



Wednesday, October 01, 2025 at 04:00 PM

Council Chambers

47, Wilmot St. S. Drumbo, ON

Streamed live to Township of Blandford-Blenheim YouTube Channel

Present:

Mayor M. Peterson, Councillor B. Banbury, Councillor D. Barnes and Councillor N. Demarest

Absent:

Councillor T. Young

Staff:

Director of Community Services Baer, Chief Building Official Belanger,  
Director of Public Works Borton, Deputy Clerk/Communications Coordinator Brandt,  
Chief Administrative Officer Brick, Director of Protective Services Davidson,  
Drainage Superintendent Degier, Director of Finance Krug,  
Director of Corporate Services/Clerk Matheson, Planner Robson and  
Deputy Director of Protective Services Van Wyk

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**1. Welcome**

**2. Call to Order**

**3. Approval of the Agenda**

**RESOLUTION 2025-10-01-01**

**Moved by - Councillor Barnes**

**Seconded by - Councillor Banbury**

Be it hereby resolved that the agenda for the October 1st, 2025 Regular Meeting of Council be adopted as printed, and circulated.

**Carried**

**4. Disclosure of Pecuniary Interest**

None.

**5. Minutes**

**5.a September 17th, 2025 Minutes of Council**

**RESOLUTION 2025-10-01-02**

**Moved by -** Councillor Banbury

**Seconded by -** Councillor Barnes

Be it hereby resolved that the minutes of the September 17th, 2025 Regular Meeting of Council be adopted, as printed and circulated.

**Carried**

**6. Business Arising from the Minutes**

None.

**7. Public Meetings**

**RESOLUTION 2025-10-01-03**

**Moved by -** Councillor Banbury

**Seconded by -** Councillor Barnes

Be it hereby resolved that Council rise and go into a Public Meeting under the Planning Act to consider applications for Official Plan Amendment and Zone Change, OP25-08-1 & ZN1-25-05 (Matthew & Jacklynn Bowcott); and  
That Mayor Peterson Chair the Public Meeting.

**Carried**

The Planner presented the report, recommending that the Council of the Township of Blandford-Blenheim not approve the zone change and not to support the official plan amendment. The applicants and agent were present. Councillor Banbury asked what type of lands this type of application would be suited to. Planner Robson replied industrial parks or clusters is where other businesses of similar nature are located and surrounding uses are generally industrial in nature. Councillor Demarest asked if the zone change and official plan amendment are granted, if there is any limitation to growth of the businesses within the property. Planner Robson responded that, if approved, the application would have a special provision put on the zoning by-law in order to provide limitation for growth. Danieli Sikelero, Planner with Zelinka Priamo and agent, spoke regarding the application, specifically the location of the proposed facility and why it is not proposed to be in the existing cluster of buildings, citing physical constraints. Agent Sikelero spoke regarding the definition of On Farm Diversified Use (OFDU), specifically the definition of deadstock removal operation asking for the definition of animal crematorium to be added to the zoning by-law. Agent Sikelero spoke further regarding the proposed development justifying the proposed project area. Agent Sikelero spoke further regarding OFDUs, stating that they are of the opinion that it the proposal meets the criteria to qualify as an OFDU, and is appropriate and desirable for the subject lands. Mayor Peterson asked whether there are any more crematoriums in agricultural areas in Ontario. Agent Sikelero responded in that

she is not aware of any. Councillor Demarest asked if the applicant has considered any industrial zoned lands in the City of Woodstock. Applicant Bowcott spoke regarding the monopoly on the animal crematorium market. Applicant Bowcott spoke further regarding the specifics of the application, giving reason for the sizing, location, and the background work the applicants have put into this proposal. Applicant Bowcott spoke to the concerns of the public, as received due to the proposal. Sarah Pellatt, Air Quality Specialist with RWDI presented information regarding the application. Pellatt specifically presented the requirement for an Environmental Compliance Approval (ECA) for air and noise, detailing the steps to obtain an ECA for both air and noise. Councillor Demarest asked a question regarding smell to which Pellatt responded that there would be no smell. Dave Roberston, resident, spoke regarding his opposition to the application specifically citing the size of the proposal, duration of operations, zoning, traffic and damage to the road, and the watercourse on the proposed location, of which a local business draws water to irrigate their market crops. Robertson also spoke regarding air quality issues and limited government monitoring for the industry. Robertson spoke further regarding importation of diseased carcasses into the Township and quoted a Nutrient Management Act regulation. Applicant Bowcott, responded regarding disease, citing sterilization due to high heat. Applicant Bowcott further spoke regarding no plan to bring in any contaminated animals.

Applicant Bowcott noted the incinerator units would not be run constantly as they need to cool down and cycle. Applicant Bowcott noted that no more than four incinerators are proposed, as that is the maximum for gas service. Applicant Bowcott spoke to two Ontario animal crematoriums that are or were in agriculture zoned lands and considered OFDUs. Jen Glasser, resident, spoke in opposition of the application, citing zoning concerns, health and environmental impacts. Glasser spoke to further concerns regarding water quality and the removal of trees. Applicant Bowcott responded regarding trees being replanted. Cheryl Korniger, resident, asked regarding the zoning request and why the A2-sp is the proposed zone. Applicant Bowcott responded that the planning department required A2-sp so that an animal crematorium is only use possible of the lands. Korniger asked how long the incinerators would take to cool. Applicant Bowcott responded cool time is variable, depending on the unit. Korniger questioned potential noise. Pellatt responded that the decibels quoted in the study would be the maximum. Korniger cited concerns with the water and the creek on the property. Bob Shoemaker, resident, spoke to concerns regarding added traffic on Blandford Road as well as added costs with respect to fire response requirements. Director of Protective Services Davidson spoke to the shared service agreement with EZT. Shoemaker cited concerns with industrial fire costs. Director of Protective Services Davidson replied that insurance company would be used for cost recovery. Shoemaker stated that the proposed business could not be considered an OFDU in his opinion due to the fact that pets would be cremated at this facility. Carol Littlejohns, resident, spoke regarding the storage of ash that may as well as concerns regarding chemicals being administered to animals being cremated. Applicant Bowcott responded that if the ashes aren't returned to the owner, the unclaimed ashes go to facilities that

specialize in ash disposal. Applicant Bowcott further spoke to the high heat as a sterilization tool. Tyler Vollmerhausen, resident, spoke regarding water contamination concerns. Councillor Banbury asked what the regulations are around human crematoriums. Planner Robson spoke regarding human crematoriums, specifically that the municipality has to be a willing host. Pallett commented on the environmental concerns raised by Littlejohns. Councillor Banbury asked if the intent is for the property to host a pet cemetery. Applicant Bowcott responded in the negative. Mayor Peterson note the concerns are legitimate, but that Council must focus on the planning matter at hand.

**RESOLUTION 2025-10-01-04**

**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**

**7.a Public Meeting under the Planning Act, Official Plan Amendment & Zone Change**

**7.a.1 OP25-08-1 & ZN1-25-05, Matthew & Jacklynn Bowcott**

**RESOLUTION 2025-10-01-05**

**Moved by** - Councillor Banbury

**Seconded by** - Councillor Demarest

That the Council of the Township of Blandford-Blenheim advise County Council that the Township defer the decision regarding the application for the Official Plan Amendment (File No. OP25-08-1) submitted by Matthew and Jacklynn Bowcott for the lands legally described as Part Lot 6, Concession 6, as in 503194, Except Parts 8, 9, 10, 11, Registered Plan 41R-3091, S/T BD9457, Township of Blandford-Blenheim to include a site-specific policy to permit an animal crematorium as an On-Farm Diversified Use (OFDU); and further,

That the Council of the Township of Blandford-Blenheim defer the decision regarding the Zone Change Application (File No. ZN1-25-05) submitted by Matthew and Jacklynn Bowcott, whereby the lands described as Part Lot 6, Concession 6, as in 503194, Except Parts 8, 9, 10, 11, Registered Plan 41R-3091, S/T BD9457, Township of Blandford-Blenheim, be not rezoned at this time.

**Carried**

Council recessed at 6:25 p.m.

Council resumed at 6:35 p.m.

## **8. Delegations/Presentations**

- 8.a Meghan House, Senior Policy Planner, Oxford County Planning & Jamie Cook, Watson & Associates, re: Updates to the Oxford County Growth Forecasts and Land Needs Analysis**

**RESOLUTION 2025-10-01-06**

**Moved by -** Councillor Demarest

**Seconded by -** Councillor Banbury

Be it hereby resolved that the Presentation from Oxford County Planning and Watson and Associates regarding Updates to the Oxford County Growth Forecasts and Land Needs Assessment be received as information.

**Carried**

## **9. Correspondence**

- 9.a Specific**

- 9.b General**

- 9.b.1 County of Oxford, re: Updating the Implementation Policies of the Official Plan**

- 9.b.2 Oxford OPP Detachment Board 2, re: Minutes from the May 21, 2024 Meeting**

**RESOLUTION 2025-10-01-07**

**Moved by -** Councillor Demarest

**Seconded by -** Councillor Barnes

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

**Carried**

## **10. Staff Reports**

**10.a Ray Belanger, Chief Building Official, CBO-25-09 - Monthly Report**

**RESOLUTION 2025-10-01-08**

**Moved by** - Councillor Banbury

**Seconded by** - Councillor Demarest

Be it hereby resolved that Report CBO-25-09 be received as information.

**Carried**

**10.b Jim Borton, Director of Public Works, PW-25-16 - Monthly Report**

**RESOLUTION 2025-10-01-09**

**Moved by** - Councillor Banbury

**Seconded by** - Councillor Barnes

Be it hereby resolved that Report PW-25-16 be received as information; and further,

That Council direct staff to supply and apply dust suppressant in the affected areas of the Village of Princeton, as soon as possible.

**Carried**

**10.c Trevor Baer, Manager of Community Services, CS-25-17 - Capital Purchase – Arena Water Softener Replacement**

**RESOLUTION 2025-10-01-10**

**Moved by** - Councillor Demarest

**Seconded by** - Councillor Barnes

Be it hereby resolved that Report CS-25-17 be received as information; and further,

That Council authorize staff to proceed under the Township's Procurement Policy to purchase and install a new water softener at the Plattsville Arena, with funding to come from the Arena Reserve.

**Carried**

**10.d Trevor Baer, Manager of Community Services, CS-25-18 - Monthly Report**

**RESOLUTION 2025-10-01-11**

**Moved by** - Councillor Demarest

**Seconded by** - Councillor Barnes

Be it hereby resolved that Report CS-25-18 be received as information.

**Carried**

**10.e Denise Krug, Director of Finance, TR-13-25 - 2026 Budget Survey Results**

**RESOLUTION 2025-10-01-12**

**Moved by** - Councillor Banbury

**Seconded by** - Councillor Demarest

Be it hereby resolved that Report TR-25-13 be received as information.

**Carried**

**10.f Kevin Brandt, Communications Coordinator / Deputy Clerk, DC-25-13 - Installation of Third Flag Pole**

**RESOLUTION 2025-10-01-13**

**Moved by** - Councillor Barnes

**Seconded by** - Councillor Banbury

Be it hereby resolved that Report DC-25-13 be received as information; and,

That Council direct staff to include \$4,300 in a future budget cycle for the purchase and installation of a third flag pole at the Township Administration Office; and further,

That Council adopt a future revision to the Flag Protocol Policy, to include the installation of a third flag pole, as attached to Report DC-25-13.

**Carried**

**10.g Sarah Matheson, Director of Corporate Services / Clerk, DC-25-14 - Frivolous, Vexatious, or Unreasonable Complaints Policy**

**RESOLUTION 2025-10-01-14**

**Moved by** - Councillor Demarest

**Seconded by** - Councillor Banbury

Be it hereby resolved that Report DC-25-14 be received as information; and further,

That Council adopt the Frivolous, Vexatious or Unreasonable Complaints Policy, as attached to Report DC-25-14.

**Carried**

**11. Reports from Council Members**

Councillor Demarest congratulated the Drumbo Agricultural Society on the success of the 175th Drumbo Fair.

Mayor Peterson acknowledged the upcoming Fire Prevention Week and highlighted two Fire Safety Day events: one at the Bright Station on October 4, 2025, from 11:00 a.m. to 2:00 p.m., and one at the Plattsville Station on October 11, 2025, from 12:00 p.m. to 3:00 p.m.

Councillor Banbury provided an update on Remembrance Day ceremonies. It was agreed that Mayor Peterson will lay a wreath at the Drumbo Cemetery, Councillor Banbury will lay a wreath at the Princeton ceremony, Councillor Barnes at the Chesterfield ceremony, and Councillor Demarest at the Plattsville ceremony.

**12. Unfinished Business**

None.

**13. Motions and Notices of Motion**

None.

**14. New Business**

None.

**15. Closed Session**

**16. By-laws**

**16.a By-law 2515-2025, Being a By-law to confirm the proceedings of Council.**

**RESOLUTION 2025-10-01-15**

**Moved by -** Councillor Demarest

**Seconded by -** Councillor Barnes

Be it hereby resolved that the following By-law be now read a first and second time:  
a. By-law 2515-2025, Being a By-law to confirm the proceedings of Council.

**Carried**

**RESOLUTION 2025-10-01-16**



**Moved by** - Councillor Demarest

**Seconded by** - Councillor Banbury

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

a. By-law 2515-2025, Being a By-law to confirm the proceedings of Council.

**Carried**

**17. Other**

None.

**18. Adjournment and Next Meeting**

**RESOLUTION 2025-10-01-17**

**Moved by** - Councillor Demarest

**Seconded by** - Councillor Banbury

Whereas business before Council has been completed at 7:13 p.m.;

Be it hereby resolved that Council adjourn to meet again on Wednesday, October 15th, 2025 at 10:00 a.m. for the Council/Staff Capital Project Road Tour, with the Regular Meeting to begin at 4:00 p.m.

**Carried**

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Mark Peterson, Mayor

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Sarah Matheson, Clerk