

MINUTES

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

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

Staff: Baer, Belanger, Borton, Brick, Davidson, 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 April 16th, 2025 Regular Meeting of Council be adopted, as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. April 2nd, 2025, Regular Meeting Minutes of Council

RESOLUTION #2

Moved by – Councillor Barnes
Seconded by – Councillor Young

Be it hereby resolved that the minutes of the April 2nd, 2025 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, Official Plan Amendment and Zone Change

RESOLUTION #5

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Council rise and go into a Public Meeting under the Planning Act to consider an application for Official Plan Amendment and Zone Change:

OP 25-02-1 & ZN1-25-01 (Josif & Lydia Catana);

And that Mayor Peterson Chair the Public Meeting.

.Carried

The Planner presented the Report, recommending that the Council of Blandford-Blenheim not support the application for official plan amendment and deny the zone change application. Pierre Chauvin, MHBC Planning, Chelsea Brooks, MHBC Planning as well as Josif and Lydia Catana and the operator, daughter of Josif and Lydia Catana, Sephora Catana, were in attendance to speak in favour of the application. Chauvin presented a slide deck to inform of the reasons to support the application. Councillor Young asked for clarification. Chauvin responded. Councillor Demarest questioned secondary nature of the business. Chauvin responded that the operation is limited in scale in terms of physical area and duration. Councillor Demarest asked a follow up question regarding the farming operation. Chauvin responded that the lands are rented and cash cropped. Councillor Demarest asked whether the flower operation, is whole sale or strictly for the weddings. Chauvin responded that the flower operation is strictly for the weddings. Demarest questioned the Planner regarding the spirit of the official plan and provincial policy statement, particularly if the application is consistent with their intention. Robson responded in the negative. Wedding venue is meant to be supplemental income to the farm use, as further explained by Robson. Robson noted that the opinion is that this is not a secondary use, recognizing that the physical size meets the requirement. Mayor Peterson asked about the website and that the capacity is noted at 500 on the website, but the application is noted at 250 persons. Chauvin responded. Mayor Peterson also questioned the semi-permanent nature of the structures. CBO Belanger noted that under the Ontario Building Code that there are no permanent or temporary structure, there are simply structures. Belanger noted there are provisions for tents, such as used for the fall fair, but that this particular case, they are considered structures. Peterson questioned the abilities for the property owner and operator to abate the noise during events. Chauvin responded about the sound being at a certain decibel level, and being brought down after 11:00 pm or

even shut off. Mayor Peterson asked a question of the house itself, particularly that the website notes a luxury bridal suite, questioned whether the house is used as the venue. Sefora Catana spoke regarding question, stating that guests are invited. Catana spoke to the intent of wholesaling flowers to local grocery vendors. Councillor Young questioned why permits weren't sought for the structures prior to a noise complaint being submitted. Catana spoke answering that the structures were there for private use then expanded into weddings. Catana cited lack of understanding that the structures would require a building permit. Wayne Coghlin read a letter submitted to Council and staff in opposition of the application, as received after the agenda was published. Mayor Peterson questioned the Townships administration's response to Coghlin's initial complaints apologizing for the conduct. Myra Livingstone read a letter submitted to Council and staff in opposition of the application, as received after the agenda was published. Council rose from the Public Meeting to deliberate on the decision.

RESOLUTION #6

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

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 Young

Be it hereby resolved that the Council of the Township of Blandford-Blenheim advise County Council that the Township does not support the application for Official Plan Amendment, File No. OP25-02-1, submitted by Josif and Lydia Catana for the lands legally described as Part Lot 7, Concession 7 (Blenheim), As In 492273, Except Part 3 and 6, Registered Plan 41R-3823, Township of Blandford-Blenheim to include a site specific policy to permit a special events facility as an On-Farm Diversified Use (OFDU); and further,

That the Council of the Township of Blandford-Blenheim not approve the Zone Change Application (File No. ZN1-25-01) submitted by Josif and Lydia Catana, whereby the lands described as Part Lot 7, Concession 7 (Blenheim), As In 492273, Except Part 3 and 6, Registered Plan 41R-3823, Township of Blandford-Blenheim, be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a special events facility as an On-Farm Diversified Use (OFDU).

.Carried

8. Delegations / Presentations

- a. Ronda Stewart, Economic Development Director, Rural Oxford Economic Development Committee, re: 2024 Rural Oxford EDC Year in Review

Stewart presented a slide deck regarding the Rural Oxford Economic Development Committee's 2024 Year in Review, highlighting the successes of the Committee over the year. Councillor Banbury asked a question regarding the buy Canadian movement happening currently, whether or not local businesses are set to thrive in 2025. Stewart responded in the affirmative, stating that many local land owners are hoping to be proactive with their properties in order to produce Canadian.

RESOLUTION #3

Moved by – Councillor Demarest
Seconded by – Councillor Young

Be it hereby resolved that the Presentation from Ronda Stewart, Economic Development Director or Rural Oxford Economic Development Committee regarding the 2024 Year in Review be received as information.

.Carried

- b. Randolph Lee, Resident, re: Princeton Drainage Works, 2022 Invoice

Lee delegated regarding the charges levied to assessed residents of the Village of Princeton for the 2022 Princeton Drainage Works, specifically citing no receipt of the notification letter as well as how it is decided as to who pays what. Lee requested to have the interest rate per year decreased for the assessed properties. Lee further requested the choice to pay the amount in either five years or ten years through the debenture program. Jim Borton, Director of Public Works rose to address the question regarding the Municipal Drainage Act and the assessed values, as appointed by the Drainage Engineer. Borton noted a schedule outlining which property is assessed what value, depending on the size of the property, is prepared by the Drainage Engineer. Borton reported that correspondence was mailed to all property owners of the Village of Princeton including: notice of on-site meeting, notice of consideration of the report of the engineer, and notice of court of revision. CAO Brick addressed the question regarding the interest rates, noting that residents were given options: pay the cost outright, debenture through the Township (and the County), or to secure private funding. Director of Finance Krug spoke to the requirement for the

Township to debenture through the upper tier, therefore the rate is set by the County as affected by market conditions. Krug explained the interest levied on the bills are set as per our fees and charges by-law and are charged to those debenturing for a total of one month. CAO Brick noted that the municipality has billed phase one and Lee is part of phase two; in order to be equitable, the five-year debenture term was offered for both phases and will be offered for phase three. Lee requested copies of the letters, and provided his mailing address for correspondence.

RESOLUTION #4

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that the delegation from Randolph Lee regarding the Princeton Drainage Works 2022, be received as information.

.Carried

- c. U13 Plattsville Rage Hockey Team, Re: Good Deeds Cup 1st Place Finalists (5:30 p.m.)

Most of the members of the U13 Plattsville Rage Hockey Team that were awarded first place for the Good Deeds Cup attended the meeting to each receive a personalized certificate from Mayor Peterson acknowledging their accomplishment. Henry Sargeant, member of U13 Plattsville Rage Hockey Team was selected to sit as “Mayor of the Day” in recognition of his contribution to the community.

RESOLUTION #8

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

I, Henry Sargeant, Mayor of the Day for the Council of the Township of Blandford-Blenheim, do hereby declare that Council will now take a short recess.

.Carried

9. Correspondence

a. Specific

None.

b. General

- i. Melissa Abercombie, Director of Public Works, Oxford County, re: PW-2025-18, 2024 Annual Waste Management Reports
- ii. Benjamin R. Addley, Chief Administrative Officer, Oxford County, re: PW2025-20, 2024 Annual Transportation System Performance
- iii. Nathan E. Gerber, Coordinator of Energy Management, Oxford County, re: PW2025-21, 2024 Annual Energy Report
- iv. Jessica M. Elliott, Coordinator of Legislative Services/Deputy Clerk, Oxford County, re: COVID-19 Economic Recovery Act, 2020 S.O. 2020, c. 18 – Bill 197

RESOLUTION #9

Moved by – Councillor Young
Seconded by – Councillor Demarest

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

.Carried

RESOLUTION #10

Moved by – Councillor Banbury
Seconded by – Councillor Barnes

Be it hereby resolved that the correspondence received from Oxford County Council regarding the provisions of the *COVID-19 Economic Recovery Act, 2020 S.O. 2020, c.18 Bill 197* be received as information; and further,

That the Council of the Township of Blandford-Blenheim supports Oxford County Council's call for the clause giving municipalities within 3.5 kilometers of a new landfill application the right of approval to remain in place.

.Carried

10. Staff Reports

a. Drew Davidson – Director of Protective Services

- i. FC-25-06 – Year End Report

RESOLUTION #11

Moved by – Councillor Young
Seconded by – Councillor Demarest

Be it hereby resolved that Report FC-25-06 be received as information.

.Carried

- ii. FC-25-07 – Monthly Report

RESOLUTION #12

Moved by – Councillor Barnes
Seconded by – Councillor Banbury

Be it hereby resolved that Report FC-25-07 be received as information.

.Carried

b. Ray Belanger – Chief Building Official

- i. CBO-25-04 – Monthly Report

RESOLUTION #13

Moved by – Councillor Demarest
Seconded by – Councillor Young

Be it hereby resolved that Report CBO-25-04 be received as information.

.Carried

c. Jim Borton – Director of Public Works

- i. PW-25-05 – 2025 Gravel Tender Results

RESOLUTION #14

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that Report PW-25-05 be received as information;
and,

That Council accepts the tender submitted by Ross Roth Sand & Gravel Ltd. for the supply, crushing and placement of approximately 18,000 Tonnes of granular “A” at a unit price of \$12.25/tonne; and further,

That Council directs the Director of Public Works to use the remaining \$62,500 in the 2025 gravel budget to purchase an additional approximately 5,000 tonnes of granular “A” from Ross Roth Sand & Gravel Ltd. to be used on the Township Road infrastructure.

.Carried

- ii. PW-25-06 – 2025 Gravel Tender Results

RESOLUTION #15

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report PW-25-06 be received as information;
and,

That Council accept the Surface Treatment tender submitted by Walker
Construction, Niagara Falls, ON; and further,

That Council direct the Director of Public Works to use the remaining
budget money to pull Blandford Road ahead and do the double surface
treatment at a cost of \$98,532.00

.Carried

d. Josh Brick – Chief Administrative Officer

- i. CAO-25-10 – Strategic Plan Adoption

RESOLUTION #16

Moved by – Councillor Young
Seconded by – Councillor Demarest

Be it hereby resolved that Report CAO-25-10 be received as information;
and,

That Council adopts the 2025-2028 Strategic Plan, as presented; and
further,

That Council directs staff to plan a public information session relating to the
adopted 2025-2028 Strategic plan, in addition to general overview of
Municipal Operations.

.Carried

11. Reports from Council Members

Councillor Demarest mentioned of the Lions Event, Thursday, Friday, Saturday
this weekend, noting the group is collecting waste electronics and metal for
recycling. Councillor Demarest reported that an auction will be held on Friday
morning at 10:29 am. Concillor Barne reported that the Drumbo Heritage Society
will be there selling pies and cookies. Mayor Peterson reported that Bright Easter
Egg Hunt is happening from 11:00 a.m. to 1:00 p.m. at the Firehall on Friday.
Councillor Young reported that the Egg Hunt for Plattsville is on Friday.

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

None.

15. Closed Session

None.

16. By-laws

RESOLUTION #17

Moved by – Councillor Banbury
Seconded by – Councillor Barnes

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

- a. 2493-2025, a By-law to provide for an interim levy of the actual cost of the work of the construction of Phase 3 of the Princeton Drainage System 2022 project as provided for in By-Law 2313-2022;
- b. 2494-2025, Being a By-law to confirm the proceedings of Council.

.Carried
RESOLUTION #18

Moved by – Councillor Demarest
Seconded by – Councillor Young

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

- a. 2493-2025, a By-law to provide for an interim levy of the actual cost of the work of the construction of Phase 3 of the Princeton Drainage System 2022 project as provided for in By-Law 2313-2022;
- b. 2494-2025, Being a By-law to confirm the proceedings of Council.

.Carried

17. Other Business

None.

18. Adjournment and Next Meeting

RESOLUTION #19

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Whereas business before Council has been completed at 6:42 p.m.;

Be it hereby resolved that Council adjourn to meet again on Wednesday, May 7th, 2025 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Sarah Matheson, Clerk
Township of Blandford-Blenheim