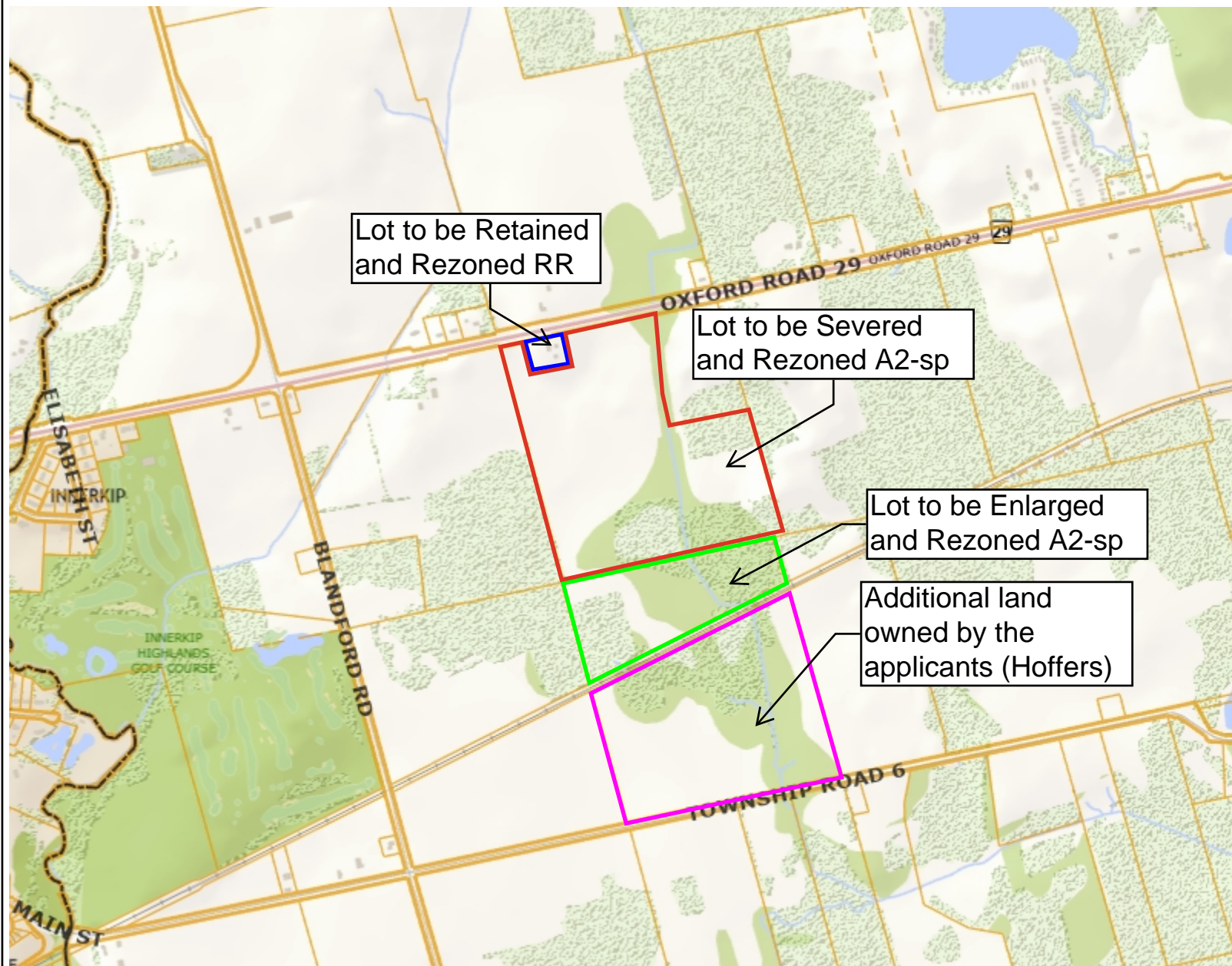
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**Authored by:**     *"Original Signed By"*

Dustin Robson, MCIP, RPP  
Development Planner

**Approved for submission:**     *"Original Signed By"*

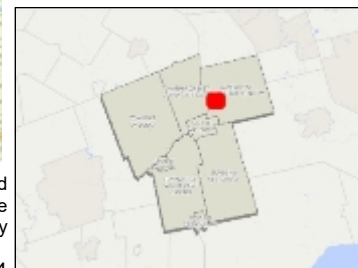
Eric Gilbert, MCIP, RPP  
Manager of Development Planning



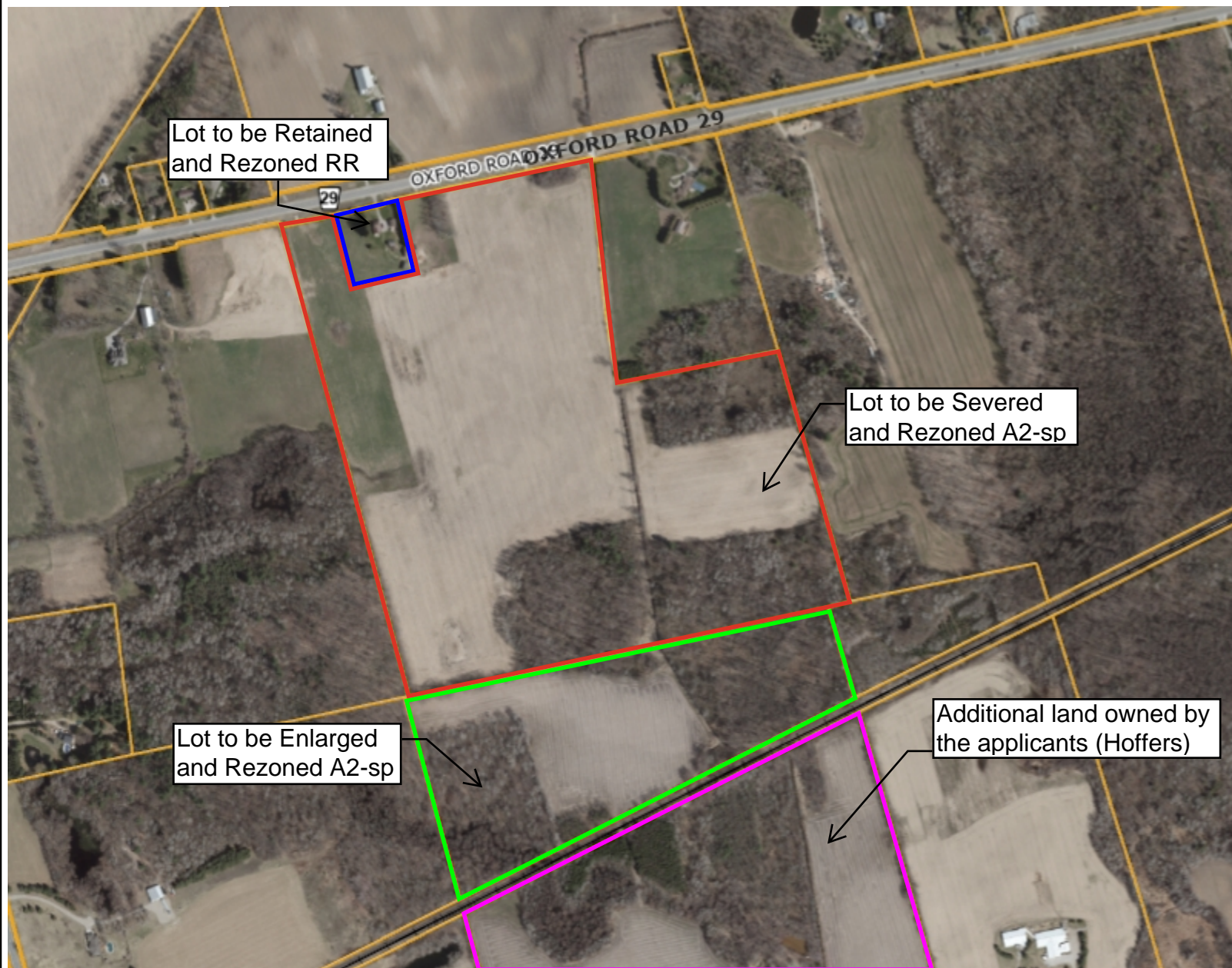
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### Notes



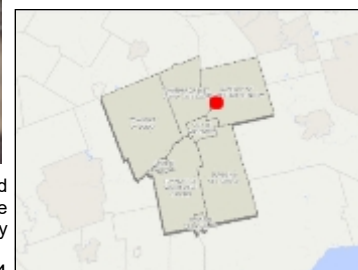




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## Notes



0 205 409 Meters

NAD\_1983\_UTM\_Zone\_17N



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December 9, 2024

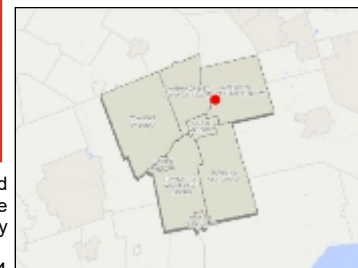




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## Notes



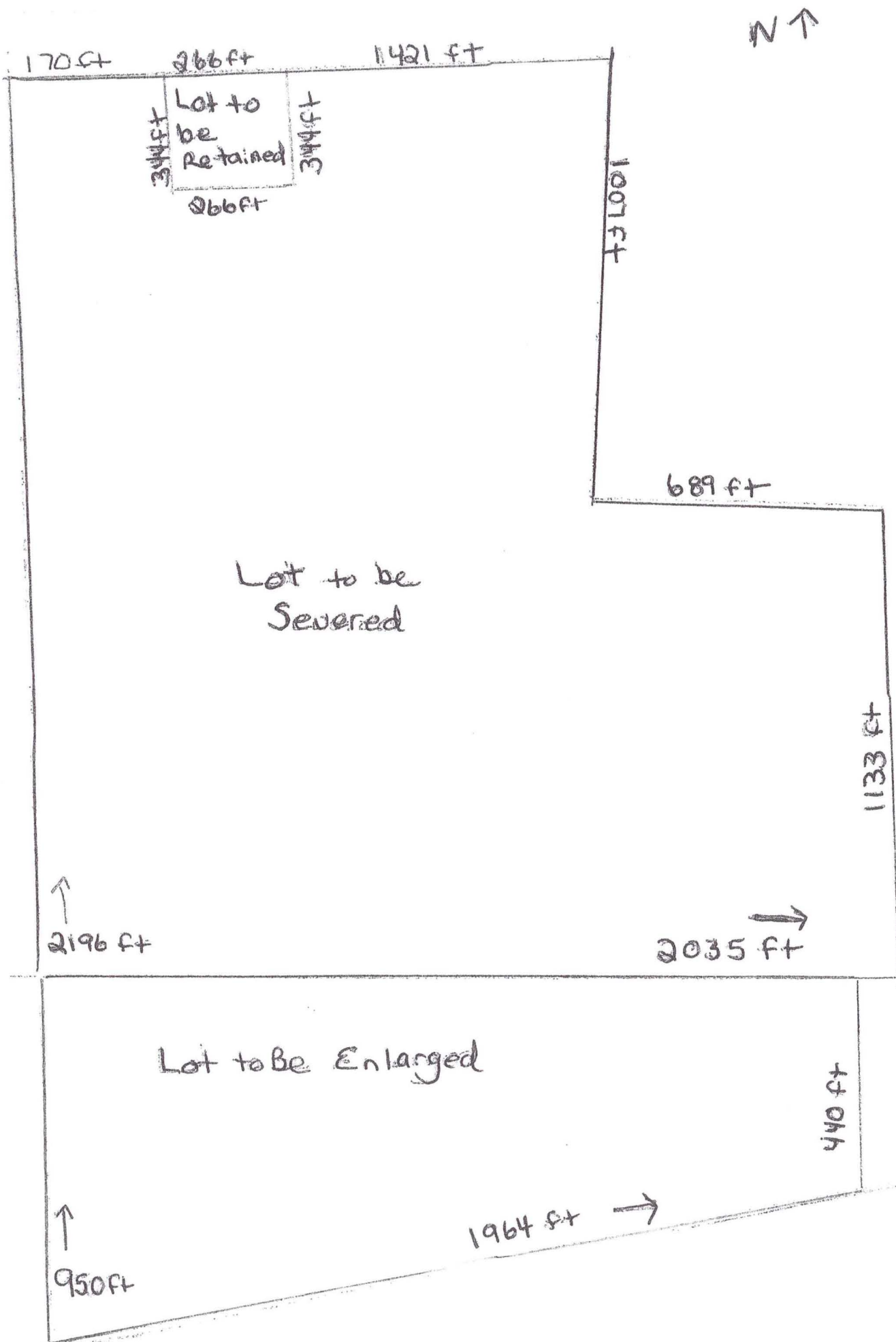
0 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N



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

December 9, 2024





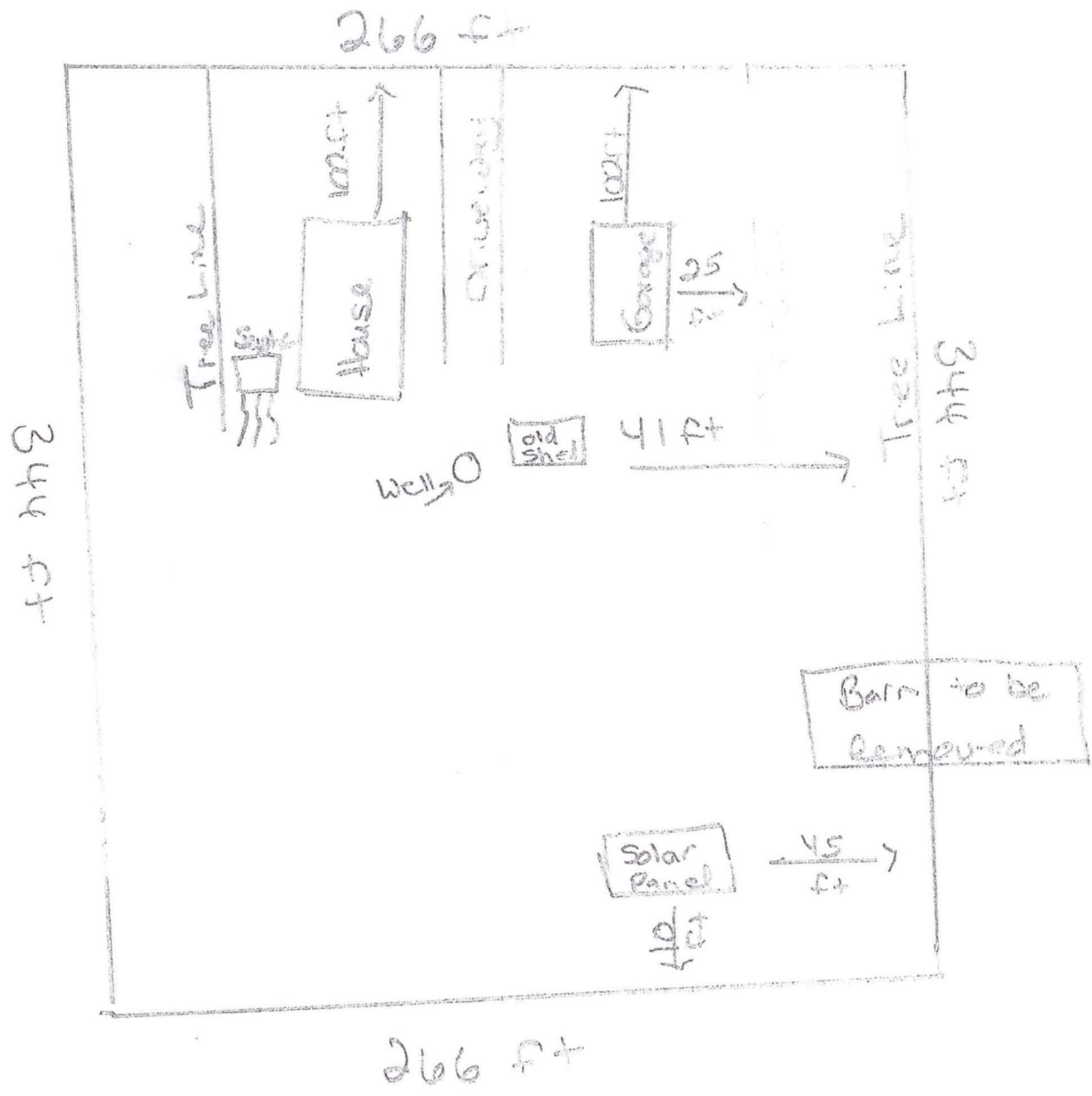


Plate 5: Applicants' Sketch - Proposed Lot to be Retained  
 File Nos. B24-91-1, OP24-19-1, ZN1-24-26 and ZN1-24-27 (Mensink/Baker and Hoffer)  
 Lot 5, Concession 6, Township of Blandford-Blenheim 806046 Oxford Road 29

AMENDMENT NUMBER XXX

TO THE COUNTY OF OXFORD OFFICIAL PLAN

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

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit the severance of the only dwelling from an agricultural lot through a farm consolidation. The applicants are proposing a farm consolidation that would result in the retention of a surplus farm dwelling on a separate lot. The proposal would include approximately 33.9 ha (84 ac) severed and conveyed to the lot to be enlarged, which is approximately 12.3 ha (30.6 ac) in size. The resulting lot would be 46.3 ha (114.6 ac) in size.

The Canadian Pacific Kansas City mainline railway (CPKC) currently separates agricultural lands owned by the applicants (the Hoffers), located at 786037 Township Road, which is a 27.3 ha (67.6 ac) agricultural lot, south of the CPKC mainline railway. The applicants (the Hoffers) also own the 12.3 ha (30.6 ac) lot north of the CPKC mainline railway, which is identified as the lot to be enlarged in the subject proposal. The lands north of the railway (the lot to be enlarged) are currently landlocked and access to them has generally been from the Hoffer lands south of the railway through an informal private crossing of the CPKC mainline railway. The proposal being considered would eliminate a landlocked lot, which is considered good planning, and will remove the need for farm equipment to cross an active rail corridor.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Lot 5, Concession 6, in the former Township of Blandford, now in the Township of Blandford-Blenheim. The lands are located on the south side of Oxford Road 29, between Blandford Road and Oxford Road 22, and are municipally known as 806046 Oxford Road 29.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to permit the severance of the only dwelling from an agricultural lot through a farm consolidation.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the Provincial Planning Statement (PPS) as the proposed agricultural lot size and configuration is consistent with the PPS direction of maintaining farm parcels of adequate size to adapt to changing agricultural conditions.

The lot to be enlarged is currently owned by the same landowners (the Hoffers) of the lot to the south of the rail corridor abutting the lot to be enlarged. Currently, in order to access the lot to be enlarged the Hoffers must cross the CPKC rail corridor from their lands to the south through an informal private crossing of the CKPC mainline railway. CKPC has expressed concerns with this arrangement and the status of the private crossing over the mainline railway is legally unclear. In considering the subject proposal for a farm consolidation, the lot to be severed would be conveyed to the lot to be enlarged and once consolidated, would provide access from an improved street to the formerly landlocked lands. It is the opinion of Council that it is considered good planning to eliminate landlocked parcels whenever possible.

Through these applications, the resulting lot to be enlarged will no longer be landlocked and will have legal frontage and access to a municipal road and with a final lot area of 46.3 ha (114.6 ac). The resulting lot would not have any dwelling located on it. While the proposal does not conform to all relevant policies in regard to severing the only dwelling from an agricultural lot, Council is of the opinion that the proposal maintains the general intent and purpose of the County Official Plan in this context and will not create an undesirable precedent for other requests to create new non-farm rural residential lots.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the PPS and is in-keeping with the strategic initiatives and objectives of the County Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

“3.1.8.8            Lot 5, Concession 6 (Blandford), Township of Blandford-Blenheim

**Location**            The subject lands are described as Lot 5, Concession 6, in the former Township of Blandford, now in the Township of Blandford-Blenheim. The lands are located on the south side of Oxford Road 29, between Blandford Road and Oxford Road 22, and are municipally known as 806046 Oxford Road 29.

**Policies**            Notwithstanding Section 3.1.5.3, *Creation of Rural Residential Lots*, or any other relevant policies of the Official Plan to the contrary, a severance resulting in the only dwelling being severed from an agricultural lot through a farm consolidation to facilitate the elimination of a landlocked lot shall be permitted.

#### 5.0 IMPLEMENTATION

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

#### 6.0 INTERPRETATION

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



## TOWNSHIP OF BLANDFORD-BLENHEIM

<b>To:</b>	Members of Council	<b>From:</b>	Adam Degier, Drainage Superintendent
<b>Reviewed By:</b>	Josh Brick, CAO	<b>Date:</b>	January 29, 2025
<b>Subject:</b>	Petition for Drainage Appointment of Engineer	<b>Council Meeting Date:</b>	February 5, 2025
<b>Report #:</b>	DS-25-01		

---

### Recommendation:

That Report DS-25-01 be received as Information; and,

Whereas the Grand River Conservation Authority have not registered any comments to the petition for drainage works for the Lot 10 Concession 3 Blenheim; Blandford-Blenheim from John Pynenburg in the affected area of the existing private Sparks Drain and further,

That Council appoints K Smart & Associates Ltd., 85 McIntyre Dr. Kitchener, Ont. N2R 1H6, to prepare a new drainage report as per the petition in accordance with Section 4 of the Drainage Act.

### Background:

Staff received a signed petition in December 2024 for drainage works in the area of Lot 10 Concession 3 from John Pynenburg and fellow property owners for the improvement of the Sparks Drain. This drain was originally constructed around 1915, and was abandoned in 1999 becoming a private drain.

The GRCA have been notified of council's intention to proceed with the petition that was accepted at the December 18, 2024 council meeting.

Also, Council has not received any request for cost benefit statements or environmental appraisal as per Section 6 and 7 of the Drainage Act.

### Analysis/Discussion:

Therefore, in accordance with Section 8 of the Drainage Act Council may appoint an Engineer to prepare a report in accordance with Section 4 of the Act.

**Financial Considerations:**

The cost of all municipal drains is assessed to affected landowners in the area of the drainage works.

This drain will affect Township Rd 4.

**Attachments:**

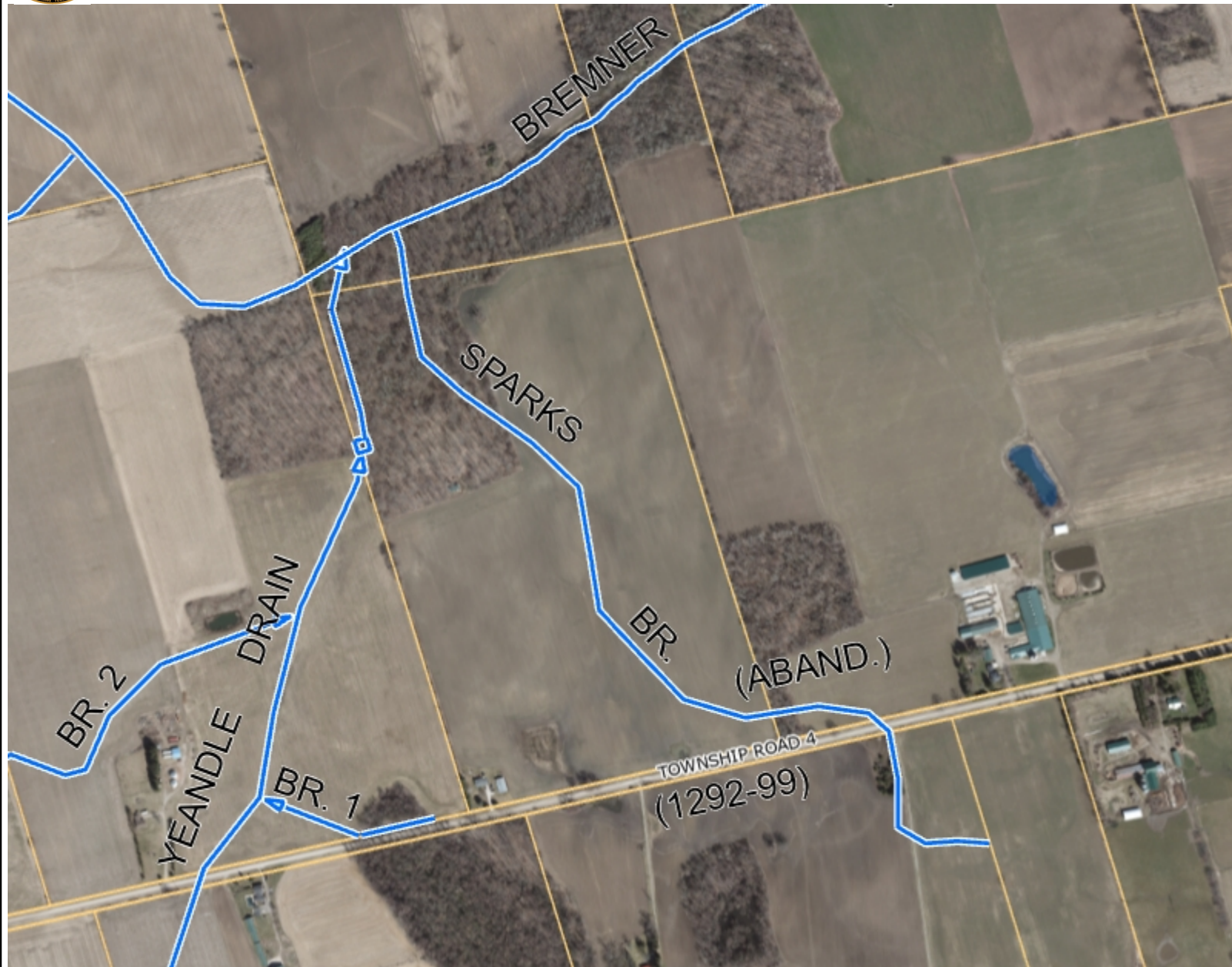
Area to be affected by petition.

Respectfully submitted by:

Adam Degier  
Drainage Superintendent



## Sparks Drain (Abandoned)



Legend

Notes



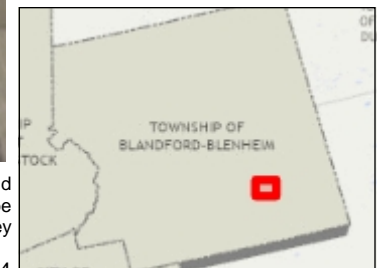
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NAD\_1983\_UTM\_Zone\_17N



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 10, 2024





## TOWNSHIP OF BLANDFORD-BLENHEIM

<b>To:</b>	Members of Council	<b>From:</b> Trevor Baer, Director of Community Services
<b>Reviewed By:</b>	Josh Brick , CAO	<b>Date:</b> Jan 28 2025
<b>Subject:</b>	Monthly Report – Dec, Jan	<b>Council Meeting Date:</b> Feb 5 2025
<b>Report #:</b>	CS-25-01	

---

### **Recommendation:**

That Report CS-25-01 be received as information.

### **Background:**

The following will provide Council with an update regarding the activities of the Community Services Department, for the month of Dec, and Jan.

### **Analysis/Discussion:**

#### **Administration:**

#### **Playground Projects**

##### *Princeton Playground Project*

The Princeton Playground Project commenced as planned; however, due to inclement weather conditions, the project has been temporarily suspended until spring. To date, a significant portion of the equipment has been installed, with only the flooring and two additional pieces remaining. We anticipate resuming and completing the installation as soon as weather permits.

##### *Plattsville Playground Project*

We are in the process of scheduling a date for the grand opening of the Plattsville Playground Project. Staff are coordinating with relevant parties to finalize the details and will provide updates once arrangements are confirmed.

#### **Community Partnerships**

Staff have been actively exploring partnerships with community groups to enhance the township's services and facilities. Discussions are ongoing to identify collaborative



opportunities that will benefit our residents. We will keep the council informed on developments and potential initiatives as they progress.

Staff recently met with the Conestoga College Co-op program to explore potential student placements. Following the interview process, the student determined that our organization was not the right fit for their needs. While this particular opportunity did not materialize, we remain optimistic about the program's potential and will continue to explore opportunities with Conestoga Co-op in the future.

### **Arena Activities**

In December, the arena hosted seven additional community-sponsored skating sessions, which were well-received by residents. The facility experienced increased usage over the holiday period, reflecting its importance as a community hub during festive times.

### **Parks and Recreation**

Staff have reached out to local baseball groups to discuss plans and gather input for the 2025 season. These consultations aim to ensure that our facilities and programs meet the needs and expectations of the community.

We remain committed to fostering community engagement and enhancing our recreational offerings. Further updates will be provided as projects and initiatives develop.

### **Submitted by:**

Trevor Baer

Director of Community Services



# TOWNSHIP OF BLANDFORD-BLENHEIM

## Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Jim Borton Director of Public Works
<b>Reviewed By:</b>	Josh Brick	<b>Date:</b>	January 30, 2025
<b>Subject:</b>	Monthly Report	<b>Council Meeting Date:</b>	February 5, 2025
<b>Report #:</b>	PW-25-01		

---

### Recommendation:

That Report PW-25-01 be received as information.

### Capital

- Princeton Pond Expansion project – Construction of the pond is complete. The installation of a head wall/Outlet and some pipe for the next phase to connect to will be started once the weather allows.
- Princeton phase 4 (South section) – The tender for Phase 4 was published on January 30 and will close on February 20, a report with the results will be brought to council on March 5.
- Bridge 24 EA – The EA draft reports have been sent for comments to the GRCA, MCFN DOCA, DFO, Ministry of Citizenship and Multiculturalism (Heritage Division) & SNGR. Some of the early comments may cause a further delay as they have questioned whether addition reports are required. Staff. KSmart and the contracted firm writing the report or working through the comments with the hope of dispelling the need for further studies.
- Bridge 38 deck repair. Some work has been completed at the site. Since the weather changed for the worst in December, it was decided to wait for better weather and start the bridge deck repair in the spring when the weather is more predictable.

### County Shared Service/Road Association/Training

- Shared Services meeting – The service sharing committee met in EZT. We had Tony Hymers from the OPP join our meeting and discuss the 2025 Half Load season. Tony shared what the OPP response will be in the upcoming year and discussed mapping issues, late night call confusions and expectations from Public Works as well as OPP officers.

- Road Association – The Oxford Assoc. met in December. We had presentation about weather station that could be deployed around the County and from a company that is new to the area that produces snow removal equipment and mechanical sweepers.
- AORS – The next meeting will be a virtual meeting in March. AORS staff continues to work on advocacy initiatives and the Municipal Public Works training program.

### **Drainage**

- Drainage Superintendent Degier has been reviewing the Townships CLI – ECA documentation
- Drainage Superintendent Degier has been reviewing legislation on SWM (Storm Water Management Ponds) what future legislation may contain as far as monitoring processes and maintenance functions and timelines.
- As drain inquires come in, they are reviewed and the appropriate response is generated. Any drain repairs will be conducted once the weather allows.

### **Other**

- The month of December started out pretty quiet and then switched to our first snow fall and signs of winter and it continued. January has been snowy and cold; winter is back! Staff have been working extra hours to ensure the Township roads are safe for the driving public.
- Work on 2025 draft Operating and Capital budgets
- Reviewing EA documents for Bridge 24
- Working on approving road permits that would allow Xplornet to use the Township right of way to run fibreoptic cable in the Township.
- Work with supplier on future equipment purchases.
- 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 from January

Respectfully submitted by:



Jim Borton CRS-S  
Director of Public Works

## Service Rationalization

### MEETING MINUTES

**DATE:** January 9, 2024

**LOCATION:** EZT

**PRESENT:** Tom Lightfoot, Steve Oliver, Jim Borton, Adam Prouse, Rich Fleming, Ken Farkas

**REGRETS:** Richard Sparham, Shawn Vanacker, Daniel Locke, Alex Laros

**COMMITTEE CHAIRMAN:** Tom Lightfoot

**SECRETARY:** Tom Lightfoot

ITEM	ACTION	ASSIGNED TO
1. Meeting called to order	10:06AM	
2. Minutes of Last Meeting:	Reviewed- Moved by Ken Seconded by Rich	
3. Correspondence/ Speaker	Tony Hymers Opp- Discussion held on Reduced load period, Municipal Road maps, special occasion permits for public events. General discussion.  Reduced load period, send maps, hotspots and dates to Tony. He will fan them out to his members. Tony would like to have a chance to review the report we plan to take to our Councils to change the reduced load period prior to it going to Councils if possible, allowing him to comment ahead of changes. We agreed to wait till the 2026 reduced load period to implement changes. Shawn to share the GIS mapping link with Tony, he will share it with Communications team. Share any Armadillo data with Tony and he will share it with his analyst.	
4. Old Business	Shawn working on reduced load period report. Jim- Tradeshow update and discussion, next meeting will be January 27/25.	
5. New Business	Tom to share EZT current level of service. MMS update discussion High speed internet discussion	
6. Round Table	Equipment and vehicle discussion- tender numbers Trackless \$260,000 with snow equipment Tandem Axle plow- \$407,000 Single Axle plow- \$386,000 Adam- speed feed back sign discussion (who currently uses them) Ken- Boundary agreement discussion Jim- Surface treatment tender, send Jim your numbers and locations if interested in joining the tender.	
7. Health & Safety	None	
8. Next Meeting	February 13, 2025, 10:00am Zorra	
9. Adjourned	11:34 AM	

## Service Sharing Meeting Dates 2025

January 9 EZT

February 13 Zorra

March 12 ~~Oxford County~~ — Blandford Blenheim

April 10 ~~Blandford Blenheim~~ Oxford County

May 8 Norwich

June 12 SWOX

September 11 Tillsonburg

October 9 Woodstock

November 13 Ingersoll

December 10 Zorra



## TOWNSHIP OF BLANDFORD-BLENHEIM

<b>To:</b>	Members of Council	<b>From:</b>	Drew Davidson, Director of Protective Services
<b>Reviewed By:</b>	Josh Brick, CAO Denise Krug, Director of Finance	<b>Date:</b>	January 29 <sup>th</sup> , 2025
<b>Subject:</b>	Emergency Preparedness Grant	<b>Council Meeting Date:</b>	February 5 <sup>th</sup> , 2025
<b>Report #:</b>	FC-25-02		

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### Recommendation:

That Report FC-24-02 is received as information.

### Background:

The Community Emergency Preparedness Grant program provides financial support to municipalities to enhance their emergency communication and preparedness capabilities. As part of this initiative, the municipality submitted a funding application to replace the existing letter signs with modern LED digital signs at our four fire stations to improve community engagement and emergency communication.

We are pleased to announce that our application has been approved, and funding has been awarded to cover the costs of the project.

### Analysis/Discussion:

The current letter signs have been in use for several years and, while functional, have limitations in terms of visibility, flexibility, and efficiency. The replacement of these signs with LED digital signs has been identified as one way that will offer numerous benefits, including:

1. **Enhanced Communication:** LED digital signs will allow for real-time updates, ensuring that the community receives timely and accurate information during emergencies.
2. **Increased Efficiency:** Staff and firefighters will no longer need to manually update the signs, saving time and resources.
3. **Improved Visibility:** LED signs are easier to read in various weather and lighting conditions, ensuring messages reach a broader audience.
4. **Multi-Purpose Use:** Beyond emergency messages, the signs can be used to share public service announcements along with important fire prevention messaging.

**Financial Implications:**

The total cost of the project, including the procurement and installation of the LED digital signs, is fully covered by the Community Emergency Preparedness Grant. There is no additional financial cost on the municipality.

**Conclusion:**

The approval of funding through the Community Emergency Preparedness Grant is a significant achievement for the municipality. The replacement of the current letter signs with new LED digital signs will enhance our ability to communicate with residents effectively, particularly in emergency situations, while also providing ongoing value for community engagement.

Respectfully submitted by:



Drew Davidson  
Director of Protective Services



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

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 Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-Law Number 1360-2002, as amended, is hereby amended by changing to 'RR-25' the zone symbol of the lands so designated 'RR-25' on Schedule "A" attached hereto.
2. That Section 9.5 to By-Law Number 1360-2002, as amended, is hereby amended by adding the following subsection at the end thereof.

9.5.25 **Location: Part Lots 20-21, Concession 14 (Blenheim), Part 2, Registered Plan 41R-863, 966558 Oxford-Waterloo Road RR-25 (Key Map 3)**

9.5.25.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RR-25' Zone *use any lot, or erect, alter or use any building or structure* for the purpose except the following:

*All uses permitted* in Section 9.1 of this Zoning By-Law.

9.5.25.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RR-25' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

#### 9.5.25.2.1 LOT FRONTAGE

**Minimum 10.2 m (33.4 ft)**

9.5.25.3 That all provisions of the RR Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

3. 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 5<sup>th</sup> day of February, 2025.

READ a third time and finally passed this 5<sup>th</sup> day of February, 2025.

(SEAL)

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Mark Peterson - Mayor

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Sarah Matheson – Clerk

ZN 1-24-20

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2481-2025

EXPLANATORY NOTE

The purpose of By-Law Number 2481-2025 is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-25)' to recognize a non-farm rural residential use. A special provision is included to permit a reduced minimum lot frontage of 10.2 m (33.4 ft).

The subject lands are described as Part Lots 20-21, Concession 14 (Blenheim), Part 2, Registered Plan 41R-863 in the Township of Blandford-Blenheim. The lands are located on the south side of Oxford-Waterloo Road, lying between Oxford Road 22 and River Road, and are municipally known as 966558 Oxford-Waterloo Road.

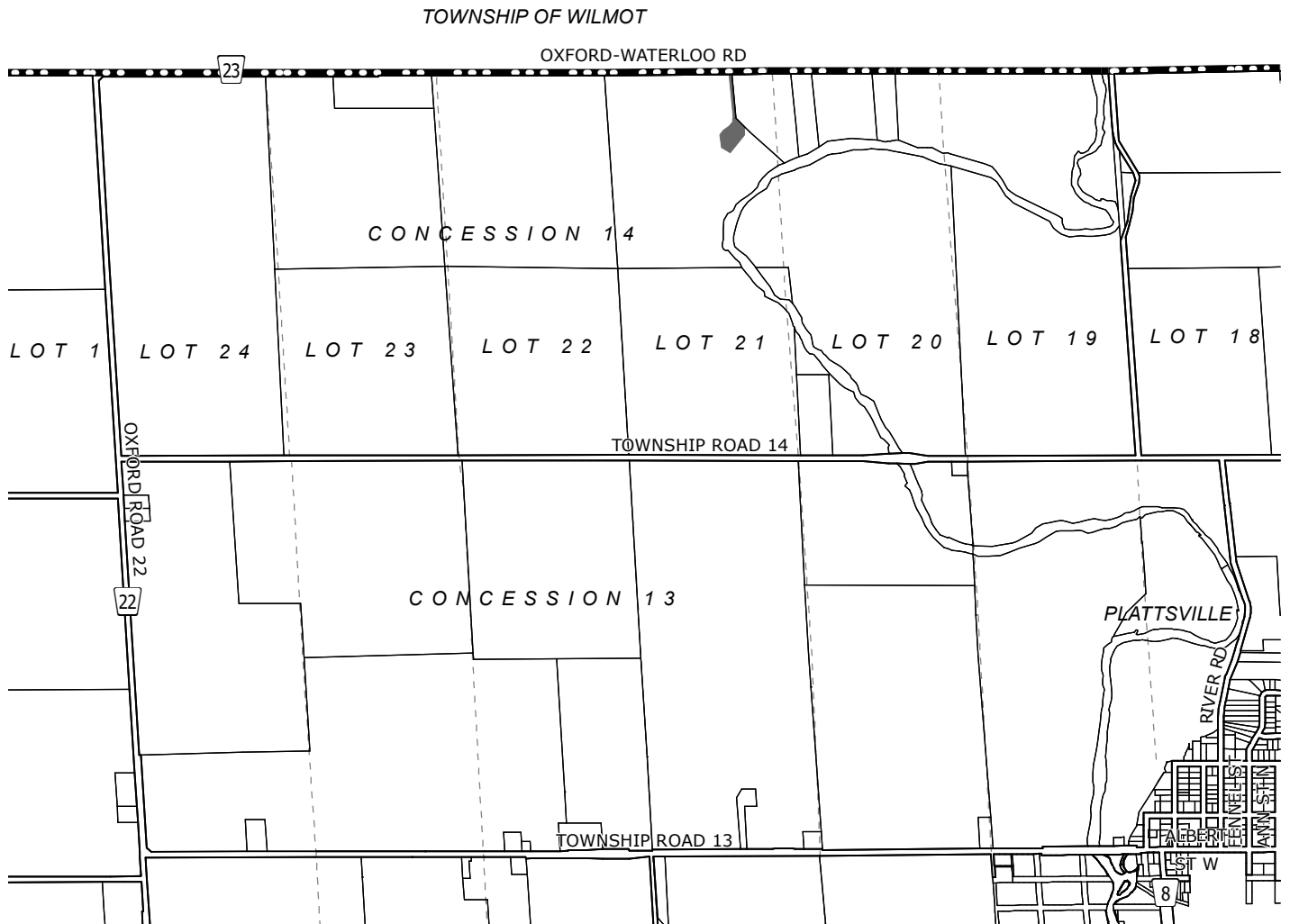
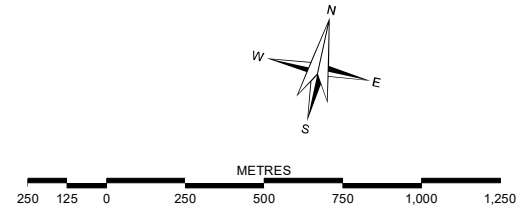
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2481-2025. The public hearing was held on February 5, 2025 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2481-2025 may contact the undersigned.

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

Telephone: 463-5347

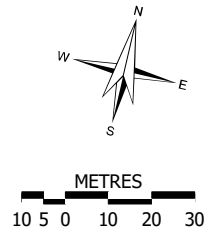
# KEY MAP



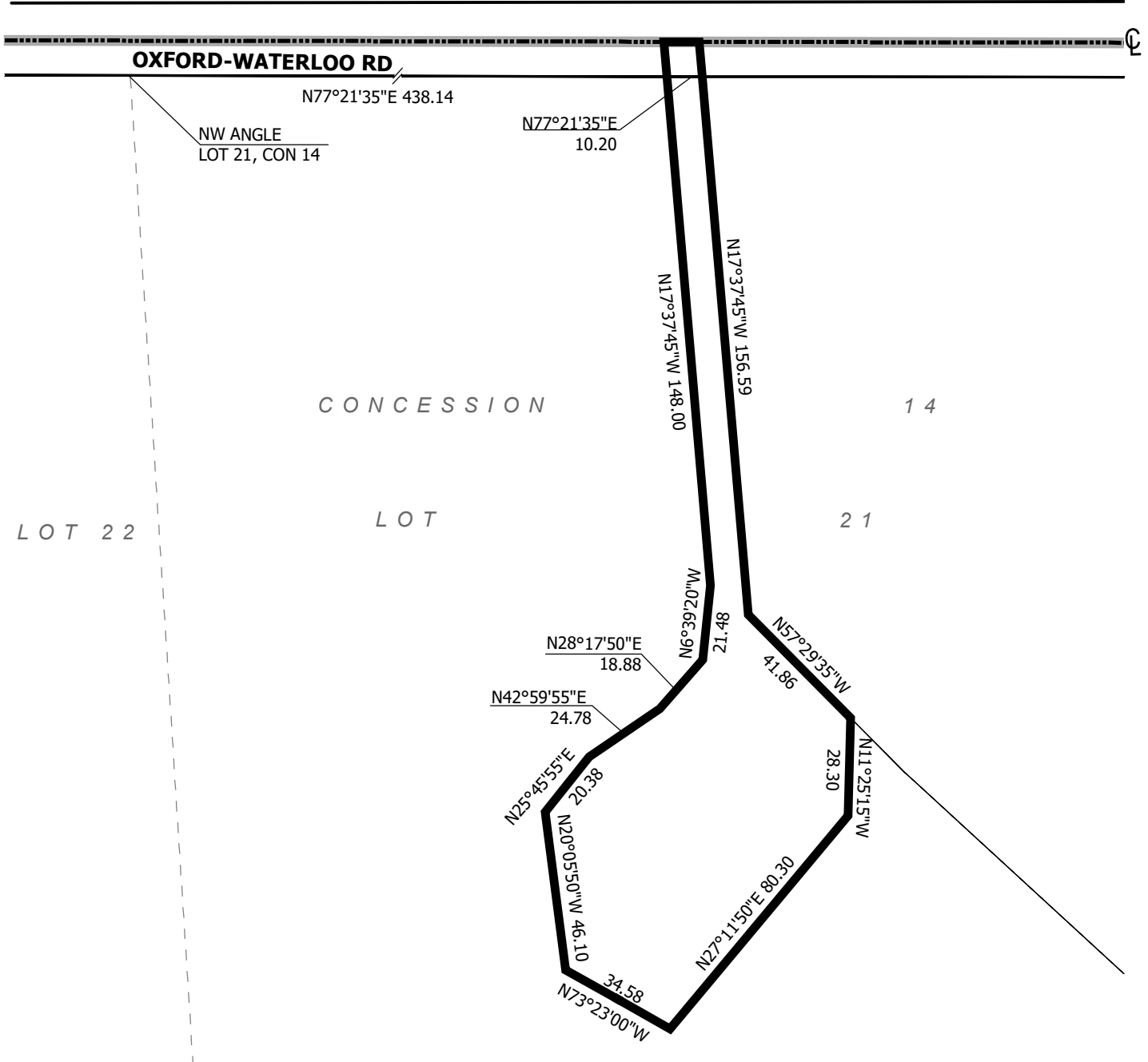
# SCHEDULE "A"

TO BY-LAW No. 2481-2025

PART LOT 21, CONCESSION 14 (BLENHEIM)  
TOWNSHIP OF BLANDFORD-BLENHEIM



TOWNSHIP OF WILMOT



AREA OF ZONE CHANGE TO RR-25

NOTE: ALL DIMENSIONS IN METRES



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Information Services ©2025

THIS IS SCHEDULE "A"

TO BY-LAW No. 2481-2025, PASSED

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK





9.5.24.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RR-24' Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

9.5.24.2.1 LOT FRONTAGE

Minimum	<b>10.4 m (34.1 ft)</b>
---------	-------------------------

9.5.24.3 That all provisions of the RR Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

4. 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 5<sup>th</sup> day of February, 2025.

READ a third time and finally passed this 5<sup>th</sup> day of February, 2025.

---

Mark Peterson - Mayor

(SEAL)

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Sarah Matheson – Clerk

ZN 1-24-23

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2482-2025

EXPLANATORY NOTE

The purpose of By-Law Number 2482-2025 is to rezone the lot to be retained via Severance B24-57-1 from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-24)' to recognize a non-farm rural residential use. A special provision is included to permit a reduced minimum lot frontage of 10.4 m (34.1 ft).

It is also the intent of By-Law Number 2482-2025 to rezone the lot to be severed via Severance B24-57-1 from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-42)'. A special provision is included to limit the number of dwellings on the lands to one single detached dwelling accessory to a farm.

The subject lands are described as Part Lot 9 and Lot 10, Concession 3 (Blenheim), in the Township of Blandford-Blenheim. The lands are located on the south side of Township Road 4 and the north side of Township Road 3, between Oxford Road 3 and Blenheim Road, and are municipally known as 747206 and 747258 Township Road 4.

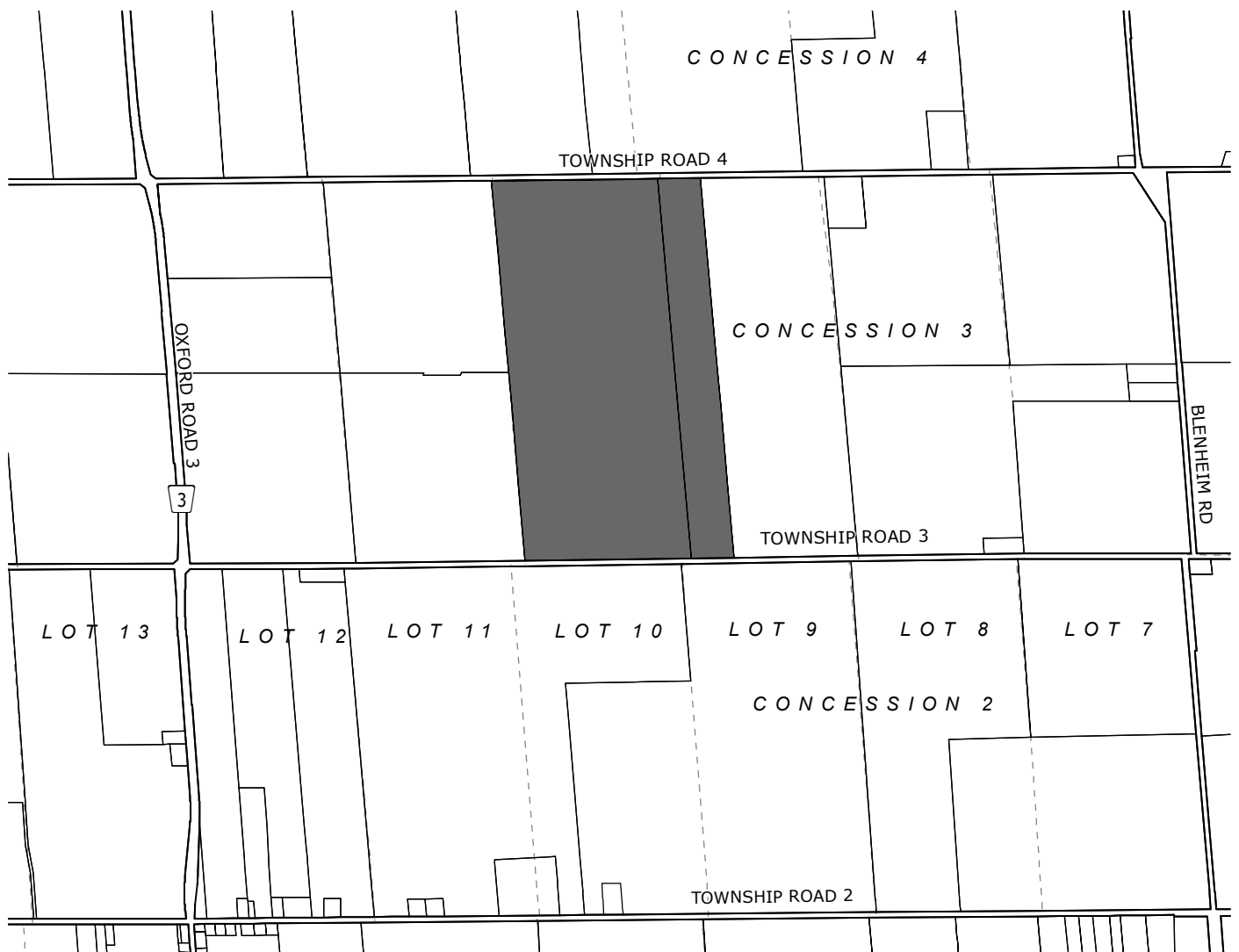
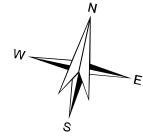
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2482-2025. The public hearing was held on February 5, 2025 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2482-2025 may contact the undersigned.

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

Telephone: 463-5347

# KEY MAP



 LANDS TO WHICH BYLAW 2482-2025 APPLIES



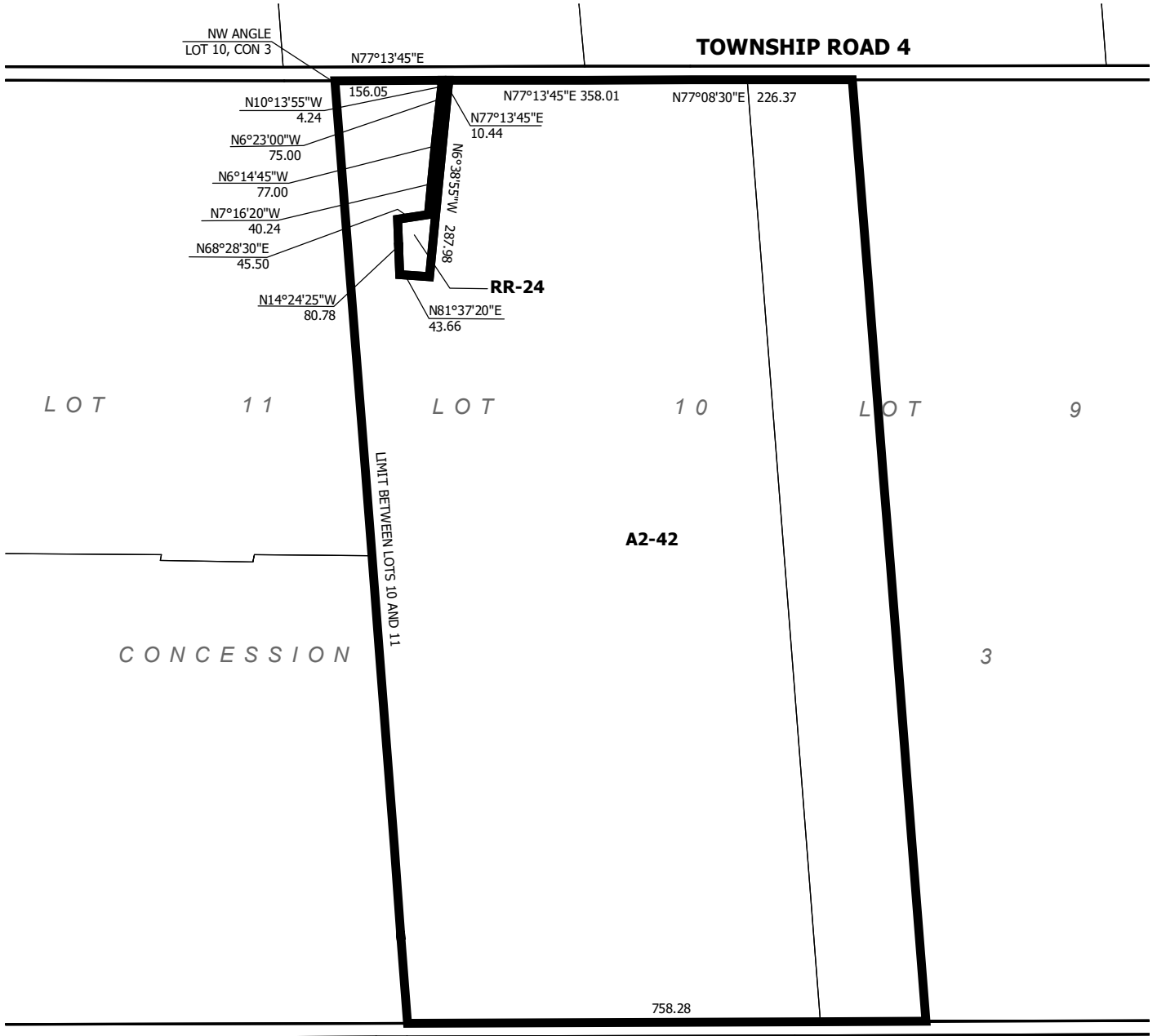
# SCHEDULE "A"

TO BY-LAW No. 2482-2025

LOT 10, PART LOT 9, CONCESSION 3 (BLENHEIM)  
TOWNSHIP OF BLANDFORD-BLENHEIM



METRES  
80 40 0 80 160 240



**RR-24** AREA OF ZONE CHANGE TO RR-24

**A2-42** AREA OF ZONE CHANGE TO A2-42

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2482-2025, PASSED

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025



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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **2483-2025**

Being a by-law to adopt the estimates of all sums  
required for 2025 for Township purposes.

**WHEREAS** Section 290 of the Municipal Act S.O. 2001, and amendments thereto, provides that a local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality including (a) amounts sufficient to pay all debts of the municipality falling due within the year; (b) amounts required to be raised for sinking funds or retirement funds; and (c) amounts required for any board, commission or other body;

**AND WHEREAS** the Council of the Corporation of the Township of Blandford-Blenheim has prepared such an estimate of all sums required during the year of 2025;

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

1. The estimate of all sums required for Township purposes for the Corporation of the Township of Blandford-Blenheim for the year 2025 is hereby adopted.
2. The estimate of all sums required for Township purposes, including estimates for all taxation purposes, for the Corporation of the Township of Blandford-Blenheim for the year 2025, also called the 2025 Budget, is attached hereto as Schedule "A" and forms part of this By-law.
3. This By-law shall come into force and take effect upon being passed by Council.

By-law **READ** a **FIRST** and **SECOND** time this 5th day of February 2025;

By-Law **READ** a **THIRD** time and **ENACTED** in Open Council this 5th day of February, 2025.

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Mark Peterson, Mayor

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Sarah Matheson, Clerk

Schedule "A"

By-law Number 2483-2025

Local Estimates for Tax Purposes

Purpose	Amount
General Government	(225,043)
Protective Services	1,358,319
External Agencies / Boards	938,953
Building / Drainage Services	62,123
Public Works	4,462,612
Community Services	951,492
Total	7,548,456



THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER **2484-2025**

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 February 5<sup>th</sup>, 2025 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 5<sup>th</sup> day of February, 2025.

By-law read a third time and finally passed this 5<sup>th</sup> day of February, 2025.

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MAYOR  
MARK PETERSON

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CLERK  
SARAH MATHESON