

TOWNSHIP OF BLANDFORD-BLENHEIM

COUNCIL MEETING AGENDA

Wednesday, January 12th, 2022

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 January 12th, 2022 Regular Meeting of Council be adopted.

4. Disclosure of Pecuniary Interest

5. Minutes

a. [December 15th, 2021 Minutes of Council](#)

Recommendation:

That the minutes of the December 15th, 2021 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

i. [Application for Zone Change – ZN1-21-13 \(Vanderklyn\)](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim approve the zone change application submitted by Hein & Thea Vanderklyn, whereby the lands described as Lot 3, Concession 9 (Blandford), Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2- sp)' to permit a garden suite for a temporary time period of 10 years.

[i. Application for Zone Change – ZN1-21-07 & ZN1-21-08 \(Magda\)](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim approve in principle the zone change application submitted by Greg Magda (File No. ZN1-21-07) whereby the lands described as Part Lot 19, Concession 2 (Blenheim), Township of Blandford-Blenheim are to be rezoned from 'Special General Agricultural Zone (A2-26)' to 'General Agricultural Zone (A2).';

AND FURTHER, it is recommended that the Council of the Township of Blandford-Blenheim approve in principle the zone change application submitted by Edward & Margaret Magda, (File No. ZN1-21-08) whereby the lands described as Part Lot 19, Concession 2 (Blenheim), Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-26).'

8. Delegations / Presentations

- a. Debbie Randall, Resident, Re: Wastewater in Princeton in Response to Councillor Banbury's Recent Motion

9. Correspondence

a. Specific

- [i. Ashely Sage, Clerk, Township of North Dumfries, Re: Release of Regional Governance Review Report](#)

Recommendation:

That the Township of Blandford-Blenheim supports the resolution of the Township of North Dumfries calling for the releases of the Regional Governance Review Report.

b. General

None.

10. Staff Reports

a. Jim Harmer – Drainage Superintendent

- [i. DS-22-01 – December Monthly Report](#)

Recommendation:

That Report DS-22-01 be received as information.

- [ii. DS-22-02 – Section 78 of the Drainage Act Report for the Hughes Drain
Township of Blandford-Blenheim Website](#)

Recommendation:

That Report DS-22-02 is received as information;

And further that council instructs staff to Notify UTRCA of their intent to appoint an Engineer under Section 78 of the Drainage Act for the Hughes Drain.

b. Trevor Baer – Manager of Community Services

i. [CS-22-01 – December Monthly Report](#)

Recommendation:

That Report CS-22-01 be received as information.

c. Jim Borton – Director of Public Works

i. [PW-22-01 – December Monthly Report](#)

Recommendation:

That Report PW-22-01 be received as information.

d. John Scherer – Chief Building Official

i. [CBO-21-13 – December Monthly Report](#)

Recommendation:

That Report CBO-21-13 be received as information.

e. Rick Richardson – Chief of Protective Services

i. [FC-22-01– December Monthly Report](#)

Recommendation:

That Report FC-22-01 be received as information.

f. Denise Krug – Director of Finance

i. [TR-22-01– Temporary Borrowing](#)

Recommendation:

That Report TR-22-01 be received as information; and,

That Council pass By-law 2283-2022 authorizing the temporary borrowing for the Township of Blandford-Blenheim in 2022 at \$1,000,000.00.

11. Reports from Council Members

12. Unfinished Business

13. Motions and Notices of Motion

14. New Business

15. Closed Session

None.

16. By-laws

- a. 2280-2022, Being a By-Law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-21-13);
- b. 2281-2022, 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;
- c. 2282-2022, Being a By-law to establish an Interim Tax Levy for the year 2022;
- d. 2283-2022, Being a By-law to amend the assessment schedules based on actual costs incurred for constructing the Holdsworth Drain 2021; and,
- e. 2284-2022, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-laws be now read a first and second time: 2280-2022, 2281-2022, 2282-2022, 2283-2022, 2284-2022.

Recommendation:

That the following By-laws be now given a third and final reading: 2280-2022, 2281-2022, 2282-2022, 2283-2022, 2284-2022.

17. Other

18. Adjournment and Next Meeting

Wednesday, January 19th, 2022 at 10:00 a.m. for Budget Deliberations.

Recommendation:

That Whereas business before Council has been completed at _____ pm;

That Council adjourn to meet again on Wednesday, January 19th, 2021 at 10:00 a.m.

Wednesday, December 15th, 2021
Princeton Centennial Hall
Streamed live to Township of Blandford-Blenheim YouTube Channel
4:00 p.m.

MINUTES

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

Present: Mayor Peterson, Councillors Balzer, Banbury Demarest, and Read.

Staff: Baer, Borton, Harmer, Krug, Matheson, Mordue, and Richardson.

Mayor Peterson in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the agenda for the December 15th, 2021 Regular Meeting of Council be adopted with the addition of an item under section 7, Delegations/Presentations.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. December 1st, 2021 Minutes of Council

RESOLUTION #2

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the Minutes of the December 1st, 2021 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Delegations / Presentations

- a. Mark Peterson, Mayor, Re: Employee Long Service Recognition

Mayor Mark Peterson presented the Employee Long Service Recognition Awards to Brady Edworthy for 10 years of service (absent), Trevor Baer for 15 years of service, and Rick Richardson for 20 years of service.

- b. Denise Krug, Director of Finance, re: Edits to 2022 Draft Capital Budget and 10 Year Capital Plan

Denise Krug, Director of Finance presented the edits to the 2022 Draft Capital Budget and 10 Year Capital Plan. Councillor Balzer had a comment about the lights and tiles in the Bright Station.

RESOLUTION #3

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the Presentation of the Edits to 2022 Draft Capital Budget and 10 Year Capital Plan be received as information.

.Carried

8. Correspondence

a. Specific

- i. Bonnie Nistico-Dunk, City Clerk, City of St. Catharines, re: National Childcare Program

RESOLUTION #4

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that the Township of Blandford-Blenheim supports the resolution of the City of St. Catharines that calls on the provincial government to work with the federal government on a bilateral agreement to ensure that the new national child care program be made available to Ontarians.

b. General

None.

9. Public Meeting

None.

10. Staff Reports

a. Rick Richardson – Director of Protective Services

- i. FC-21-21 – November Monthly Report

RESOLUTION #5

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report FC-21-21 be received as information.

.Carried

b. Jim Borton – Director of Public Works

- i. PW-21-21 – Dust Suppressant Tender

RESOLUTION #6

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report PW-21-21 be received as information;

And further to award the dust suppressant tender for a 3-year term including 2022, 2023 & 2024 to Pollard Highway Products at a unit price of \$0.099 in 2022; \$0.109 in 2023 and \$0.119 in 2024 per litre plus HST for the supply, delivery and application of 20% liquid brine solution (Dustmaster 20).

.Carried

c. Rodger Mordue – Chief Administrative Officer / Clerk

- i. CAO-21-23 – Asset Naming Policy

RESOLUTION #7

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report CAO-21-23 be received; and,

That Council accept the names Hilborn and Swan to be added to the names registry for Township Assets.

.Carried

11. Reports from Council Members

Councillor Balzer reported that the Plattsville Santa Claus Parade was well attended with possibly the largest turnout of residents ever. Councillor Balzer thanked the organizers and participants of both the Plattsville and Bright parades. Councillor Banbury reported that he met with retired Public Works Director Gary Crandall and that he is doing well. Councillor Demarest reported an excellent turnout for the Habitat for Humanity Groundbreaking Ceremony and noted the extremely positive community spirit. Mayor Peterson reported that Councillor Demarest assisted him with his entry into the Bright and Plattsville Parades. Mayor Peterson noted that during the Bright and Plattsville parades a lot of food and toys were collected for people in need this holiday season. Peterson reported that nine families will be fed from the Helping Hands Blandford-Blenheim Foodbank this holiday season. Mayor Peterson reminded that this Friday December 17th is the Caroling in Drumbo with other festivities.

12. Unfinished Business

None.

13. Motions and Notices of Motion

RESOLUTION #8

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that, given the Province of Ontario has recognized a severe affordable housing shortage for the foreseeable future, given the population growth especially in Southwestern Ontario as well as the unprecedented industrial and commercial growth in the area and;

Whereas communities such as Princeton, located in the heartland of Southwestern Ontario are in a position, if given the opportunity, to provide some relief to the housing shortage and;

Whereas other Oxford County communities have been allowed to grow, being designated as growth areas and;

Whereas the County of Oxford has jurisdiction over planning matters and has assumed the cost of executing the planning process necessary to designate these growth areas in the past.

Be it hereby resolved that the Township of Blandford-Blenheim requests the County of Oxford to assume related costs and to commence the planning process involving growth projections and official plan amendments necessary in order to designate the settlement area of Princeton as a future growth area.

Be it further resolved that copies of this Resolution be forwarded to Steve Clark, Minister of Municipal Affairs and Housing and Ernie Hardeman, MPP of Oxford.

.Carried

14. New Business

a. COVID-19 Workplace Vaccination Policy Review

RESOLUTION #9

Moved by – Councillor Banbury

Seconded by – Councillor Demarest

Be it hereby resolved that whereas by resolution # 14 passed October 6, 2021 Council adopted a COVID-19 Workplace Vaccination Policy; and,

Whereas Council now deems it necessary to revise that policy,

Be It Resolved That the Township of Blandford-Blenheim COVID-19 Workplace Vaccination Policy be amended to remove the provision for regular testing for individuals who do not provide proof of full vaccination against COVID-19; and,

That Section 1.2 be amended by stating “An individual who does not qualify for an exemption as outlined in section 1.1 must have received their first dose by January 15, 2022 and be fully vaccinated by February 28, 2022.”

Recorded Vote:

Councillor Balzer	NO	
Councillor Banbury		YES
Councillor Demarest		YES
Mayor Peterson		YES
Councillor Read		YES

.Carried

15. Closed Session

None.

16. By-laws

- a. 2277-2021, Being a By-law to establish the Corporation of the Township of Blandford-Blenheim Fees and Charges;
- b. 2278-2021, Being a By-Law to regulate the operation of All-Terrain Vehicles (ATV's) and Off-road Vehicles (ORV's) within the Township of Blandford-Blenheim; and,
- c. 2279-2021, Being a By-law to confirm the proceedings of Council.

RESOLUTION #10

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-laws be now read a first and second time: 2277-2021, 2278-2021, and 2279-2021.

.Carried

RESOLUTION #11

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-laws be now read a third and final reading: 2277-2021, 2278-2021, and 2279-2021.

.Carried

17. Other Business

Mayor Peterson thanked all of Council and Staff for their hard work and dedication this year and asked that everyone stay safe and enjoy the holiday season.

18. Adjournment and Next Meeting

RESOLUTION #12

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 4:53 p.m.;

Be it hereby resolved that Council does now adjourn to meet again on
Wednesday, January 12th, 2022 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Rodger Mordue CAO / Clerk
Township of Blandford-Blenheim

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

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change ZN 1-21-13 – Hein & Thea Vanderklyn

REPORT HIGHLIGHTS

- The Application for Zone Change proposes to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a garden suite on the subject lands for a temporary time period.
- Planning Staff are recommending that the garden suite be permitted for a temporary period of 10 years as the proposal appears to be consistent with the Provincial Policy Statement and generally maintains the intent and purpose of the Official Plan.

DISCUSSION

Background

OWNER: Hein & Thea Vanderklyn
866178 Township Road 10
Blandford-Blenheim, ON N0J 1B0

APPLICANT: David Bruinsma & Bianca Vanderklyn
866178 Township Road 10
Blandford-Blenheim, ON N0J 1B0

LOCATION:

The subject lands are described as Lot 3, Concession 9 (Blandford), Township of Blandford-Blenheim. The property is located on the south side of Township Road 10 and north side of Township Road 9, lying between Oxford Road 22 and Blandford Road, municipally known as 866178 Township Road 10.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	'Agricultural Reserve,' 'Open Space,' & 'Environmental Protection'
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TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW:

Existing Zoning: 'General Agricultural Zone (A2)'

Proposed Zoning: 'Special General Agricultural Zone (A2-sp)'

PROPOSAL:

The Application for Zone Change proposes to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a garden suite for a temporary time period. As shown on Plate 3, the applicants propose to locate the garden suite to the west of the existing dwelling on the lands.

The subject lands are approximately 82.4 ha (203.8 ac) in size. The lands contain an existing single-detached dwelling (circa 1977) with an approximate area of 167.2 m² (1,800 ft²), a shop, a barn, a private well, and septic system. Surrounding uses are predominately agricultural, with an Enbridge compressor station to the immediate north.

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

Plate 2, Existing Zoning & Aerial Map, provides an aerial view of the subject lands and surrounding area.

Plates 3, Applicants' Sketch, depicts the configuration and location of the existing structures and proposed garden suite.

Application Review

PROVINCIAL POLICY STATEMENT:

The Provincial Policy 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 1.1.1 states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and cost-effective development patterns and standards to minimize land consumption and servicing costs. Section 1.1.1 also recognizes that accommodating an appropriate affordable and market-based range and mix of residential types, which includes additional residential units, is required for sustaining healthy, liveable and safe communities.

OFFICIAL PLAN:

The subject lands are located within the 'Agricultural Reserve' designation according to the Township of Blandford-Blenheim Land Use Plan in the County of Oxford Official Plan.

The 'Agricultural Reserve' lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms, together with farm buildings and structures necessary to the farming operation, and accessory residential uses required for the farm. Additional dwelling units may be permitted on the farm unit in the form of temporary dwellings (mobile homes or modular dwellings) with Council approval.

Prior to permitting a garden suite, an amendment to the Zoning By-law is required. The zone change will be subject to the following criteria:

- The garden suite can be accommodated using private services;
- The proposal is compatible with the surrounding area and able to satisfy the Minimum Distance Separation Formula I (MDS I);
- The subject property is suitable for an additional temporary dwelling unit with respect to relevant zone provisions;
- The garden suite will generally use the existing road access; and,
- The garden suite will not be located to the front of the principal dwelling on the lot.

It is also noted that garden suites are intended to be temporary in nature and as such, consent to sever a surplus garden suite will not be permitted by the County Land Division Committee.

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW:

The subject lands are currently zoned 'General Agricultural Zone (A2)' according to the Township of Blandford-Blenheim Zoning By-law, which permits a single detached dwelling accessory to a farm and a garden suite in accordance with Section 5.11 of the Township's Zoning By-law.

The provisions of Section 5.11 (Garden Suites) further require the owner to secure approval of the appropriate zoning prior to establishing the temporary uses.

Occupancy is also limited to the retired parents or grandparents of the lot owner or lot owner's spouse, or a retiring lot owner, provided that the main dwelling is occupied by the son, daughter or grandchild of the retiring lot owner. In addition, garden suites are permitted to a maximum gross ground floor area of 140 m² (1,506 ft²), and shall satisfy MDS requirements, or not further reduce an existing insufficient setback.

AGENCY COMMENTS:

The application was circulated to various agencies considered to have an interest in the proposal. The following comment was received:

The Township Director of Public Works has indicated no concerns. If a driveway is required for the garden suite a permit will be required from the Township Director of Public Works.

The Township Director of Protective Services, the Township Drainage Superintendent, and Enbridge have indicated no objections.

PUBLIC CONSULTATION:

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

Planning Analysis

Section 39.1 of the Planning Act allows municipalities to permit garden suites as temporary residential uses for up to twenty (20) years. Additionally, Section 39.1(4) specifies that Council may grant further extensions of not more than three (3) years, if so requested. To maintain consistency throughout the Township and previous garden suite approvals granted by Township Council, Staff are recommending that the proposed garden suite be permitted on the subject lands for a period of 10 years, being January 12, 2022 to January 12, 2032.

With regard to the Provincial Policy Statement, Staff are satisfied that the proposed garden suite will not hinder surrounding agricultural uses.

The application for zone change proposes to establish a garden suite on the subject property which will be occupied by family members of the landowners, while the landowners will continue to reside in the existing dwelling on the subject lands.

Notwithstanding that the Official Plan typically considers garden suites for retired parents or grandparents of the farm owner, the intent of the garden suite provisions is to allow for the provision of care for family members and approval of the proposed garden suite will allow the applicant to reside on the same property as the landowners and will be able to assist with property maintenance. Given this, staff are of the opinion that the intent of the Official Plan will be maintained.

The applicants are proposing to locate the garden suite on the northern portion of the subject lands, to the west of the existing dwelling and the existing agricultural buildings on the subject lands and utilize the existing driveway entrance. Staff are satisfied that the proposed location is in keeping with the development criteria provided in the County's Official Plan and no conflicts have been identified with respect to Minimum Distance Setback I requirements from any neighbouring agricultural uses and no comments of concern have been received from any of the neighbouring property owners or public agencies circulated.

Overall, Planning Staff are satisfied that the proposal maintains the intent of the Provincial Policy Statement and the County's Official Plan and Staff are supportive of the applicant's request to permit the garden suite on the subject lands for an initial period of ten (10) years, subject to the appropriate extensions, in keeping with the provisions of the Planning Act and can be supported from a planning perspective.

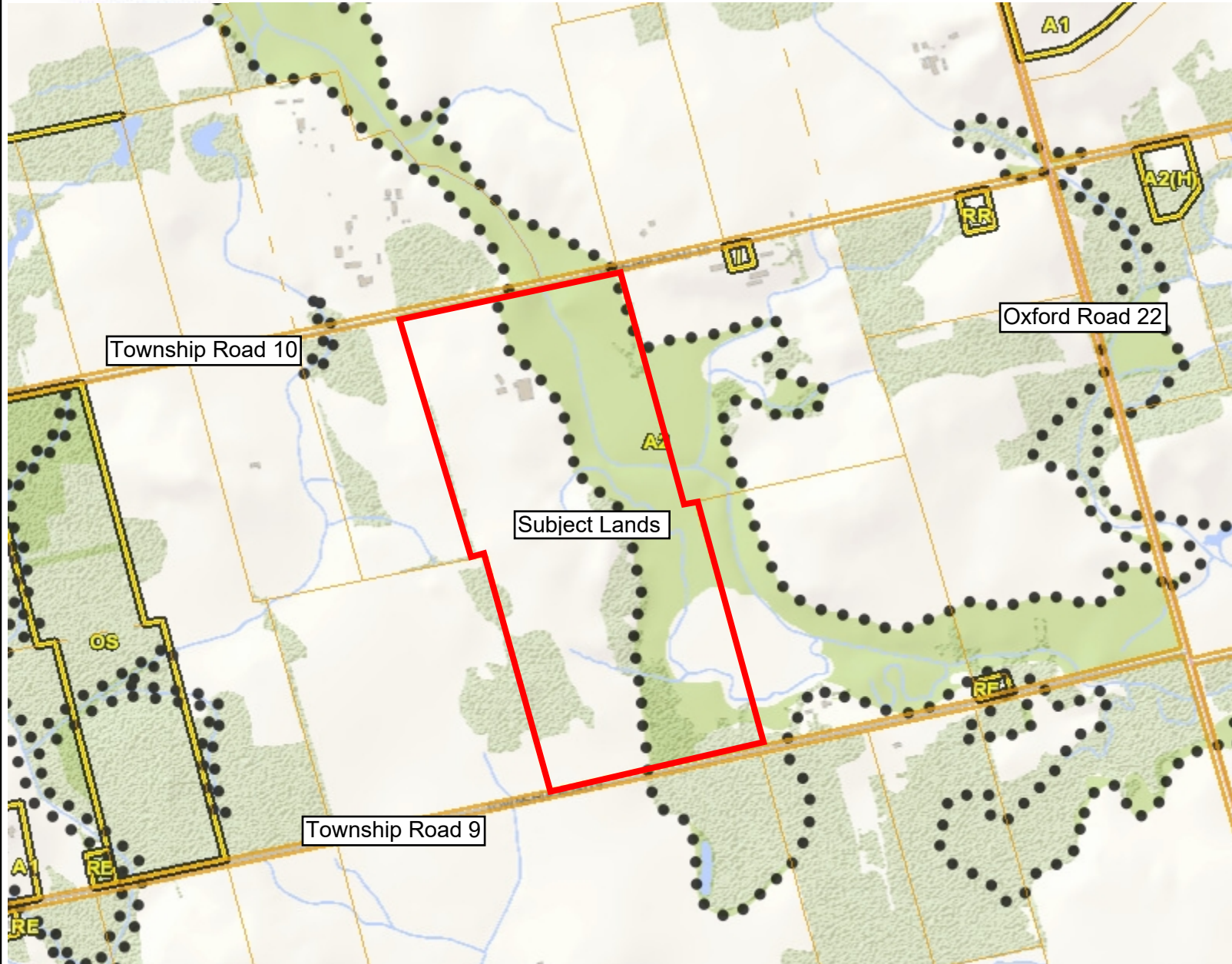
RECOMMENDATION

It is recommended that the Council of the Township of Blandford-Blenheim approve the zone change application submitted by Hein & Thea Vanderklyn, whereby the lands described as Lot 3, Concession 9 (Blandford), Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a garden suite for a temporary time period of 10 years.

SIGNATURES

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

Approved for submission by: *'original signed by'* Eric Gilbert, 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



0 409 818 Meters

NAD_1983_UTM_Zone_17N



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

November 23, 2021



Legend

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

Notes



0 409 818 Meters

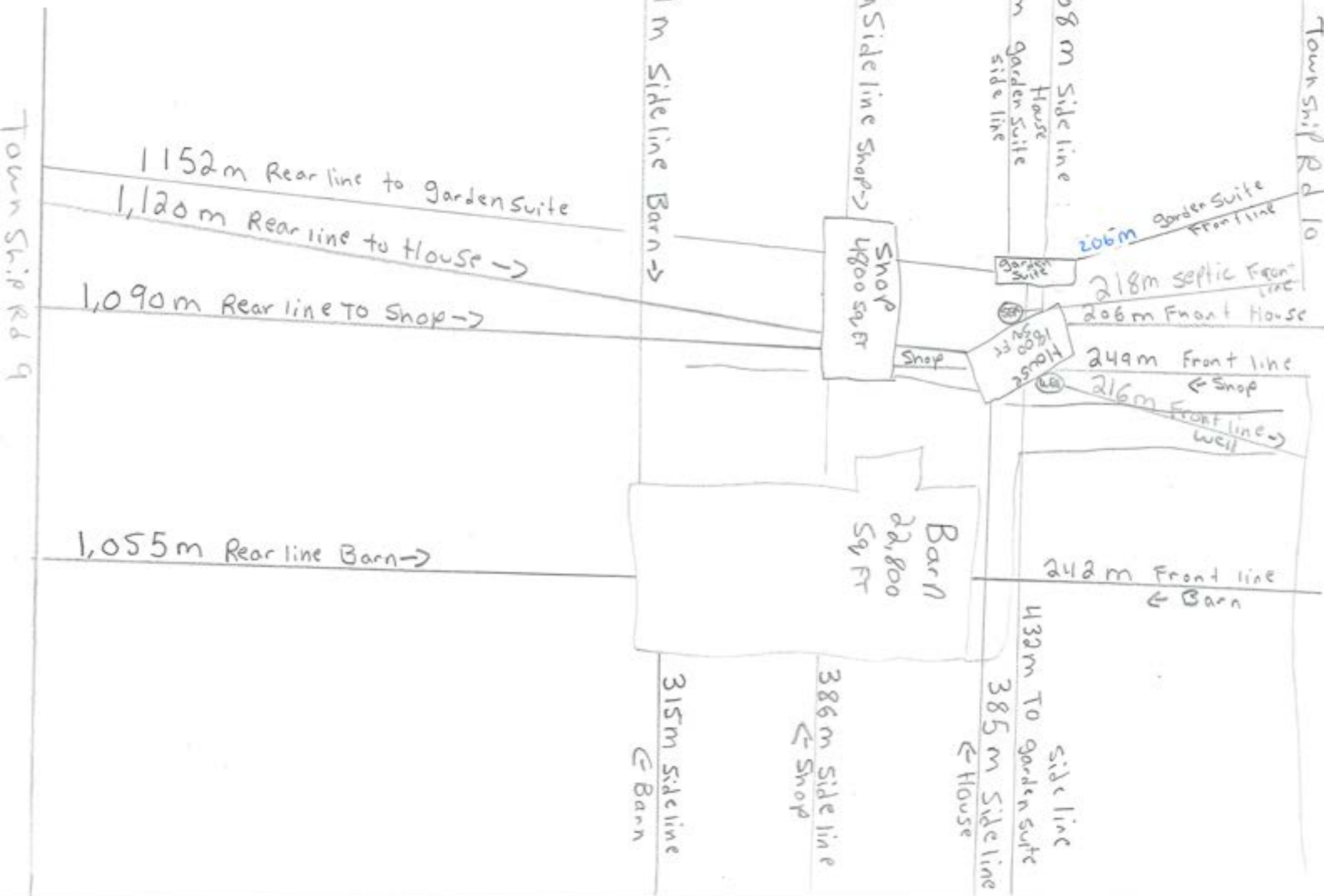
NAD_1983_UTM_Zone_17N



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November 23, 2021

Plate 3: Applicants' Sketch
File No. ZN1-21-13 (Vanderklyn)
Lot 3, Concession 10 (Blandford), Township of Blandford-Blenheim,
866178 Township Road 10



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

From: Dustin Robson, Development Planner, Community Planning

Applications for Zone Change
ZN 1-21-07– Greg Magda
ZN 1-21-08– Edward & Margaret Magda

REPORT HIGHLIGHTS

- The zone change applications propose to rezone the severed lot resulting from consent application B21-66-1 from 'Special General Agricultural Zone (A2-26)' to 'General Agricultural Zone (A2)' and to rezone the severed lot resulting from consent application B21-67-1 from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-26).' The related consent applications were approved by the Oxford County Land Division Committee on December 2, 2021. The zone change applications are required to fulfill conditions of the consents.
- Planning staff are recommending support of the proposal as it is generally consistent with the Provincial Policy Statement and the County Official Plan respecting agricultural lot additions and rural residential lot additions.

DISCUSSION

Background

OWNER (B21-66-1): Greg Magda
855403 Gobles Road, Princeton, ON N0J 1V0

OWNER (B21-67-1): Edward & Margaret Magda
855423 Gobles Road, Princeton, ON N0J 1V0

LOCATION:

The subject lands are described as Part Lot 19, Concession 2 (Blenheim). The lands are located on the west side of Gobles Road, between Township Road 2 and Township Road 3. One lot is municipally known as 855203 Gobles Road while the other is municipally known as 855183 Gobles Road.

OFFICIAL PLAN:

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

Agricultural Reserve &
Environmental Protection

TOWNSHIP OF BLANDFORD-BLENHEIM BY-LAW NO. 1360-2002:

ZN1-21-07:

Lot to be Severed Existing Zoning: 'Special General Agricultural Zone (A2-26)'

Lot to be Severed Proposed Zoning: 'General Agricultural Zone (A2)'

ZN1-21-08:

Lot to be Severed Existing Zoning: 'General Agricultural Zone (A2)'

Lot to be Severed Proposed Zoning: 'Special General Agricultural Zone (A2-26)'

PROPOSAL:

The zone change applications propose to rezone the lot to be severed resulting from consent application B21-66-1 from 'Special General Agricultural Zone (A2-26)' to 'General Agricultural Zone (A2)' and to rezone the lot to be severed via consent application B21-67-1 from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-26)'. The related consent applications were approved by the Oxford County Land Division Committee on December 2, 2021. The zone change applications are required to fulfill conditions of the consents. The proposed consents and zoning amendments facilitate what is effectively a parcel swap between two existing agricultural lots.

Plate 1A, Existing Zoning & Location Map (ZN1-21-07), indicates the location of the severed and retained lands as well as the existing zoning in the immediate vicinity.

Plate 1B, Existing Zoning & Location Map (ZN1-21-08), indicates the location of the severed and retained lands as well as the existing zoning in the immediate vicinity.

Plate 2A, Existing Zoning & Aerial Map (ZN1-21-07), provides an aerial view of the subject lands.

Plate 2B, Existing Zoning & Aerial Map (ZN1-21-08), provides an aerial view of the subject lands.

Plate 3A, Applicant's Sketch (ZN1-21-07), provides the configuration and dimensions of the proposed severed lot and retained lot in greater detail.

Plate 3B, Applicant's Sketch (ZN1-21-08), provides the configuration and dimensions of the proposed severed lot and retained lot in greater detail.

Application Review

2020 Provincial Policy Statement

Section 2.3 (Agriculture) of the PPS directs that prime agricultural areas shall be protected for long term agricultural use.

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

- for agricultural uses, provided the lots are of a sufficient size for the type of production common in the area and are sufficiently large enough to maintain flexibility in adapting the operation in the future;
- for agricultural-related uses;
- for a surplus farm residence resulting from a farm consolidation; and,
- for infrastructure facilities and corridors in lieu of an easement or right-of-way.

The policies of the PPS also state that lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which are defined to mean severances 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 primarily located within the Agricultural Reserve designation in the County of Oxford Official Plan with a small portion located within the Environmental Protection designation. The portion of the lands that the focus of the subject applications are located entirely within the Agricultural Reserve designation. In the Agricultural Reserve designation, lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms together with farm buildings and structures necessary to the farming operation, and accessory residential uses required for the farm.

The policies regarding boundary adjustments in areas designated for agriculture are outlined in Section 3.1.4.4.4 (Easements, Rights-of-Way, Correction of Title and Boundary Adjustments) in the Official Plan. Specifically, these policies permit minor adjustments to the legal boundaries of lots to conform to existing patterns of exclusive use and occupancy or to rectify problems created by the encroachment of buildings, structures, private water supply or private sewage disposal facilities on abutting lots.

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW:

The existing 9.4 ha (23.2 ac) agricultural lot is currently zoned 'Special General Agricultural Zone (A2-26)' in the Township of Blandford-Blenheim Zoning By-law. The current zoning was established via Zone Change Application ZN1-19-13, which was approved by Township Council in November 2013 to permit the development of the lands for agricultural purposes (but does not

permit the construction of a single-detached dwelling). The A2-26 Zone establishes minimum lot frontage and area requirements of 100 m (328.1 ft) and 9.4 ha (23 ac), respectively.

The existing 48.3 ha (119.3 ac) agricultural lot is currently zoned 'General Agricultural Zone (A2)' in the Township of Blandford-Blenheim Zoning By-law. The 'A2' zone establishes the minimum lot frontage and area requirements of 100 m (328.1 ft) and 30 ha (74.1 ac), respectively, and is intended for a wide range of agricultural uses.

Following the proposed reconfiguration, the agricultural lot containing the greenhouse operation will be 14.1 ha (34.8 ac) in size, with approximately 524 m (1,719.1 ft) of frontage on Gobles Road, which is in keeping with the provisions of the 'A2-26' zone in the Township of Blandford-Blenheim Zoning By-law.

It is proposed that following the reconfiguration, the larger agricultural lot will be 38.6 ha (95.3 ac), with approximately 630 m (2,066.9 ft) of frontage on Gobles Road, which is in keeping with the provisions of the A2 zone in the Township of Blandford-Blenheim Zoning By-law.

AGENCY COMMENTS:

Union Gas noted that they have service lines running within the area which may or may not be affected by the proposed severance. Should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries and that any service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained lot an application for gas service is to be submitted to Union Gas.

The Township Director of Protective Services, the Township Director of Public Works, the Oxford County Public Works Department, the Grand River Conservation Authority (GRCA), Southwestern Public Health, Hydro One, and Canada Post indicated that they had no objections or concerns with the subject application.

PUBLIC CONSULTATION:

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

Planning Analysis

Planning staff have reviewed the applicants' request and are of the opinion that the proposal represents minor boundary adjustments for both lots and neither application will result in the creation of a new lot and can therefore be considered appropriate in this instance.

The applicant has indicated that the proposed lot reconfiguration has been requested to facilitate putting the existing greenhouse operation on a lot separate from the existing cash crop operation. Following the proposed reconfiguration, the agricultural lot containing the greenhouse operation

will be 14.1 ha (34.8 ac) in size, with approximately 524 m (1,719.1 ft) of frontage on Gobles Road. It is proposed that following the reconfiguration, the larger agricultural lot will be 38.6 ha (95.3 ac), with approximately 630 m (2,066.9 ft) of frontage on Gobles Road. Both of the reconfigured lots would conform to the required A2 and A2-26 zoning provisions in the Township of Blandford-Blenheim Zoning By-law.

The A2-26 zone currently prohibits the construction of a single detached dwelling accessory to a farming operation. This provision would remain in place to ensure that the reconfigured A2-26 lot is used to for the continued operation of the existing greenhouse operation as approved in 2013 by Township Council. A single-detached dwelling would continue to be prohibited on the lands as per the noted 2013 zoning approval.

A number of natural heritage features exist in the southwest corner of the subject lands, including Provincially Significant Wetlands, Unevaluated Wetlands, and Significant Woodlands. Currently, the common lot line between the two subject lands fragments these natural features. The proposal would effectively result in all of the natural heritage features being located on the same lot (the proposed 38.6 ha lot) and would eliminate the existing fragmentation of the feature across lot lines. The Grand River Conservation Authority (GRCA), the conservation authority having jurisdiction in this area, has reviewed the proposal and have indicated that they have no concerns as there are no new lots being created and there is no additional development being proposed at this time.

In light of the foregoing, it is the opinion of this Office that the proposed Zone Change Applications are consistent with the policies of the Provincial Policy Statement and maintain the intent and purpose of the County Official Plan and can therefore be given favourable consideration. The proposed amending Zoning By-Law will be brought forward for Council's passing once the associated reference plans have been received to generate the appropriate by-law schedules.

RECOMMENDATIONS

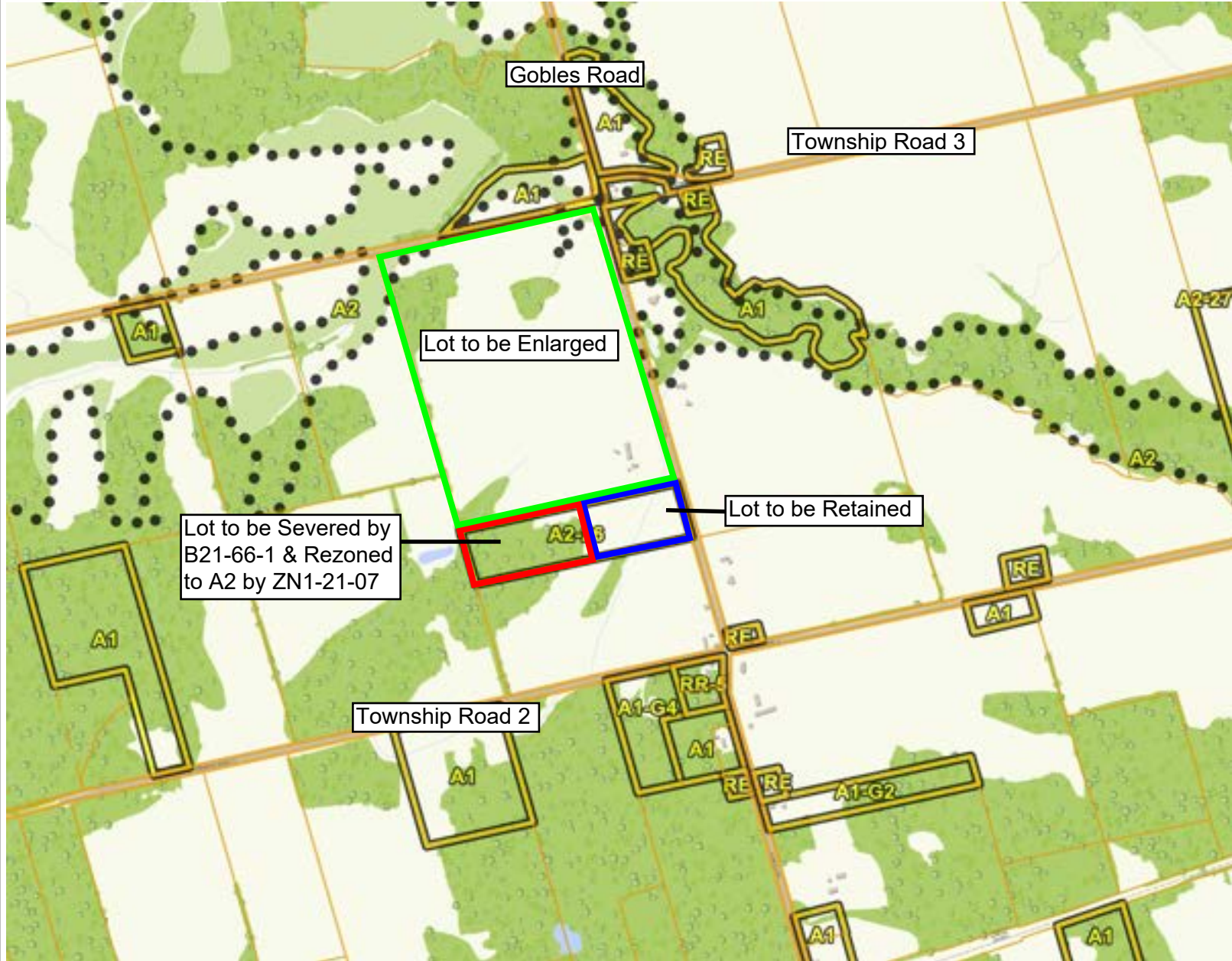
It is recommended that the Council of the Township of Blandford-Blenheim approve in principle the zone change application submitted by Greg Magda (File No. ZN1-21-07) whereby the lands described as Part Lot 19, Concession 2 (Blenheim), Township of Blandford-Blenheim are to be rezoned from 'Special General Agricultural Zone (A2-26)' to 'General Agricultural Zone (A2).';

AND FURTHER, it is recommended that the Council of the Township of Blandford-Blenheim approve in principle the zone change application submitted by Edward & Margaret Magda, (File No. ZN1-21-08) whereby the lands described as Part Lot 19, Concession 2 (Blenheim), Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-26).'

SIGNATURES

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

Approved for submission by: *'original signed by'* Eric Gilbert, 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



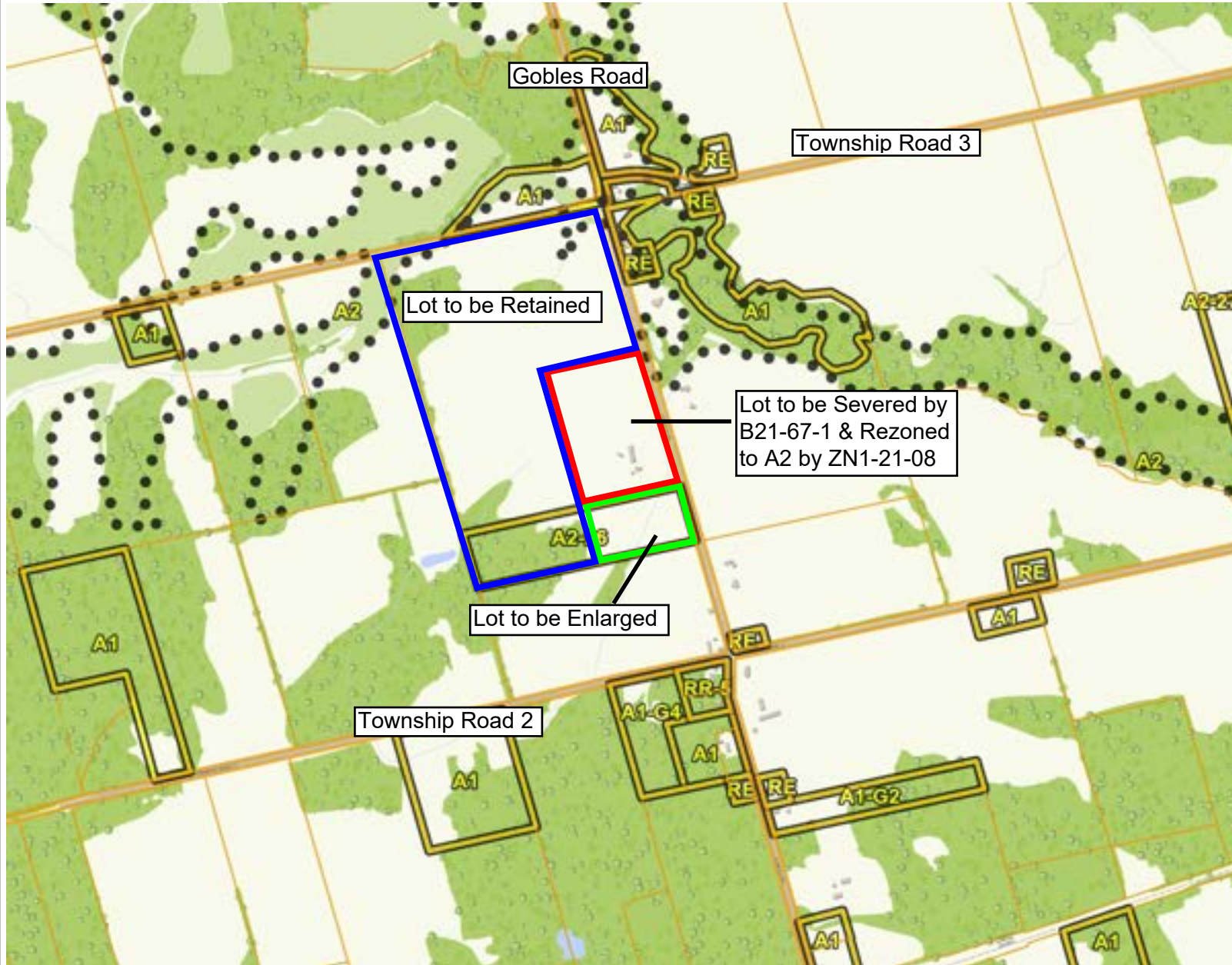
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NAD_1983_UTM_Zone_17N



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

October 8, 2021



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



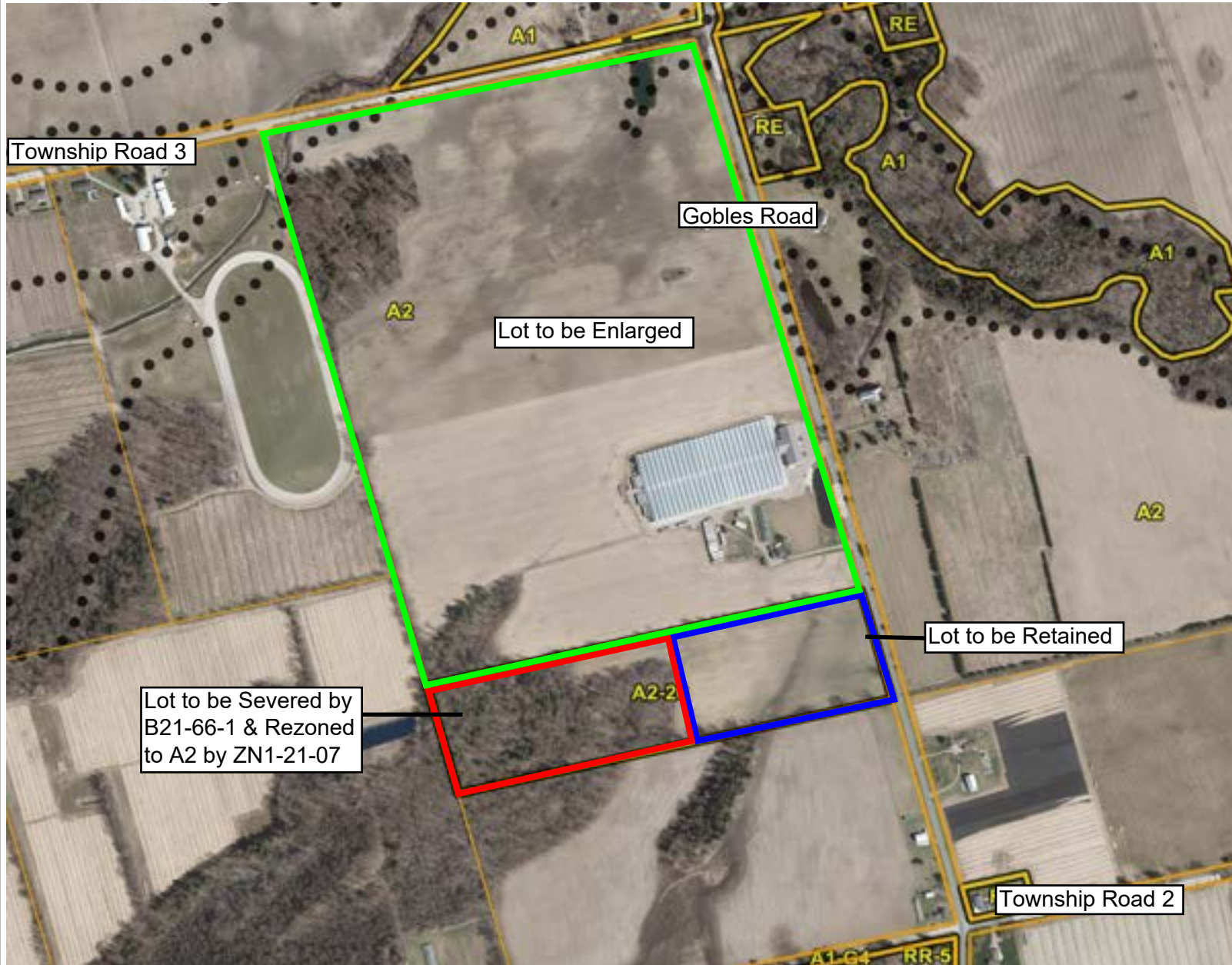
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October 8, 2021



Legend

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

Notes



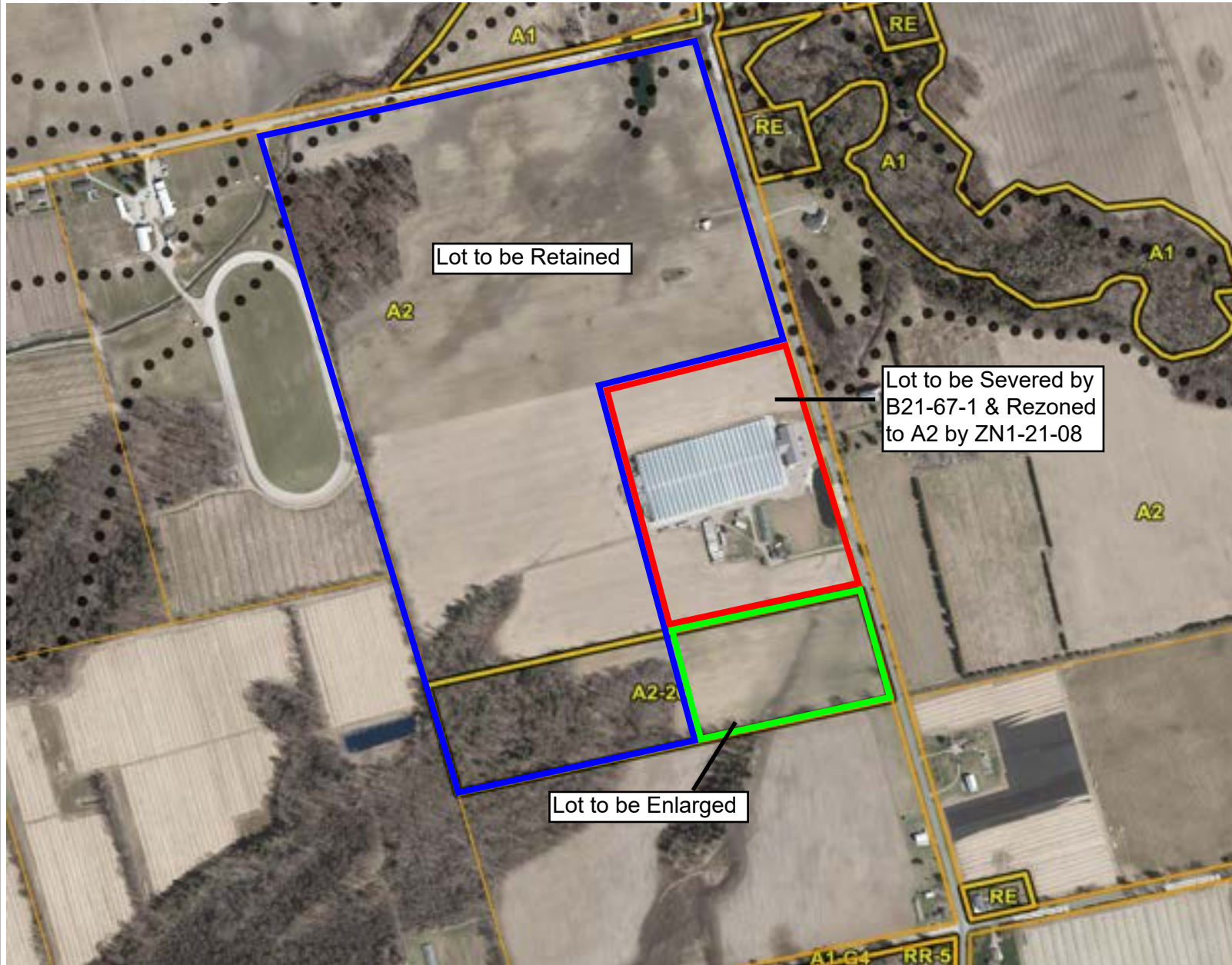
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NAD_1983_UTM_Zone_17N



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November 18, 2021



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



0 205 409 Meters

NAD_1983_UTM_Zone_17N



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November 18, 2021

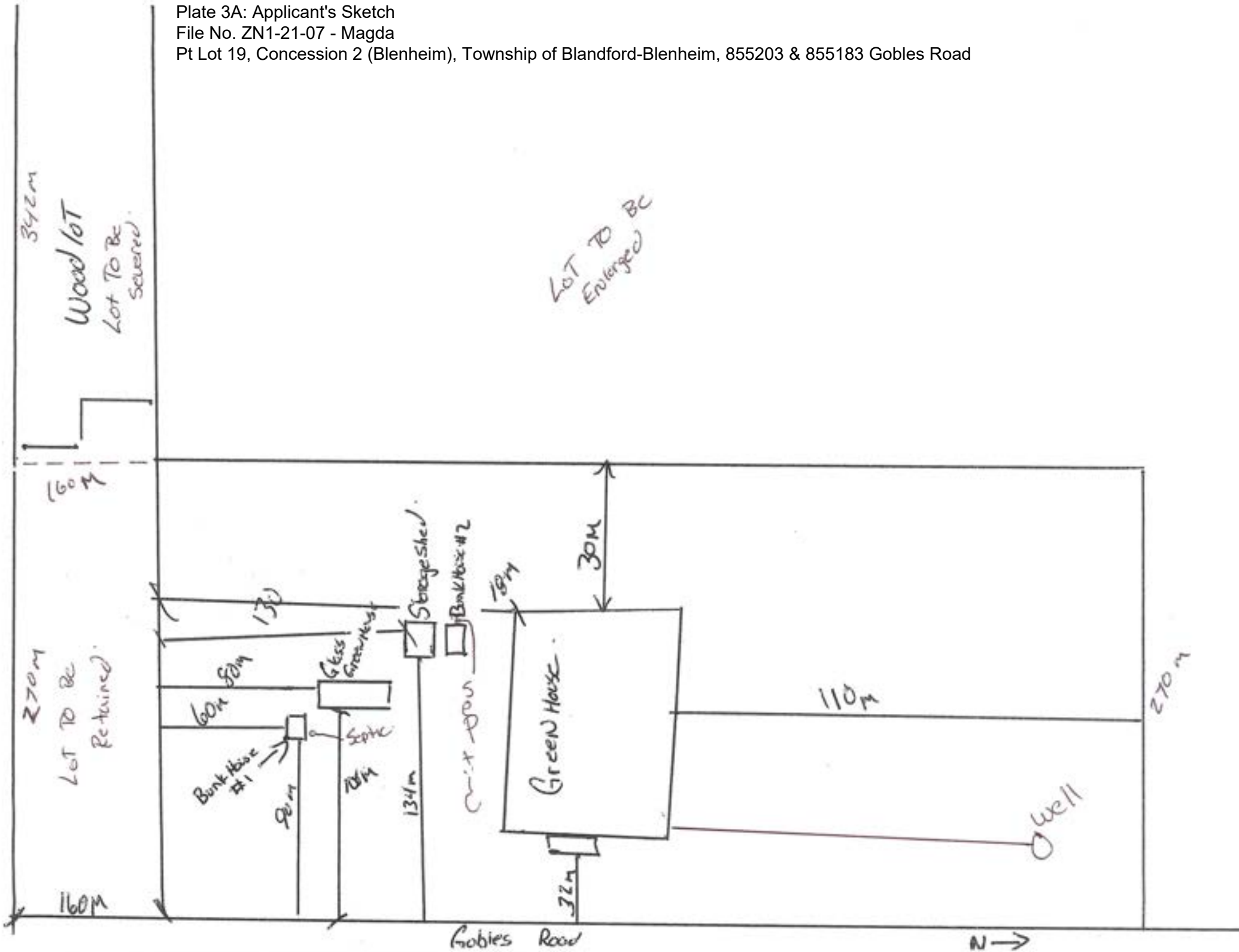
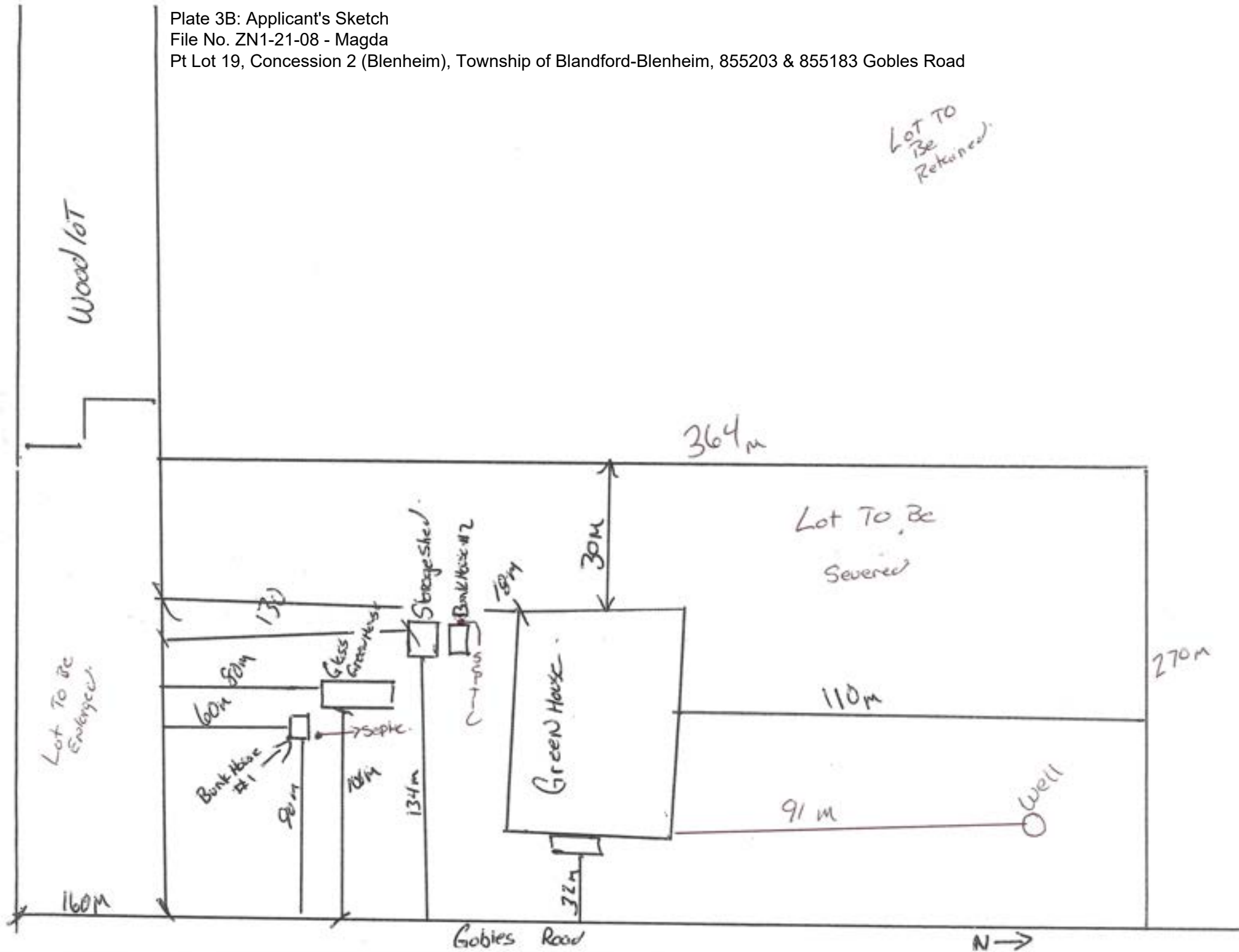


Plate 3B: Applicant's Sketch

File No. ZN1-21-08 - Magda

Pt Lot 19, Concession 2 (Blenheim), Township of Blandford-Blenheim, 855203 & 855183 Gobles Road





The TOWNSHIP of
NORTH DUMFRIES

2958 Greenfield Road
PO Box 1060
Ayr, ON N0B 1E0

December 14, 2021

RE: Resolution related to Regional Governance Review Report

Attention: Doug Ford, Premier of Ontario

This letter is to advise you that the Township of North Dumfries Council, at their Regular Council Meeting held on November 22, 2021 adopted the following resolution:

“THAT Report CLK-23-2021 be received;

WHEREAS in 2018 the Ontario Government announced it would appoint two special advisors to review eight regional municipalities, Simcoe County, and their lower-tier municipalities to ensure that the upper and lower-tier municipalities in these geographic areas are efficient and accountable to their residents and business; and,

WHEREAS in 2019 the Minister of Municipal Affairs and Housing received the complete report from the special advisors; and,

WHEREAS in October 2019, the Minister announced the regional review was complete, and made available \$143 million to municipalities to help them lower costs and improve services for local residents; and further,

WHEREAS the Ontario Government has declined to make the final regional review report available to the public;

THEREFORE BE IT RESOLVED that the Ontario Government be urged to release the final report to the public in order for municipalities to make informed decisions regarding service delivery improvements;

BE IT FURTHER RESOLVED that if the Ontario Government does not wish to release the full and complete report, that specific recommendations and comments contained in the final report be provided to those municipalities affected;

BE IT FINALLY RESOLVED that this resolution be forwarded to the Honourable Premier of Ontario; Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario; the Local Members of Provincial Parliament; and, to the eight regional municipalities, Simcoe County, and their lower-tier municipalities included in the regional review.

Please contact the undersigned should you require anything further.

Sincerely,

A handwritten signature in blue ink, reading "Ashley Sage", enclosed in a thin black rectangular border.

Ashley Sage, Clerk
Township of North Dumfries

cc. Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario; the Local Members of Provincial Parliament; and, to the eight regional municipalities, Simcoe County, and their lower-tier municipalities included in the regional review



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Harmer Drainage Superintendent
Reviewed By:	Rodger Mordue	Date:	January 04, 2022
Subject:	Monthly Report	Council Meeting Date:	January 12, 2022
Report #:	DS-22- 01		

Recommendation:

That Report DS-22-01 be received as information

Background:

Monthly activities of the Drainage Department to December 31, 2021

Analysis/Discussion

- Working on drain maintenance and various site meeting to review work required with ratepayers.
- Working with Engineer on Hughes Drain major settlement and major repair will be required See Section 78 report DS 22-02
- Working with lawyer on compliance letters.
- Commenting on planning applications
- 61 locates for ON 1 Call in October 2021 including 2 emergency locates.
- Update of drainage mapping for ON 1 Call / OMAFRA / Township Web site and asset management, 100-year storm review, update SWMP mapping
- Mitchell Drain County and Region have submitted petitions for drainage works, for the construction work being proposed at Trussler Road and Oxford Road 8. Council has accepted petition from County and Region for improved outlet, Engineer appointed on September 4 2019. Kenn Smart (Project Engineer). Had meeting with Engineer, Folling and Hurlbut about next step. Site meeting January 29 2020 for the road petition. Engineer working on concept plans and cost estimates waiting to have 2 site meeting with Ratepayer to review option for new report.

- Princeton Drain working with Engineer on the option that maybe used as outlets for this drain. Had meeting with Engineer about SWMP and had discussion with property owner that may be affected with SWMP locations work on land purchase for SWMP. Working with Engineer and CN on proposal for drain crossing
- Princeton Drain Section 78 report has been approved by GRCA and council and will be add to the new Engineer's Report for Princeton Drain (2017) working on setting up of onsite meeting with effected land owners
- Hanchiruk Drain (Magda) petition received and P Eng. appointed at December 18 2019 council meeting, GRCA have been informed of the appointment. Site meeting with Magda and Engineer February 4 2020 engineer has been reviewing option with Magda. Drain is temporary on hold for Magda to review route options.
- Working on SWMP with engineer on the silting issue at the outlet at Fennel and Todd Way, working with Developer and his engineer on options to repair outlet
- McCrow Drain Council accepted petition for drainage on September 2, 2020. Engineer appointed October 7, 2020; project Engineer will be Curtis MacIntyre K Smart & Assoc. site meeting held March 23 2021. Engineer working on surveys.
- Holdsworth Drain work on option for repair and improvements to existing drain. Section 78 report was approval at council on February 3 2021 and Engineer has been appointed. Project engineer will be Curtis MacIntyre K Smart & Associates Limited file a report on July 8, 2021. Construction on the drain is 100 % complete and working on final paper work for OMAFRA and final cost By-law
- Attended council meetings
- Attended staff meeting
- Working on Drumbo SWMP on details of ownership and sizing
- Working on updates on the Municipal Service Standards

Financial Considerations:

None

Attachments:

None

Respectfully submitted by:

Jim Harmer

Jim Harmer Drainage Superintendent



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Harmer Drainage Superintendent
Reviewed By:	Rodger Mordue	Date:	January 04, 2022
Subject:	Section 78 of the Drainage Act report for the Hughes Drain	Council Meeting Date:	January 12, 2022
Report #:	DS-22-02		

Recommendation:

That Report DS-22-02 is received as information;

And further that council instructs staff to Notify UTRCA of their intent to appoint an Engineer under Section 78 of the Drainage Act for the Hughes Drain

Background:

The original drain was constructed in 1976 and there was an emergency repair in 1978 as requested by MTO

After a request for maintenance in fall of 2020 of the Hughes Drain by Forest Estates (394075 Ontario Ltd). The township did maintenance the open ditch by removing the dead tree and brush in the open ditch. Forest Estates was also concerned that the tile upstream of the open ditch was damaged or not functioning properly. There was major ponding of water in the area where Forest Estate tile outlets was connected to the Hughes Drain. This was affecting the drain outlets on their property. Upon investigation of the existing tile, it was found that the tile installed in 1978 has major settlement and is going require major repair. The existing assessment schedule does not allow for proper assessing of this work to be charged to the 401. So, I believe that the Township should appoint an Engineer under Section 78 of the Drainage Act to determine what is the best repair required and a proper assessment schedule for this repair and maintenance.

Analysis/Discussion

The Engineer will investigate what work that may be required for repair or improvements for this drain, and review an update the existing assessments schedule as required.

Council should appoint an Engineer under Section 78 of the Drainage Act to investigate the Hughes Drain

Before Council can appoint an Engineer, it must advise UTRCA of the proposed drainage work

Financial Considerations:

Cost of report will assessment to effected ratepayer and public utility in the area of the drain

Attachments:

Sketch of area requiring repair and improvement



Hughes Drain
Section 78.pdf

Respectfully submitted by:

Jim Harmer

Jim Harmer Drainage Superintendent



HUGHES DRAIN tile settlement



Legend

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



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January 4, 2022



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To: Members of Council **From:** Trevor Baer

Reviewed By: Rodger Mordue, CAO/Clerk **Date:** Jan 04 2022

Subject: Monthly Report – December **Council Meeting Date:**
Jan 12 2022

Report #: CS-22-01

Recommendation:

That Report CS-22-01 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 December.

Analysis/Discussion

Administration

Township staff are adhering to all provincial government and Southwest Public Health COVID-19 regulations for operations within the Community Services Department. Staff understand that the rules will keep changing as the season goes on. As of January 5, 2022, our halls and arena, will be closed down for three weeks due to COVID regulations. Staff will be doing some work for the roads crew department, and some ice maintenance tasks.

Arena

The Arena has had more cancellations than usual over the Christmas break due to COVID-19. Staff are glad that renters were responsible and stayed home to help stop the spread of COVID-19.

At this point the Arena is shut down until January 26, 2022. Staff have raised the ice temperature during this time to save in energy costs. All user groups have been informed, we will keep the groups updated if this gets extended.

Parks

We are getting tournament bookings for the 2022 baseball season, we plan on reaching out to our regular groups in January to see what their plans for the 2022 season look like.

Community

We had some issues with the community wreaths this year, due to lights not working properly. We replaced the lights that didn't work and each town had at least 9 to 10 working Christmas wreaths. We are not sure why we had these issues with the lights, as they were tested previous to installation and all worked when installed.

Thanks

Trevor Baer



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Borton Director of Public Works
Reviewed By:	Rodger Mordue	Date:	January 6, 2022
Subject:	Monthly Report	Council Meeting Date:	January 12, 2022
Report #:	PW-22-01		

Recommendation:

That Report PW-22-01 be received as information.

Capital

- Blenheim CN Bridge – CN has made the decision to replace the steel bridge structure. The bridge deck redesign is complete and the new contractor is building it. Dufferin Construction is to have everything ready for spring construction and a mid 2022 opening.
- Gobles CN Bridge – The third-party engineering report requested by Iron bridge has been completed and is being reviewed. Once that is complete, we will have a better idea on what the next steps for repairs will be. Still waiting on results (unfortunately one of my contacts has taken a leave and the other was deployed to BC to work on the flooded-out infrastructure). Staff has been monitoring the traffic lights and are having to switch out the units every couple of weeks. We are keeping track of the hours and this labour will be charged to CN. CN is still exploring getting a more permanent light system installed that would be powered by hydro.
- Staff has asked for a representative to come and speak to council again to provide an update. They are unable to attend the 12th but are working on getting information and availability to attend on the 19th.
- The Tender was awarded to Finch Auto Group. The 2022 ¾ ton, 4x4 pick up was ordered in July. Due to manufacturing delays and part shortages staff is now being told it will be early 2022 before the truck will be ready.

Working during Covid-19

- Public Works staff are still working out of the 2 different shops. With the new covid protocols (stage 2) staff is back into dedicated vehicles, masks at all times in the shops and 1 person per vehicle. With the closure of indoor facilities Community Services staff has taken over the weekend winter patrols again until such time the arena can reopen. Public Works have had 2 positive cases and a case where someone in the household has tested positive. We are following the health agencies return to work policies and have contingency plans in place should anymore staff test positive and have to miss time during a winter event.

County Shared Service/Road Association/Training

- Shared Services meeting – The Township of Zorra hosted the December meeting. With the covid case numbers rising we discussed each other's contingency plans and discussed possible equipment training and other training for the spring.
- Road Association – Oxford County Road Supervisors Assoc. unfortunately our December 9th meeting was cancelled due to the rising covid cases.
- AORS – AORS next Board of Directs meeting is scheduled for February 27th and the AGM is on the 28th both will be at the OGRA Good Roads Conference.

Other

- In December we have seen a mixed bag of weather. It seems the temperature swings where we go from -5 with snow to +5 with rain happens weekly. Staff has done a good job keeping the roads safe. Unfortunately, these cycles take more time and resources to manage and are harder on the roads than a consistently cold temperature.
- Oxford-Waterloo bridge 3 has had to have some emergency repairs on the deck. This is a shared bridge with Wilmot Township. Wilmot has been coordinating these repairs as the bridge is on the section of road they maintain. They have kept staff up dated and involved in the decisions. The bridge should be reopened the week of January 10th.
- Staff attended the Townships annual Emergency Management exercise.
- Attended a meeting at Sedum Master to discuss the possibility of getting a private gas line to run through the closed portion of Township Rd. 2. Representatives from Enbridge, Sedum Master, GRCA and the Township were present. The biggest hurdle will be getting GRCA approval.
- Working with the Drainage Superintendent on drainage issues around the Township.
- Staff attended a sight meeting for the subdivision in Bright and did the underground inspection on infrastructure.
- Staff is still continuing to meet with land owners at outdoor sites to discuss ditch or road issues.
- Staff has been working with KSmart to update our Municipal servicing standards.
- Working with the County, KPMG and the area Municipalities on the Oxford Transportation Network (Roads and Bridges) Operations and Maintenance review.
- Met with K Smart, the Van Wees family and the County to discuss the Princeton drainage and road project. Things are progressing well and construction is expected to begin in 2022. We will be looking at a phased project with completion in 2025.

- Staff was recently asked if there was something that could be improved/implemented for the betterment of staff that would have minimal to no cost, similar to the current balanced work week. Staff would like to propose that the allowable banked Lieu time be increased to 80 hours up from its current 40 hours. This would allow staff the opportunity to book more time when they accumulate it, in the winter time and use it during a time when it can be approved. I am also suggesting that we put a time line of January to August to use up half (40 hrs) and the remainder (40 hrs) be used from September till December. This will help with vacation or Lieu time being approved to be taken and will stop a back log of time being crammed into being used at the end of the year. This will also help reduce the amount being paid out in overtime. This would mostly benefit the public works department, however it would be open to all employees.

Attachments December Service Sharing minutes

Respectfully submitted by:



Jim Borton CRS-I
Director of Public Works

Service Rationalization

MEETING MINUTES

DATE: December 8, 2021

LOCATION: Zorra

PRESENT: Jim Borton, Doug Wituik, Shawn Vanacker, Steve Oliver

REGRETS: Frank Gross, Warren Waugh, Daniel Locke, Steve Oliver, Adam Prouse, Ken Farkas, Richard Sparham

COMMITTEE CHAIRMAN: Jim Borton

SECRETARY: Tom Lightfoot

ITEM	ACTION	ASSIGNED TO
1. Meeting called to order	10:30 am Doug recording minutes due to Tom neglecting his secretarial duties due to a "roll over emergency"	
2. Minutes of Last Meeting:	Reviewed- moved by Doug Seconded by Jim	
3. Correspondence/ Speaker	None	
4. Old Business	Shawn looking into grader training pricing	
5. New Business	Phil Hoist tree planting program, through Tom. Group will reach out to Phil to attend and speak to everyone regarding program at one of our meetings. Blandford Blenheim using tele handlerd trimmer for roadside tree trimming at \$150/hr, Jim to distribute contact details to group	
6. Round Table	nothing	
7. Health & Safety	MOL visited a County facility to inspect covid protocols are being followed. Distance issues and mask violations were found.	
8. Next Meeting	January 13, 2022 - 10:00 am start at Innerkip Community Centre	
9. Adjourned	11:08 a.m. Steve, Shawn	



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To: Members of Council **From:** John Scherer, CBO/
Manager of Building Services

Reviewed By: Rodger Mordue, CAO/Clerk **Date:** January 4, 2022

Subject: Monthly Report to Council **Council Meeting Date:** January 12, 2022

Report #: CBO-21-13

Recommendation:

That Report CBO – 21 - 13 be received as information.

Background:

To provide Council with an update, regarding the monthly Building activities for the period ending December 31, 2021.

Building Updates:

1. Various other day to day responsibilities regarding Building Services, Property Standards & Zoning.

Legislative Updates:

- Nothing to report

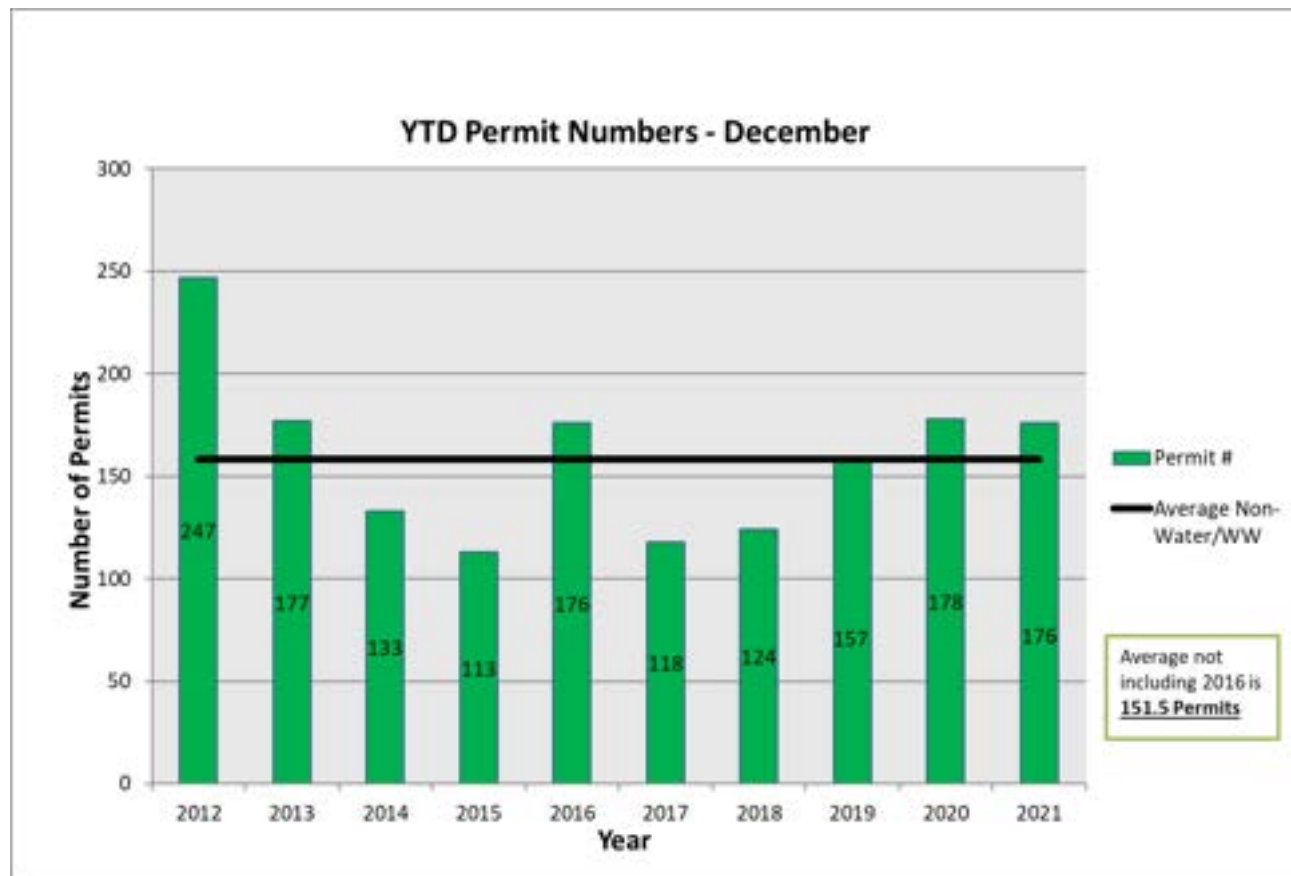
Property Standards/By-Law Updates:

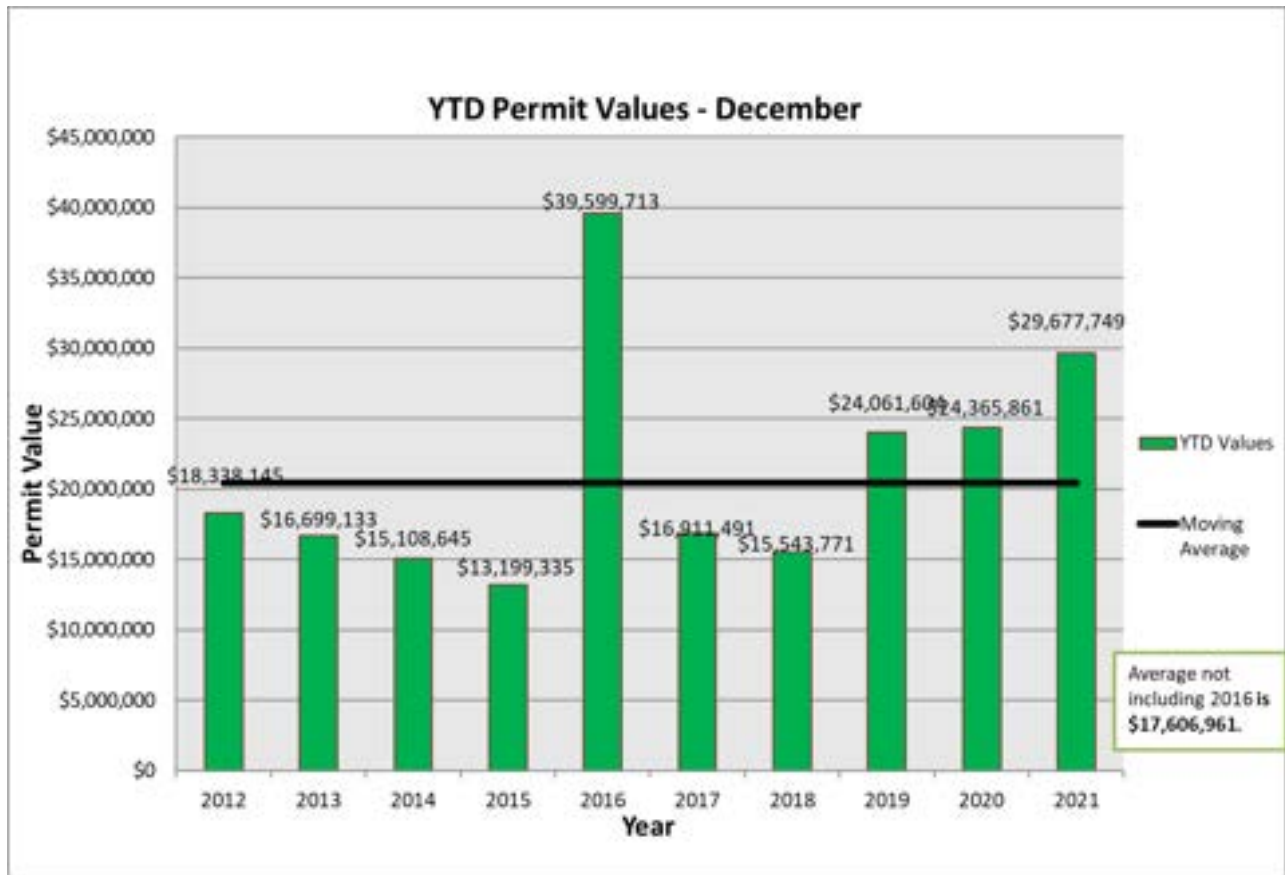
OPEN PROPERTY STANDARDS ISSUES			
Ref Number	Area	Type	Notes
October 2020			
PS2020-11	Wolverton	Clean Yard	File Received. Sent to MEU. Back with Twp Staff
July 2021			
PS2021-10	Rural	Zoning Issue	In Progress. Working with owners
August 2021			
PS2021-11	Rural	Zoning Issue	Illegal Second Unit - Working with Owners.
September 2021			
PS2021-13	Plattsville	Property Standards - Tree	File Received

Monthly Permit Activity

	# Permits	Const. Value	Permit Fees
November & December 2021	15	\$ 1,684,100.00	\$ 12,187.08
Year to Date - December 31, 2021	176	\$29,677,748.80	\$221,010.28

Building Description	Permit Value	Permit Fee
Interior Renovation of existing SFD. ☐	\$ 150,000.00	\$ 500.00
Sunroom Addition	\$ 48,000.00	\$ 415.00
Construct foundation only for Single Family Dwelling.	\$ 80,000.00	\$ 1,000.00
Equipment storage	\$ 70,000.00	\$ 762.00
Implement shed	\$ 350,000.00	\$ 1,090.00
Deck	\$ 3,100.00	\$ 200.00
install new deck	\$ 4,500.00	\$ 200.00
Demolish existing attached garage and replace with ne	\$ 40,000.00	\$ 272.08
detached garage for hobby use	\$ 70,000.00	\$ 1,000.00
Retaining Wall for new Carson Reid subdivision in Brigh	\$ 40,000.00	\$ 1,100.00
Inground Pool	\$ 40,000.00	\$ 200.00
Inground Pool	\$ 125,000.00	\$ 200.00
Restore home to pre loss conditions due to fire as per e	\$ 48,500.00	\$ 500.00
Replacement Sewage System	\$ 15,000.00	\$ 550.00
New Barn	\$ 600,000.00	\$ 4,198.00
TOTALS	\$1,684,100.00	\$ 12,187.08





Respectfully submitted by:

John Scherer
Manager Building Services/CBO



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Rick Richardson – Director of Protective Services
Reviewed By:	Rodger Mordue	Date:	Dec 20th , 2021
Subject:	December Monthly Report	Council Meeting Date:	Jan 12 th ,2022
Report #:	FC-22-01		

Recommendation:

That Report FC-22-01 is received as information.

Background:

To provide Council with an update regarding the activities of the Protective Services Department, for the month of December 2021

Analysis/Discussion:

Fire:

- (16) burn permits were issued in December 2021
- December 2021 monthly fire calls (included)
- Fire calls 2020 vs 2021 (included)

Meetings, Courses and Training Attended:

- Staff participated in bi-weekly conference calls during the month of December with Southwestern Public Health when available.
- Dec 8th attended staff meeting in Council Chambers
- Dec 9th attended Bright Gas plant to discuss debriefing items from November exercise
- Dec 14th staff participated in Township annually emergency exercise at Drumbo Station
- Dec 15th staff attended Council meeting at Princeton Com Center
- Dec 16th staff attended Norwich Station with all RFSOC Fire Chiefs to interview candidates for our vacant Training Officer position. I would like to congratulate Jackie Mussel who has been hired as the new Training Officer for our RFSOC group and she will be starting this position in early January 2022.
- Dec 20th staff hosted a Chiefs meeting at Council Chambers

December 2021 Fire Call Report**Bright**

No calls in Dec

Drumbo

66	04-Dec	Twp Rd 8	Fire Alarm
67	04-Dec	Twp Rd 5	Fire Alarm
68	11-Dec	Wolverton Rd	Fire Alarm
69	12-Dec	Oxford 22	MVC
70	18-Dec	Hwy 401 Km 258	MVC
71	18-Dec	Hwy 401 Km 244	MVC
72	22-Dec	Hwy 401 Km 261	MVC
73	23-Dec	Oxford Rd 29	Fire Alarm
74	27-Dec	Hwy 401 Km 247	MVC
75	23-Dec	Hwy 401 Km 246	MVC
76	23-Dec	Hwy 401 Km 243	MVC
77	23-Dec	Hwy 401 Km 263	MVC
78	23-Dec	Hwy 401 Km 255	MVC
79	24-Dec	Hwy 401 Km 251	MVC
80	27-Dec	Hwy 401 km 245	MVC

Plattsville

50	23-Dec	Hwy 401 Km 250	MVC Assist
51	29-Dec	Washington St W	Medical Call

Princeton

56	11-Dec	Twp Rd 2	Hydro Lines
57	11-Dec	Gobles Rd/Hwy 2	Hydro Lines
58	11-Dec	Oxford Rd 22	Hydro Lines
59	11-Dec	Hwy 2	Hydro Lines
60	11-Dec	Hwy 2	Hydro Lines

EZT

13 calls to Date

North Dumfries

2 calls to date

Wilmot

1 call to date

BB Fire Calls as of January-December

	<u>2020</u>		<u>2021</u>	
	<u>Medical</u>	<u>Total Calls</u>	<u>Medical</u>	<u>Total Calls</u>
Bright	5	25	3	21
Drumbo	4	91	12	80
Plattsville	11	52	6	51
Princeton	11	57	7	60
EZT	2	6	3	13
North Dumfries	0	1	0	2
Wilmot	0	1	0	1
	33	233	31	228

By-Law Enforcement – December 2021

- 2021-12 – Noise Complaint
- 2021-15 – Parking
- 2021-16 – Noise

CEMC-December 2021

- COVID-19 – Bi-Weekly conference calls with Southwestern Public Health
- Annual Emergency Exercise held at Drumbo Fire Station – Dec 4th with members of MCEG and alternates
- Submitted Annual Compliance to PEOC/OFMEM

Respectively Submitted by:

Rick Richardson

Director of Protective Services



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Denise Krug, Director of Finance
Reviewed By:	Rodger Mordue	Date:	January 7 2022
Subject:	Temporary Borrowing	Council Meeting Date:	January 12, 2022
Report #:	TR-22-01		

Recommendation:

That Report TR-22-01 be received as information.

That Council pass By-law 2283-2022 authorizing the temporary borrowing for the Township of Blandford-Blenheim in 2022 at \$1,000,000.

Background:

Section 407 of the Municipal act, 2001 requires that a Temporary Borrowing By-Law be adopted annually to provide the municipality with the authority to borrow from time to time such sums as may be necessary to meet current operating expenditures until taxes are collected and other revenues are received.

Section 407 (2) of the Municipal Act, 2001 specifies,

“Except with the approval of the Ontario Municipal Board, the total amount borrowed at any one time plus any outstanding amounts of principal borrowed and accrued interest shall not exceed,

- (a) From January 1 to September 30 in the year, 50 percent of the total estimated revenues of the municipality as set out in the budget adopted for the year; and
- (b) From October 1 to December 31 in the year, 25 per cent of the total estimated revenues of the municipality as set out in the budget adopted for the year.”

Section 407 (3) further clarifies that,

“Until the budget is adopted in a year, the limits upon borrowing under subsection (2) shall temporarily be calculated using the estimated revenues of the municipality set out in the budget adopted for the previous year.”

This By-Law is presented to Council at the start of each year to authorize the use of the open revolving credit facilities totalling \$1,000,000 offered by the Township's bank, should the need arise. Treasury staff will exhaust all other avenues of funding prior to drawing on the line of credit.

Analysis/Discussion:

The temporary borrowing limits for the Township, calculated in accordance with provisions of Section 407, based on the 2021 budgeted revenues are as follows:

2021 Revenue Base	\$9,415,559
Maximum borrowing January 1 st to September 30 th	\$4,707,780
Maximum borrowing October 1 st to December 31 st	\$2,353,890

Financial Considerations:

The Township would be required to pay interest on any short term borrowing.

At this time, it is not anticipated that we will need to draw on our line of credit.

Attachments: None

Respectfully submitted by:

Denise Krug
Director of Finance/Treasurer

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2280-2022

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 'A2-G6' the zone symbol of the lands so designated 'A2-G6' on Schedule "A" attached hereto.
2. That Section 7.4 to By-Law Number 1360-2002, as amended, is hereby further amended by adding the following subsection at the end thereof.

“7.4.6 **LOCATION: LOT 3, CONCESSION 9 (BLANDFORD), A2-G6 (KEY MAP 18)**

7.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'A2-G6' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;
a garden suite.

7.4.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'A2-G6' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.4.6.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum January 12, 2022 to January 12, 2032

7.4.6.3 That all provisions of the 'A2' Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning 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 12th day of January, 2022.

READ a third time and finally passed this 12th day of January, 2022.

Mark Peterson - Mayor

(SEAL)

Rodger Mordue – CAO/Clerk

ZN 1-21-13

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2280-2022

EXPLANATORY NOTE

The purpose of By-Law Number 2280-2022 is to rezone the lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-G6)' in order to permit a temporary garden suite on-site, for a period of 10 years, expiring on January 12, 2032.

The subject lands are described as Lot 3, Concession 9 (Blandford), Township of Blandford-Blenheim. The property is located on the south side of Township Road 10 and north side of Township Road 9, lying between Oxford Road 22 and Blandford Road, municipally known as 866178 Township Road 10.

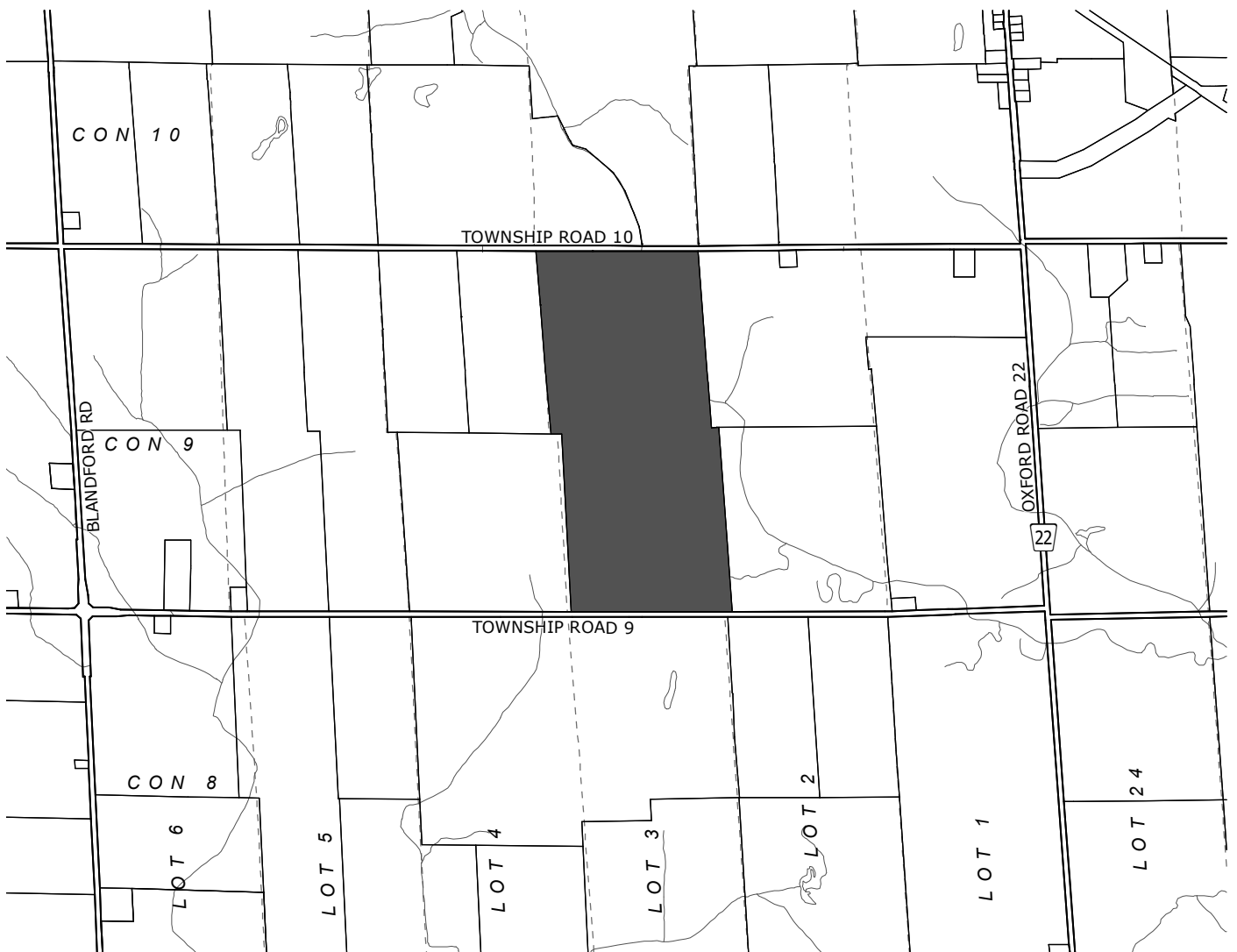
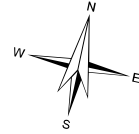
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2280-2022. The public hearing was held on January 12, 2022 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2280-2022 may contact the undersigned.

Mr. Rodger Mordue, CAO/Clerk
Township of Blandford-Blenheim
47 Wilmot Street South
Drumbo, Ontario
N0J 1G0

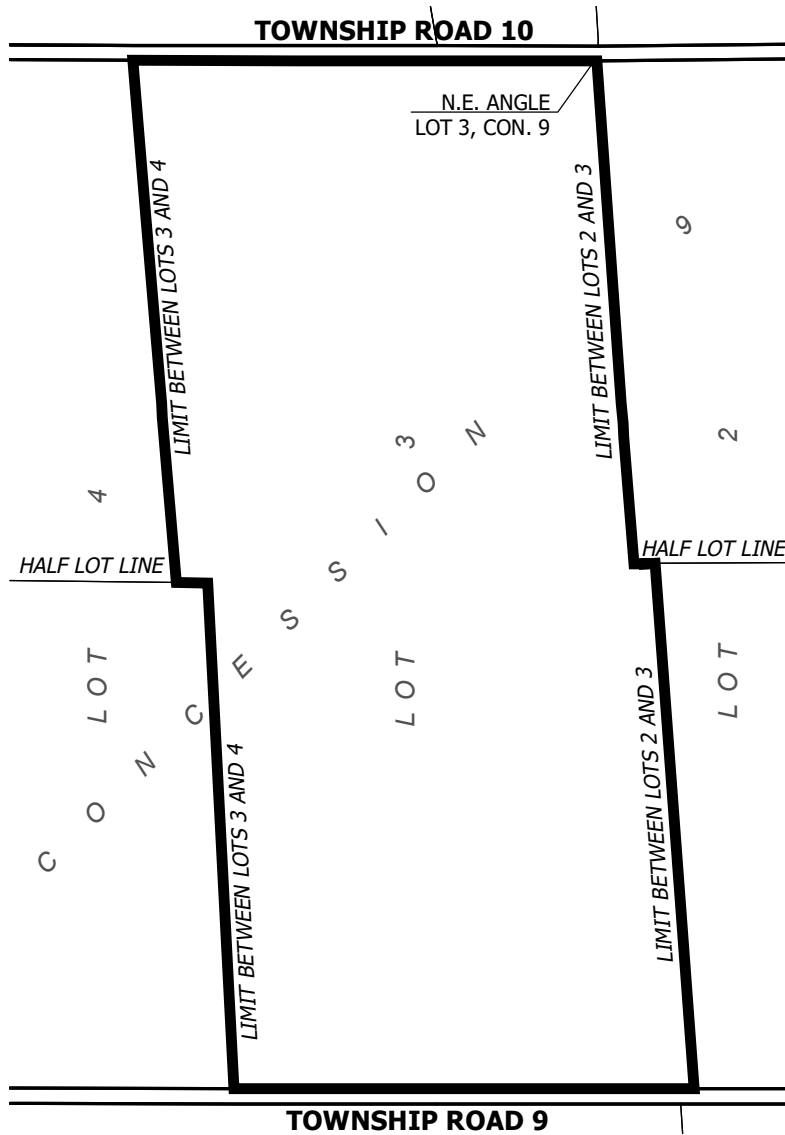
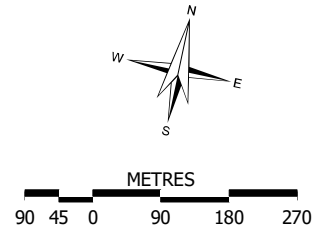
Telephone: 463-5347

KEY MAP



 LANDS TO WHICH BYLAW 2280-2022 APPLIES

SCHEDULE "A"
 TO BY-LAW No. 2280-2022
 LOT 3, CONCESSION 9 (BLANDFORD)
 TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO A2-G6

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

TO BY-LAW No. 2280-2022, PASSED

THE _____ DAY OF _____, 2022

 MAYOR

 CAO/CLERK

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2281-2022

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.

WHEREAS in accordance with subsection 407(1) of the *Municipal Act, 2001, S.O. 2001, c. 25* as amended (the "Act"), the Council of the Corporation of the Township of Blandford-Blenheim (the "Municipality") may deem it necessary to borrow from time to time the sum of \$1,000,000 to meet, until taxes are collected, the current expenditures of the Municipality for the year 2022;

AND WHEREAS in accordance with subsection 407 (2) OF THE Act, the total amount borrowed pursuant to this By-law, together with the total of any similar borrowing, is not to exceed:

- a) from January 1 to September 30 in the year, fifty percent (50%) of the total estimated revenues of the municipality as set out in the budget adopted for the year; and,
- b) from October 1 to December 31 in the year, twenty-five percent (25%) of the total estimated revenues of the municipality as set out in the budget adopted for the year.

AND WHEREAS until the budget is adopted in a year, the limits upon borrowing under subsection 407 (2) of the Act, shall temporarily be calculated using the estimated revenues of the municipality set out in the budget adopted for the previous year;

AND WHEREAS the total amount previously borrowed by the municipality pursuant to subsection 407 (1) of the ACT THAT HAS NOT BEEN REPAYED IS "nil";

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF BLANDFORD-BLENHEIM HEREBY ENACTS AS FOLLOWS:

1. That the Mayor and the Treasurer are authorized, on behalf of the Municipality, to borrow from time to time, by way of promissory note or bankers' acceptance from the Municipality's financial institution (the "Bank"), a sum or sums not exceeding in the aggregate \$1,000,000.00 to meet, until taxes are collected, the current expenditures of the Municipality for the year, including the amounts required for the purposes mentioned in subsection 407 (1) of the Act and to give on behalf of the Municipality to the bank, promissory notes or bankers' acceptances, as the case may be, sealed with the Corporate seal and signed by the mayor and Treasurer for the sums borrowed plus interest at a rate to be agreed upon from time to time with the Bank.
2. That all sums borrowed pursuant to the authority of this by-law, as well as all other sums borrowed this year and in previous years from the bank for any or all of the purposes in the Act, shall, with interest thereon, be a charge upon the whole of the revenues of the Municipality for the current year and for all preceding years as and when such revenues are received.
3. That the Treasurer is authorized and directed to apply in payment of all sums borrowed plus interest, all of the monies collected or received on account in respect of taxes levied for the current year and preceding years or from any other sources which may lawfully be applied for such purpose.

4. That the Treasurer is authorized to furnish to the bank a statement showing the nature and amount of the estimated revenues of the Municipality not yet collected and also showing the total of any amounts borrowed under Section 407 of the Act that have not been repaid.
5. That this By-law shall come into full force and effect on the date of final passage hereof at which time all By-laws that are inconsistent with the provisions of this By-law and the same are hereby repealed insofar as it is necessary to give effect to the provisions of this By-law.

By-law **READ** a **FIRST** and **SECOND** time this 12th day of January, 2022.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 12th day of January, 2022.

Mark Peterson, Mayor

Rodger Mordue, CAO/Clerk

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **2282-2022**

Being a by-law to establish an Interim Tax Levy for the year 2022.

WHEREAS, Section 317 (1) of the Municipal Act S.O. 2001, and amendments thereto, provides that the Council of a local municipality, before the adoption of the estimates for the year under Section 290, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes.

AND WHEREAS, Section 317 (3) of the Municipal Act S.O. 2001, and amendments thereto, states that the amount levied on a property shall not exceed 50% of the total amount of taxes for municipal and school purposes levied on the property for the previous year.

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

1. That for the year 2022 the interim levy shall be levied, raised and calculated on all real property taxable and liable to pay the same according to the last revised assessment roll in an amount not to exceed **50%** of the total amount of the taxes for municipal and school purposes on the property for the previous year.
2. Local improvement charges for municipal drainage debenture loans, tile drainage debenture loans, and all other debentured amounts shall have one-half ($\frac{1}{2}$) of the total due for the year placed on the interim bill.
3. The said interim tax levy shall be due and payable in two installments to the Township Office, 47 Wilmot Street S., Drumbo ON N0J 1G0 on or before the following dates:

First Installment	February 28, 2022
Second Installment	May 31, 2022

By-law **READ** a **FIRST** and **SECOND** time this 12th day of January 2022.

By-Law **READ** a **THIRD** time and **ENACTED** in Open Council this 12th day of January 2022.

Mark Peterson, Mayor

Rodger Mordue, CAO/Clerk

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2283-2022

Holdsworth Drain 2021

BEING a By-law to amend the assessment schedules based on actual costs incurred for constructing the Holdsworth Drain 2021;

WHEREAS By-law Number 2256-2021 enacted the 4th day of August 2021, provided for the construction of the Holdsworth Drain 2021, based on the estimates contained in drainage report dated July 8, 2021, as submitted by C. MacIntyre, P. Eng., of K. Smart & Associates Limited;

AND WHEREAS the construction of the Holdsworth Drain 2021 has been completed and it is deemed expedient to prorate the cost of the drain to the ratepayers in the watershed;

AND WHEREAS the total estimated cost of the Holdsworth Drain 2021 was \$39,300;

AND WHEREAS the actual cost of construction was \$32,569.31, or 82.87% of the estimate;

AND WHEREAS the Provincial Grants on agricultural lands were \$9,132.38;

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

1. The balance of the cost shall be prorated and invoiced as set out in Schedule "C" attached hereto and forming part of this by-law.

Bylaw **READ** a **FIRST** and **SECOND** time this 12th day of January, 2022.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 12th day of January, 2022.

Mark Peterson, Mayor

(SEAL)

Rodger Mordue CAO/Clerk

**SCHEDULE C - SCHEDULE FOR ACTUAL COST BYLAW
 HOLDSWORTH DRAIN 2021
 TOWNSHIP OF BLANDFORD-BLENHEIM**

Con	Lot	Roll No.	Owner	Ha. Affected	ESTIMATED COSTS				ACTUAL COSTS				
					Gross Assessment	1/3 Grant	Allowances	Net Assessment	Gross Assessment	1/3 Grant	Allowances	Net Assessment	
Township of Blandford-Blenheim (Roll No. 3245020-)													
F	5	15	030-14800	5.3	7,049	2,350	1,900	2,799	5,841.76	1,947.25	1,900	1,994.51	
F	5	15	030-11201	12.8	12,588	4,196	3,600	4,792	10,432.12	3,477.37	3,600	3,354.75	
F	5	14	030-14900	6.4	13,422	4,474		8,948	11,123.29	3,707.76		7,415.53	
Subtotal (Lands):				24.5	33,059	11,020	5,500	16,539	27,397.17	9,132.38	5,500	12,764.79	
Twp. Road 6 (Twp of Blandford-Blenheim)				0.6	6,241	0		6,241	5,172.14	0.00		5,172.14	
Subtotal (Roads):				0.6	6,241	0	0	6,241	5,172.14	0.00	0	5,172.14	
TOTAL ASSESSMENT HOLDSWORTH DRAIN 2021:				25.1	39,300	11,020	5,500	22,780	32,569.31	9,132.38	5,500.00	17,936.93	

Notes:

- Lands noted with an "F" are classified as agricultural and according to current OMAFRA policy qualify for the 1/3 grant Eligibility for the 1/3 grant will be confirmed at the time the final cost is levied.

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2284-2022

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 January 12th, 2022 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 CAO / 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 12th day of January, 2022.

By-law read a third time and finally passed this 12th day of January, 2022.

MAYOR
MARK PETERSON

CAO / CLERK
RODGER MORDUE