

TOWNSHIPSHIP OF BLANDFORD-BLENHEIM

COUNCIL MEETING AGENDA

Wednesday, December 4th, 2024

Watch via Live Stream on Township's YouTube:

<https://www.youtube.com/channel/UCdKRV0GAEuFaGbwhRPzoEXA>

4:00 p.m.

1. Welcome

2. Call to Order

3. Approval of the Agenda

Recommendation:

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

4. Disclosure of Pecuniary Interest

5. Minutes

a. November 20th, 2024 Regular Meeting Minutes of Council

Recommendation:

That the minutes of the November 20th, 2024 Regular Meeting of Council be adopted, as printed and circulated.

6. Business Arising from the Minutes

7. Public Meetings

a. Public Meeting under the Planning Act, Zone Change

i. Application for Zone Change – ZN1-24-21, 2162037 Ontario Inc., southeast corner of the McQueen Street and Victoria Street West intersection

Recommendation:

That the Township of Blandford-Blenheim approve the zone change application submitted by 2162037 Ontario Inc., whereby the lands described as Part Lot 11, Lots 12 and 13, Plan 65, in the Township of Blandford-Blenheim, are to be rezoned from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-sp)' to permit the development of an undersized residential parcel.

ii. Application for Plan of Subdivision, Official Plan Amendment, and Zone Change SB21-02-1; OP21-06-1; and ZN1-21-01 – Tiffany Development

Corporation, north side of Oxford Road 29 (Oxford Street East), between Duke Street and Blenheim Road

Recommendation:

That the Township of Blandford-Blenheim approve-in-principle the zone change application (File No. ZN1-21-01) submitted by Tiffany Development Corporation, whereby a portion the lands described Part Lot 12, Concession 7, Parts 2 and 3, Registered Plan 41R-165, be rezoned from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp),' 'Recreational Zone (REC),' and 'Special Open Space Zone (OS-sp)' to facilitate a draft plan of subdivision for 47 single detached dwelling lots;

And that the Council of the Township of Blandford-Blenheim advise County Council that the Township supports the application for Official Plan Amendment (File No. OP21-06-1), submitted by Tiffany Development Corporation, for the lands described as Part Lot 12, Concession 7, Parts 2 and 3, Registered Plan 41R-165, to redesignate a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space.'

And further, that the Council of the Township of Blandford-Blenheim advise County Council that the Township supports the Draft Plan of Subdivision (File No. SB21-02-1), submitted by Tiffany Development Corporation, for the lands described Part Lot 12, Concession 7, Parts 2 and 3, Registered Plan 41R-165, consisting of 47 lots for single detached dwellings, a stormwater management block, a park block, the extension of Jarvis Street, and the construction of a new internal road connecting Oxford Road 29 (Oxford Street East) to Jarvis Street, subject to the conditions being met prior to final approval of the plan for registration, as outlined in Report CP2024-368.

8. Delegations / Presentations

None.

9. Correspondence

a. Specific

None.

b. General

- i. [Tracy Annett, General Manager, Upper Thames River conservation Authority, re: Draft 2025 Budget](#)

Recommendation:

That the general correspondence items be received as information.

10. Staff Reports

a. Adam Degier – Drainage Superintendent

i. [DS-24-20 – Petition for Drainage, Appointment of Engineer](#)

Recommendation:

That Report DS-24-20 be received as Information; and,

Whereas the Grand River Conservation Authority have not registered any comments to the petition for drainage work for the Part of Lot 17, Concession 12 (Blenheim), to modify and relocate the Hall Farm Branch of the Plattsville Drainage Works 2007 and Incorporate Storm Drains and Stormwater Management Systems from Westside Communities (Plattsville) Inc;

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

ii. [DS-24-21 – Monthly Report](#)

Recommendation:

That Report DS-24-21 be received as information.

b. Trevor Baer – Director of Community Services

i. [CS-24-17 – Monthly Report](#)

Recommendation:

That Report CS-24-17 be received as information.

c. Jim Borton – Director of Public Works

i. [PW-24-27 – Monthly Report](#)

Recommendation:

That Report PW-24-27 be received as information.

11. Reports from Council Members

12. Unfinished Business

13. Motions and Notices of Motion

14. New Business

15. Closed Session

a. Report CAO-24-45 - Advice that is subject to solicitor-client privilege, including communications necessary for that purpose. [s. 239 (2)(f)]

Re: Legal Advice

b. Report CAO-24-46– Personal matters about an identifiable individual, including municipal employees. [s. 239 (2)(b)]

Re: Legal Advice

16. By-laws

- a. 2466-2024, Being a by-law to establish the Corporation of the Township of Blandford-Blenheim Fees and Charges;
- b. 2467-2024, Being a By-law to appoint By-law Enforcement Officers;
- c. 2468-2024, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-13);
- d. 2469-2024, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-14);
- e. 2470-2024, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-15);
- f. 2471-2024, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-19);
- g. 2472-2024, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-21); and,
- h. 2473-2024, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-laws be now read a first and second time: 2466-2024, 2467-2024, 2468-2024, 2469-2024, 2470-2024, 2471-2024, 2471-2024, and 2473-2024.

Recommendation:

That the following By-laws be now given a third and final reading: 2466-2024, 2467-2024, 2468-2024, 2469-2024, 2470-2024, 2471-2024, 2471-2024, and 2473-2024.

17. Other

18. Adjournment and Next Meeting

Wednesday, December 18th, 2024 at 4:00 p.m.

Recommendation:

Whereas business before Council has been completed at _____ pm;

That Council adjourn to meet again on Wednesday, December 18th, 2024 at 4:00 p.m.

MINUTES

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

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

Staff: Baer, Belanger, Borton, Brick, Degier, Krug, Matheson, and Van Wyk.

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 Barnes

Be it hereby resolved that the agenda for the November 20th, 2024 Regular Meeting of Council be adopted, as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. November 6th, 2024 Minutes of Council

RESOLUTION #2

Moved by – Councillor Banbury

Seconded by – Councillor Young

Be it hereby resolved that the minutes of the October 2nd, 2024 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Public Meetings

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

RESOLUTION #3

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

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

.Carried

i. Applications for Minor Variance

MVA08-24, Adamkiewicz, 72 Wilmot St. S.

The Minutes can be found on the November 20th, 2024 Committee of Adjustment.

RESOLUTION #4

Moved by – Councillor Young
Seconded by – Councillor Demarest

Be it hereby resolved that the Committee rise at 4:21 p.m. and that the Open Council meeting resumes.

.Carried

b. Public Meeting under the Planning Act, Zone Change

i. Application for Zone Change – ZN1-24-20 (Arkink Farms Inc., 966558 Canning Road)

RESOLUTION #5

Moved by – Councillor Young
Seconded by – Councillor Banbury

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

ZN1-24-20 (Arkink Farms Inc.);

And that Mayor Peterson Chair the Public Meeting.

.Carried

The Planner presented the Report, recommending approval-in-principle. The applicant was not present. No one in the audience spoke for or against the application. No Member made comment or had questions.

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 Township of Blandford-Blenheim approve in principle the Zone Change Application submitted by Arkink Farms Inc. (File No. ZN1-24-20) whereby the lands described as Part Lots 20-21, Concession 14 (Blenheim), Part 2, 41R-863, Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-sp).'

.Carried

8. Delegations / Presentations

- a. Emily Sousa & April Nix, Policy Planners, Oxford County, re: Agricultural Zoning Review: Initiation of the updates to amend the Township Zoning By-law

RESOLUTION #8

Moved by – Councillor Demarest
Seconded by – Councillor Young

Be it hereby resolved that the Council of the Township of Blandford-Blenheim receive report CP 2024-347 for information; and,

That Blandford-Blenheim Township Council direct staff to proceed with initiating amendments to the Township Zoning By-Law under ss. 26(9) and S. 34 of the Planning Act, to support the implementation of the agricultural policies within the Oxford County Official Plan.

.Carried

9. Correspondence

- a. Specific

- i. Safe and Well Oxford Steering Committee, re: Ontario's Child Welfare Services sector need for funding

RESOLUTION #9

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that Council direct staff to prepare the necessary letter of support as requested by the Children's Aid Society of Oxford County.

.Carried

b. General

- i. 2025 Council Meeting Schedule for the Council of the Township of Blandford-Blenheim;
- ii. Doug Coppins, re: Riverside Cemetery (Inactive Cemetery in Blandford-Blenheim); and,
- iii. Marshall Chanda, Township of Blandford-Blenheim Resident, re: Parking at the Intersection of Centre Street and Oxford Street West in Drumbo.

RESOLUTION #10

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

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

.Carried

RESOLUTION #11

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that the correspondence from Marshall Chanda regarding parking at the intersection of Centre Street and Oxford Street West be received as information; and,

Further, that the Clerk of the Township of Blandford-Blenheim forward the information to the Oxford County Clerk for their consideration.

.Carried

10. Staff Reports

a. Drew Davidson – Director of Protective Services

- i. FC-24-22 – Monthly Report

RESOLUTION #12

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that Report FC-24-22 be received as information.

.Carried

b. Ray Belanger – Chief Building Official

- i. CBO-24-11 – Monthly Report

RESOLUTION #13

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report CBO-24-11 be received as information.

.Carried

c. Denise Krug – Director of Finance

- i. TR-24-16 – 2024 3rd Quarter Variance Report

RESOLUTION #14

Moved by – Councillor Young
Seconded by – Councillor Barnes

Be it hereby resolved that Report TR-24-16 be received as information.

.Carried

d. Josh Brick – Chief Administrative Officer

- i. CAO-24-44 – Safe and Well Oxford CSWBP – Inclusion Charter

RESOLUTION #15

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Report CAO-24-44 be received as information;
and,

That Council endorses the Safe and Well Oxford Community Safety and
Well-being Plan – Inclusion Charter in principle; and further,

That Council directs staff to provide an implementation workplan for
approval.

.Carried

11. Reports from Council Members

Councillor Banbury commended the Remembrance Day Ceremonies that occurred throughout the Township. Mayor Peterson concurred. Mayor Peterson noted the Purple Bench in Drumbo Park is now unveiled.

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

None.

15. Closed Session

None.

16. By-laws

RESOLUTION #16

Moved by – Councillor Young
Seconded by – Councillor Demarest

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

- a. 2464-2024, Being a By-law to amend the assessment schedules based on actual costs incurred for constructing the Mitchell Drain 2023; and.
- b. 2465-2024, Being a By-law to confirm the proceedings of Council.

.Carried

RESOLUTION #17

Moved by – Councillor Barnes
Seconded by – Councillor Banbury

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

a. 2464-2024, Being a By-law to amend the assessment schedules based on actual costs incurred for constructing the Mitchell Drain 2023; and.

b. 2465-2024, Being a By-law to confirm the proceedings of Council.

.Carried

17. Other Business

None.

18. Adjournment and Next Meeting

RESOLUTION #18

Moved by – Councillor Young

Seconded by – Councillor Barnes

Whereas business before Council has been completed at 4:56 p.m.;

Be it hereby resolved that Council adjourn to meet again on Wednesday, December 4th, 2024 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Sarah Matheson, 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 1-24-21 – 2162037 Ontario Inc.

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-sp)' to permit the development of a single detached dwelling on an undersized residential parcel in the Village of Princeton.
- Relief is required from the lot area and lot depth provisions of the Township Zoning By-law.
- Planning staff are satisfied that the proposal is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan respecting residential development in settlement areas.

DISCUSSION

Background

APPLICANT/OWNER: 2162037 Ontario Inc.
P.O. Box 16, Princeton, ON N0J 1V0

AGENT: J.B. Beaton
P.O. Box 459, Princeton, ON N0J 1V0

LOCATION:

The subject lands are described as Part Lot 11, Lots 12 and 13, Plan 65. The lands are located on the southeast corner of the McQueen Street and Victoria Street West intersection. The subject lands are not currently municipally addressed.

COUNTY OF OXFORD OFFICIAL PLAN:

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

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

Existing Zoning: Residential Type 1 Zone (R1)

Requested Zoning: Special Residential Type 1 Zone (R1-sp)

PROPOSAL:

The purpose of the application for zone change is to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-sp)' to permit the construction of a single detached dwelling with an attached garage on an existing undersized lot. The proposed dwelling would have a size of approximately 148.6 m² (1,600 ft²).

The R1 Zone typically requires a minimum lot area of 2,800 m² (30,140 ft²), a minimum lot frontage of 35 m (115 ft), and a minimum lot depth of 50 m (164 ft) where the lot is not connected to full municipal services. In the case of the subject lands, municipal water services are available in the Village of Princeton, but municipal sewer services are not. The subject lands comprise a lot area of approximately 1,812 m² (19,504.2 ft²), a lot frontage of 40.2 m (131.2 ft), and a lot depth of 45 m (147.6 ft). The subject lands were created through the registration of Plan 65 in 1861.

The subject lands are currently vacant of any buildings or structures and contain frontage on both McQueen Street and Victoria Street West in Princeton. Surrounding uses are predominately low-density residential development.

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

Plate 2 – Aerial Photography (2020), shows an aerial view of the subject lands.

Plate 3, Applicant's Sketch, identifies the proposed location of the single detached dwelling on the subject lands.

Application Review

2024 Provincial Planning Statement

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

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

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

As such, the PPS provides that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses. Which, among other matters, efficiently use land and resources and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

Section 3.6 of the PPS states that where municipal sewage and water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.

Official Plan

The subject lands are located within the Village of Princeton according to the County Official Plan. Within the Village designation, a range of land uses is permitted with the exception of multiple unit residential development involving more than two units. Appropriate infill development and intensification of land and buildings in rural settlements will be consistent with the level of municipal services.

It is an objective of the Official Plan to provide for a supply of residential land that is sufficient to accommodate the projected demand for the anticipated range of new dwelling types over the planning period. Low density residential development is permitted in the Village designation and includes those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes and converted dwellings. The density of residential development will be restricted by the land area required for the proper operation of individual private septic systems.

Section 6.2.2.1 of the Official Plan defines infill housing as the placement of new residential development into established built-up areas on vacant or underutilized land and establishes applicable review criteria for such development.

In order to efficiently utilize residential land, infill housing in the form of street oriented infilling will be supported in Villages. Further, to ensure street oriented infill projects are sensitive to the continuity of the existing residential streetscape, Area Council will ensure that the proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development in the immediate residential area.

In addition to the foregoing, the following criteria will apply to all infill proposals:

- Stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- Adequate off-street parking and outdoor amenity areas will be provided;
- The location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- Existing municipal services or private services and community facilities will be adequate to accommodate the proposed infill project;
- The extent to which the proposed development provides for the retention of any desirable vegetation or natural resources that contribute to the visual character of the surrounding area;

- All infill proposals will be evaluated as to the environmental impacts and constraints associated with the proposed development in accordance with Section 3.2, as well as to the potential effect of the development on heritage resources (Section 3.2.7.5); and,
- Compliance of the proposed development with the provisions of the Zoning By-law of the Area Municipality and other municipal by-laws.

The Official Plan promotes appropriate infill development and intensification of land and buildings in rural settlement areas, consistent with the level of municipal services available. Within the Village designation, a range of land uses are permitted with the exception of multiple unit residential development involving more than two units.

Zoning By-law

The subject lands are currently zoned 'Residential Type 1 Zone (R1)' in the Township of Blandford-Blenheim Zoning By-law. The R1 zone requires a minimum lot area of 2,800 m² (30,140 ft²), minimum lot frontage of 35 m (114.8 ft), and minimum lot depth of 50 m (164 ft), and permits a single detached dwelling in accordance with the above provisions.

The applicant is proposing to recognize the existing lot area of 1,812 m² (19,504.2 ft²) and lot depth of 45 m (147.6 ft) to facilitate the development of a single detached dwelling, as shown on Plate 3 of Staff Report No. 2024-365. The lands currently contain a lot frontage of 40.2 m (131.2 ft), which complies with the minimum frontage of 35 m (114.8 ft) required for R1 zoned lands.

Agency Comments

The Township Director of Public Works has indicated no concerns but did outline that an entrance permit will be required and that corner lot site lines will need to be confirmed.

The Oxford County Public Works Department, the Township Chief Building Official, and Canada Post have indicated no concerns with the proposal.

Public Consultation

Notice of a Complete Application for the proposal was circulated to neighbouring property owners on November 1, 2024 and the Notice of a Public Meeting was circulated on November 14, 2024 in accordance with the requirements of the Planning Act. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The application for zone change proposes to rezone the subject lands to permit the development of a single detached dwelling with an attached garage on an existing undersized lot. It is proposed that the dwelling would be approximately 148.6 m² (1,600 ft²) in size. The applicant has also provided a septic analysis to the Township which demonstrates that the proposed dwelling can be accommodated on a private septic system on the subject lands.

Planning staff have reviewed the application under the policy direction of the Provincial Planning Statement (PPS) and the Official Plan.

With regard to the PPS, staff are satisfied that the effect of the proposed rezoning will be the development of vacant land for a new residential use within the designated settlement area of the Village of Princeton. The proposal is consistent with the intent of the PPS with respect to providing for the efficient use of lands within a settlement area, as it will facilitate the utilization of an existing undersized lot for residential infill development.

Planning staff are also of the opinion that the proposal maintains the general intent and purpose of the Official Plan with respect to encouraging residential intensification within designated settlement areas. The proposal would constitute a residential infill and meet the applicable criteria for infill proposals in Villages on partial municipal services (i.e. water only), as contained in the Plan. The following commentary provides further detail on how the above noted PPS and OP policies and criteria are addressed in this particular case.

Staff are of the opinion that proposed residential use will be compatible with surrounding residential land uses along Victoria Street West and McQueen Street and will have minimal impact on the existing character of the area. The immediate neighbourhood is comprised of a variety of lot sizes and configurations and the size of the proposed single detached dwelling in relation to the lot area should ensure there is sufficient landscape open space for drainage and amenity space purposes.

For background, it is noted that the current minimum lot area for private sewage services in the Township's Zoning By-law was established with the intent of ensuring lots are generally of sufficient size to accommodate a typical dwelling with a conventional septic system. It is noted that this minimum lot area is similar to that in other jurisdictions, however, is still considerably less than the typical minimum lot size of 1 ha (2.47 ac) set out in current Provincial guidelines (i.e. Guideline D-5.4 – Standards for Individual On-Site Sewage Systems).

Typically, a hydrogeological study would be required as part of the supporting information for a zoning by-law amendment to permit the creation of a lot less than the minimum required lot area. The hydrogeological study would confirm the availability of potable water, location of water table, soil types, and the ability of the soil to accommodate a private onsite sewage disposal system. The study would recommend a minimum lot size to accommodate the sewage disposal system and provide appropriate attenuation of nitrates. In this instance, there is no opportunity to increase the lot area as such, a hydrogeological study was not required.

In this instance, the determination of whether the development on an existing lot on private septic services is appropriate from a private services perspective will be based on confirmation from the Chief Building Official that the septic system for the proposed development meets the requirements of the Ontario Building Code Act, and the assumption that such system will be installed and maintained appropriately.

It is recognized that the subject lands are undersized with respect to the minimum lot area and depth provisions of the Zoning By-law. However, given that it is an existing lot of record (i.e. created before the current zoning standard was established), it can be considered somewhat differently than a new residential lot from a zoning perspective. In this case, the proposed dwelling design is known and is modest in size and the Township Chief Building Official (CBO) has reviewed the soil analysis and proposed on-site private sewage system. The CBO is satisfied that a Building Permit can be issued for the proposed residential dwelling and septic system on this lot, if the requested zone change is approved.

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

RECOMMENDATIONS

It is recommended that the Council of the Township of Blandford-Blenheim approve the zone change application submitted by 2162037 Ontario Inc., whereby the lands described as Part Lot 11, Lots 12 and 13, Plan 65, in the Township of Blandford-Blenheim, are to be rezoned from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-sp)' to permit the development of an undersized residential parcel.

SIGNATURES

Authored by: *'original signed by'*

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission by: *'original signed by'*

Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

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

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



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

October 25, 2024



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 13 26 Meters

NAD_1983_UTM_Zone_17N



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October 25, 2024

OCT 23 2024

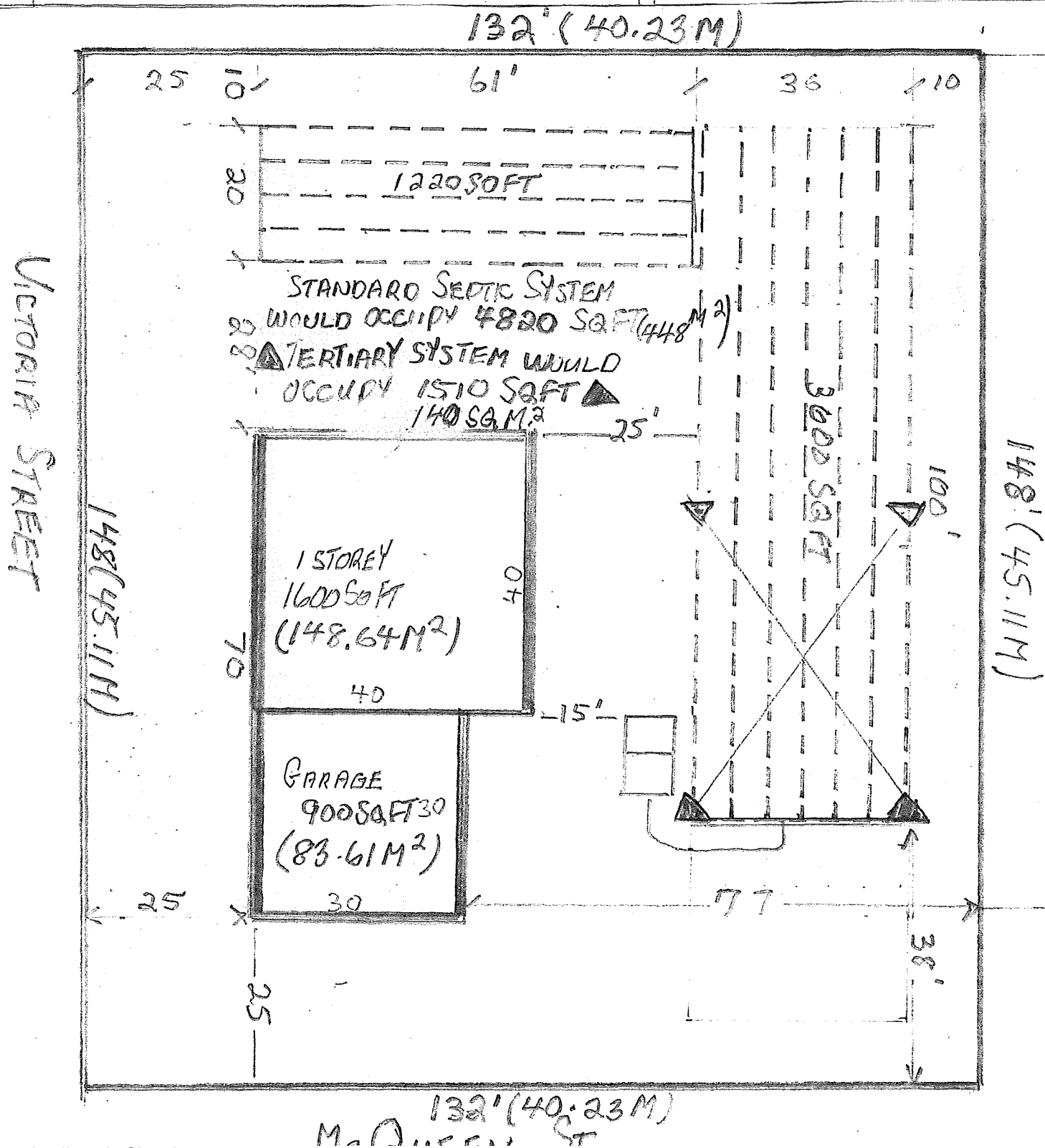
LOT 15 122 X 148: 19526 SQFT
(1814.95 SQM.)

PROPOSED SITE + SEPTIC PLAN FOR

2162037 ONTARIO INC
PO BOX 16
PRINCETON, ON N0J 1V0

PROPERTY DESCRIPTION

VICTORIA ST W
PLAN 65 LOT 12, 13 PT LOT 11
REG
0.45AC 148.00FR 132.00D



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

From: Dustin Robson, Development Planner, Community Planning

Applications for Plan of Subdivision, Official Plan Amendment, and Zone Change SB21-02-1; OP21-06-1; and ZN1-21-01 – Tiffany Development Corporation

REPORT HIGHLIGHTS

- The Official Plan Amendment Application proposes the re-designation of a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate an initial phase of a residential draft plan of subdivision.
- The Draft Plan of Subdivision Application proposes an initial phase consisting of approximately 5.5 ha (13.6 ac) and includes 47 lots for single detached dwellings and 15 townhouse residential units to be serviced by municipal water and wastewater services.
- A Zone Change Application has also been received to rezone a portion of the subject lands from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp),' 'Special Residential Type 3 Zone (R3-sp),' and 'Special Open Space Zone (OS-sp).'
- Planning staff are recommending that Township Council support the proposal, with some recommended modifications, as it is consistent with the Provincial Planning Statement and the Official Plan with respect to low and medium residential development through a draft plan of subdivision within a serviced settlement.

DISCUSSION

Background

APPLICANT/OWNER:

Tiffany Development Corporation
836 Normandy Drive, Woodstock, ON N4T 0E6

AGENT:

GSP Group Inc.
201-72 Victoria Street South, Kitchener, ON N2G 4Y9

LOCATION:

The subject lands are described as Part Lot 12, Concession 7, Parts 2 and 3, Registered Plan 41R-165, in the Township of Blandford-Blenheim. The lands are located on the north side of Oxford Road 29 (Oxford Street East), between Duke Street and Blenheim Road. The lands are

currently not municipally addressed.

COUNTY OF OXFORD OFFICIAL PLAN:

EXISTING

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

PROPOSED

Schedule 'C-3'	County of Oxford Settlement Strategy Plan	Village
Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	Settlement
Schedule 'B-3'	Village of Drumbo Land Use Plan	Open Space, Low Density Residential, and Medium Density Residential

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

Existing Zoning:	Special Development Zone (D-8) and Special General Agricultural Zone (A2-29)
Proposed Zoning:	Special Residential Type 1 Zone (R1-sp), Special Residential Type 3 Zone (R3-sp), and Special Open Space Zone (OS-sp)

PROPOSAL:

The proposed draft plan of subdivision proposes an initial phase consisting of 47 lots for single detached dwellings and 15 townhouse residential units over two residential blocks, to be serviced by municipal water and wastewater services. A block for parkland and a block for stormwater management purposes are also being proposed, as is an extension to Jarvis Street, and the construction of a new internal road connecting Oxford Road 29 (Oxford Street East) to Jarvis Street.

The Official Plan Amendment Application proposes the re-designation of a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate Phase 1.

A Zone Change Application has also been received to rezone the Phase 1 lands from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp),' 'Special Residential Type 3 Zone (R3-sp),' and 'Special Open Space Zone (OS-sp).' Special provisions are required to permit reduced lot frontages, lot depths, yard depths, and increased lot coverage. The remaining land would continue to be zoned 'Special

Development Zone (D-8).'

The entirety of the subject lands is approximately 14.5 ha (36 ac) in area and the lands are currently vacant of any buildings or structures. The proposed Phase 1 would comprise of approximately 5.5 ha (13.6 ac).

Surrounding land uses include single detached dwellings to the west and south and agricultural operations to the north and east.

A Planning Justification Report, Functional Servicing Report, Archeological Assessment, and Stormwater Management Report have been submitted in support of the applications.

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

Plate 2, Aerial Photography (2020) provides an aerial view of the subject lands and surrounding uses with the existing zoning.

Plate 3, Existing Official Plan Designations illustrates the land use designations of the subject lands and surrounding area

Plate 4, Proposed Official Plan Designations illustrates the proposed land use designations of the subject lands.

Plate 5, Proposed Draft Plan of Subdivision (Phase 1) illustrates the draft plan of subdivision layout and lot configurations as proposed, with Phase 1 outlined.

Plate 6, Recommended Draft Plan of Subdivision (Phase 1) illustrates the draft plan of subdivision layout and lot configurations as proposed, including the proposed zoning for Phase 1 that is recommended by Planning staff.

Application Review

2024 Provincial Planning Statement

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

The policies of Section 2.3 direct that sufficient land shall be made available to accommodate an appropriate range and mix of land uses (including residential and commercial uses) to meet projected needs for the planning period. Section 2.3.1 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 2.1 of the PPS sets out policies which are intended to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future

residents. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment and if necessary, lands which are designated and available for residential development.

The PPS also states in Section 3.6 that municipal sewage and water systems are the preferred form of servicing for settlement areas and that intensification and redevelopment within settlement areas on existing municipal services should be promoted, wherever feasible.

With respect to planning for stormwater management, the PPS directs that development shall minimize or, where possible, prevent increases in contaminant loads, minimize changes in water balance and erosion, not increase risks to human health and safety and property damage, maximize the extent and function of vegetative and pervious surfaces and promote stormwater management best practices.

Official Plan

The subject lands are located within the Village of Drumbo, designated as 'Serviced Village' and 'Settlement' according to Schedule "C-3" County of Oxford Settlement Strategy Plan and Schedule "B-1" Township of Blandford-Blenheim Land Use Plan, respectively, and further designated as 'Low Density Residential' according to Schedule "B-3" Village of Drumbo Land Use Plan.

According to Section 2.1.1 (Growth Management), to manage growth, it is a strategic initiative of the Official Plan to ensure designated growth settlements are developed with efficient land use patterns and densities to minimize land consumption, to control infrastructure costs, and to limit growth pressure in rural areas. Further, Section 4.1 (Strategic Approach) states that the County shall aim to ensure existing designated land supplies and infrastructure will be efficiently utilized, including achievement of intensification targets, prior to designating new areas for growth.

Section 4.2.2.4 (Serviced Villages) directs that serviced villages are settlements characterized by a broad range of uses and activities which have been developed or are proposed for development on centralized wastewater and water supply facilities.

Section 6.2.1 (Objectives for Rural Settlement Residential Designations) states that compact urban form and residential infilling, as well as a range of housing types, shall be promoted in all rural settlement areas where appropriate given the level of infrastructure available.

Further, the Official Plan (Section 6.2.2) directs that Low Density Residential areas in serviced villages are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings, and street fronting townhouses.

The Official Plan establishes Drumbo specific densities for Low Density Residential areas with a minimum net residential density of 18 units per hectare (6 units per acres) and a maximum net residential density of 25 units per hectare (10 units per acre). Net residential development is defined as the number of housing units per hectare of residentially designated lands, exclusive of lands required for open space, environmentally sensitive areas, and transportation and servicing infrastructure, including stormwater management.

Section 6.2.3 (Medium Density Residential Areas) directs that Medium Density Residential areas in serviced villages are those lands primarily developed or planned for low profile multiple unit

development that exceeds densities established for Low Density Residential areas, and further, all proposed for Medium Density Residential development shall be subject to Site Plan Control.

Developments proposed for Medium Density Residential areas require an amendment to the Official Plan, subject to the following criteria:

- The property abuts a major road, such as a County Road or Provincial Highway, or will be situated such that movements from the site do not flow through any adjoining Low Density Residential areas;
- The property will be in close proximity to community serving facilities such as schools, shopping facilities and recreational and open space areas;
- The proposal shall be fully serviced by centralized water and wastewater facilities and storm sewers, power and gas distribution facilities will be available to accommodate the proposed development;
- Stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- The size, configuration and topography of the site is such that there is sufficient flexibility in site design to mitigate adverse impacts on the amenities and character of any adjacent Low Density Residential areas through adequate buffering and screening;
- The location of vehicular access points and the likely impacts of traffic generated by the proposal on adjacent streets has been assessed and is acceptable;
- Adequate off-street parking and outdoor amenity areas can be provided; and,
- The effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated.

The Official Plan establishes Drumbo specific densities for Medium Density Residential areas with a minimum net residential density of 26 units per hectare (11 units per acre) and a maximum net residential density of 50 units per hectare (20 units per acre).

Section 10.3.3 (Plans of Subdivision and Condominium) identifies that County Council and Area Councils will evaluate applications for a plan of subdivision on the basis of the requirements of the *Planning Act* as well as criteria, including, but not limited to:

- The plan effectively accommodates environmental resources and mitigates environmental constraints in accordance with the relevant Official Plan policies;
- The plan is designed to reduce negative effects on surrounding land uses, including transportation networks and significant environmental features;
- The plan is designed to be integrated with adjacent developments; and,
- The plan is designed to be compatible with the natural features and topography of the lands, extensive areas of cut and fill will be discouraged.

The Official Plan further requires that, as a condition of draft plan approval, County Council will require the applicant to satisfy conditions prior to final approval and registration of the plan. Should the conditions not be met within the specified time period, the draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, Council shall require that the applicant enter into a subdivision agreement with the Township and, where necessary, the County, prior to final approval of the plan.

Zoning By-law

The subject lands are currently zoned 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' according to the Township's Zoning By-law. The Zone Change Application proposes to rezone a portion of the subject lands from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp),' 'Special Residential Type 3 Zone (R3-sp),' and 'Special Open Space Zone (OS-sp).'

The 'R1' zone permits single detached dwellings and related uses, such as converted dwellings, home occupations, and garden suites. The 'R1' zone requires a minimum lot area of 450 m² (4,844 ft²), minimum lot frontage of 15 m (49.2 ft), minimum lot depth of 30 m (98.4 ft), minimum rear yard of 7.5 m (24.6 ft), and minimum interior side yard of 1.2 m (3.9 ft), where a property is served by sanitary sewers and public water supply.

The 'R3' zone permits a maximum of 8 dwelling units per townhouse building, a minimum 3 m (9.8 ft) interior side yard, a maximum 40% lot coverage, a minimum 30% landscaped open space, a maximum height of 11 m (36.1 ft), and establishes minimum lot area and frontages for interior units, exterior units, and corner units.

The 'OS' zone permits conservation projects, flood control works, a picnic area, a passive use park, or a public use. The minimum lot frontage is 20 m (65.6 ft), the minimum lot area is 2,000 m² (21,528.5 ft²), and the minimum lot depth is 30 m (98.4 ft).

The applicant proposes to rezone a portion of the subject lands from 'Development Zone (D-8)' and 'General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp)' to permit the development of 47 lots for single detached dwellings.

The following special provisions are being proposed for the R1-sp zone:

R1-sp Special Provisions		
<u>Provision</u>	<u>Required</u>	<u>Proposed</u>
Minimum Frontage (Interior Lot)	15 m (49.2 ft)	12 m (39.4 ft)
Minimum Frontage (Corner Lot)	20 m (65.6 ft)	15 m (49.2 ft)
Minimum Lot Area (Interior Lot)	450 m ² (4,843.7 ft ²)	360 m ² (3,875 ft ²)
Minimum Lot Area (Corner Lot)	600 m ² (6,458.3 ft ²)	450 m ² (4,843.9 ft ²)
Minimum Front Yard Depth	7.5 m (24.6 ft)	6.5 m (21.3 ft)
Minimum Exterior Side Yard Width	7.5 m (14.7 ft)	4.5 m (14.7 ft)
Maximum Lot Coverage	40%	45%
Minimum Setback from County Road Centreline	22 m (72.1 ft)	19 m (62.3 ft)

The applicant proposes to rezone a portion of the subject lands from 'Development Zone (D-8)' and 'General Agricultural Zone (A2-29)' to 'Special Residential Type 3 Zone (R3-sp)' to permit the development of 15 lots for street townhouses.

The following special provisions are being proposed for the R3-sp zone:

R3-sp Special Provisions		
<u>Provision</u>	<u>Required</u>	<u>Proposed</u>
Minimum Front Yard Depth	7.5 m (24.6 ft)	6.5 m (21.3 ft)
Minimum Interior Side Yard Width	3 m (9.8 ft)	1.2 m (3.9 ft)
Maximum Lot Coverage	40%	50%

The applicant proposes to rezone a portion of the subject lands from 'Development Zone (D-8)' and 'General Agricultural Zone (A2-29)' to 'Special Open Space Zone (OS-sp)' to permit a stormwater management block. A site-specific zoning provision is proposed for the 'OS' zone to reduce the minimum lot frontage from 20 m (65.6 ft) to 6 m (19.7 ft).

Agency Comments

Enbridge requests that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Canada Post has provided a number of conditions of draft approval, which have been incorporated as recommended conditions of draft approval.

The County of Oxford Public Works Department has provided a number of conditions of draft approval, which have been incorporated as recommended conditions of draft approval. While adequate service currently exists to facilitate the entirety of the proposed Phase 1, the County's Public Works Department has advised that it does not support the proposed Phase 1 consisting of 62 residential units. The Department is, however, agreeable to Phase 1 consisting of 47 residential units. The Department has advised that they are willing to be flexible for Phase 1 in regard to allowing more units than the protocol allows, which is 25 units, in order to facilitate the looping of the systems from Oxford Road 29 (Oxford Street East) and Jarvis Street. They advise that adding an additional 15 units, bringing the total number of units in Phase 1 to 62 units, would be too great of a deviation from the protocol's allowance of 25 units to be supportable.

The Township Director of Public Works, Southwestern Public Health, Hydro One, and Rogers have indicated no concerns or objections regarding the proposed zoning amendment.

Public Consultation

Notice of a Complete Application for the proposal was circulated to neighbouring landowners on June 22, 2021 and the Notice of a Public Meeting was circulated on November 14, 2024 in accordance with the requirements of the Planning Act. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The proposed applications are intended to facilitate a residential development in the Village of Drumbo, consisting of single detached and townhouse dwelling units, an extension to Jarvis Street, the creation of a new internal road connecting Jarvis Street and Oxford Road 29 (Oxford Street East), a new parkland block, and a stormwater management block.

A Planning Justification Report, Functional Servicing Report, Archeological Assessment, and Stormwater Management Report have been submitted in support of the applications.

Provincial Planning Statement

As the proposed draft plan of subdivision is located within a designated settlement area and will be serviced by municipal water and wastewater facilities, the development represents an efficient use of lands designated for residential purposes and municipal services. The development also provides for alternative housing types in the Village of Drumbo, while maintaining compatibility with existing residential uses in the surrounding neighbourhood. As such, Planning staff are of the opinion that the proposed development is consistent with the relevant PPS policies respecting residential development in settlement areas. The proposed development will provide for land uses that are compatible with the surrounding residential and agricultural uses.

Details of the proposed infrastructure were provided in a Functional Servicing Report, submitted in support of the applications. In light of the comments received from various agencies (i.e. Township of Blandford-Blenheim and the County of Oxford Department of Public Works), and subject to conditions of approval to ensure review and approval of technical details, Planning staff are satisfied that infrastructure and public facilities are available to accommodate the initial phase of the development.

Official Plan

As previously noted, the Official Plan establishes minimum and maximum net densities for Low Density Residential areas of 18-25 units per hectare (6-10 units per acre) and 26-50 units per hectare (11-20 units per acre) for Medium Density Residential areas. The proposed development would result in an overall net residential density of approximately 19 units per hectare (7.6 units per acre) for lands designated as Low Density Residential and approximately 46.5 units per hectare (18.7 units per acre) for lands designated as Medium Density Residential, consistent with the residential net density allowances established in the Official Plan.

Staff are also of the opinion that the location of the proposed Medium Density Residential designation is appropriate. The proposed Medium Density Residential blocks will be located within walking distance from several amenities within the Village of Drumbo. The blocks would be approximately 600 m (1,968.5 ft) from Blenheim District Public School and approximately 450 m (1,476.3 ft) from the Village Downtown. The blocks would also be in immediate proximity to the parkland block that would be created as part of Phase 1 of the proposed subdivision. Further, the Medium Density Residential blocks would be within proximity of Oxford Road 29 (Oxford Street East), a County Road, which would result in most traffic using an arterial road rather than using existing local roads.

With regard to the specific review criteria for plans of subdivision (Section 10.3.3), the County of Oxford Department of Public Works has advised that sufficient municipal water and wastewater capacity is available but will be subject to confirmation by the Public Works Department prior to registration of the phase. Community facilities and utility infrastructure exist in the surrounding Village of Drumbo, and the existing road network will be extended to permit access to the site. Planning staff are of the opinion that the proposal represents an efficient use of existing services and lands designated for residential use, and the proposed single detached and townhouse dwellings will provide a mix of housing types while remaining compatible with surrounding residential uses.

Oxford County's Water and Wastewater Capacity Protocol for Residential Development (the 'protocol') allows for 25 units to be granted servicing at any one time. The purpose of the protocol is to ensure servicing is allocated responsibly and fairly amongst various development projects. In municipal systems that have a finite amount of servicing allocation available, such as the Drumbo Wastewater Treatment Plant, the protocol is an important tool in ensuring that allocation is provided in a logical and equitable way.

While adequate service currently exists to facilitate the entirety of the proposed Phase 1, the County's Public Works Department has advised that it does not support the proposed Phase 1 consisting of 62 residential units. The Department is, however, agreeable to Phase 1 consisting of 47 residential units. The Department has advised that they are willing to be flexible for Phase 1 in regard to allowing more units than the protocol allows, which is 25 units, in order to facilitate the looping of the systems from Oxford Road 29 (Oxford Street East) and Jarvis Street. They advise, however, that adding an additional 15 units, bringing the total number of units in Phase 1 to 62 units, would be too great of a deviation from the protocol's allowance of 25 units to be supportable from their standpoint.

Township Zoning By-law

The applicant proposes to rezone a portion of the subject lands from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp)' to permit the development of 47 lots for single detached dwellings.

The purpose of the lot area and lot frontage requirements is to ensure that sufficient space is maintained on the lands for the development of a single detached dwelling, while providing sufficient area for off-street parking, amenity space, grading, and drainage. Planning staff are satisfied that despite the requested reductions to the lot area and lot frontage that the lots will be sufficiently large enough to accommodate a building envelope for single detached dwellings while maintaining adequate front and rear yard depths, amenity space, off-street parking, and drainage.

Concerning the required 7.5 m (24.6 ft) setback to an exterior lot line for the R1 zone, the purpose of the minimum required exterior side yard provision is to ensure that there is adequate separation between structures or buildings on the lot and the public road allowance. The Township Director of Public Works has reviewed the plans, including the request for a reduced exterior side yard width of 4.5 m (14.7 ft), and has not advised of any expected impacts to road maintenance, sight lines, or snow clearing on the municipal right-of-way.

The applicant has requested a reduction to the required minimum front yard depth from 7.5 m (24.6 ft) to 6.5 m (21.3 ft). The Township Zoning By-law sets minimum parking space dimensions of 5.5 m (18 ft) by 2.7 m (8.9 ft) when not abutting a wall while also requiring a 1 m (3.3 ft) setback from a parking space and a front yard lot line. The proposed 6.5 m (21.3 ft) front yard depth would allow for these parking requirements to be accommodated. Planning staff are of the opinion that the proposal is supportable given this.

The applicant is also proposing to rezone a portion of the subject lands from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 3 Zone (R3-sp)' to permit the development of 15 townhouse units over two residential blocks. A requested special provision for the 'R3' zoning is the reduction of the minimum interior side yard width for end units from 3 m (9.8 ft) to 1.2 m (3.9 ft). Staff are of the opinion that 1.2 m (3.9 ft) is sufficient to facilitate access to the rear yard of the residential units and to accommodate utility easements, should any be necessary.

Similar to the R1-sp zoning, the applicant is also requesting a reduction in the required minimum front yard depth from 7.5 m (24.6 ft) to 6.5 m (21.3 ft). Staff are of the opinion that like the proposed R1-sp front yard depth provision, the front yard depth proposed for the R3-sp zone would allow for the legal parking spaces to be accommodated. Planning staff are of the opinion that the proposal is supportable given this.

The land to be used for the stormwater management facility is proposed to be rezoned from 'Special Development Zone (D-8)' to 'Special Open Space Zone (OS-sp).' The requested special provision is to permit a reduced minimum lot frontage from 20 m (65.6 ft) to 6 m (19.7 ft). Given that the proposed stormwater management facility has been reviewed by the Township and the Township's engineering consultant and no concerns have been raised regarding the location or lot frontage, staff are satisfied that the proposed minimum lot frontage of the 'OS-sp' zone is sufficient.

Under the *Planning Act* municipalities have the authority to take up to 5% of the land included in a residential draft plan of subdivision, provided it is to be used for parkland or public recreation purposes. The developer is proposing to include a 0.46 ha (1.14 ac) block in Phase 1, which would be conveyed to the Township to be used as parkland. The conveyance of 0.46 ha (1.14 ac) for parkland would represent 4.98% of the land to be used for the residential subdivision, should it be built out in its entirety. The proposal is to convey parkland for the entirety of the planned subdivision rather than have parkland taken at each individual phase. Staff support this approach as to take parkland at each individual phase would result in small parkettes being created each time or it would be taken as cash-in-lieu. While parkettes do have benefits, Planning staff believe that a wider range of opportunities is available to the Township with one larger park. Should the parkland block be accepted, Staff recommend that the block be zoned 'Recreational Zone (REC)' which permits uses such as arenas, parks, playgrounds, and sports fields.

Servicing

It shall be noted that two of the 47 lots for single detached dwellings will also be used to accommodate a turning circle for the foreseeable future. Through discussions with the Township Public Works Department and the Township's Engineering Consultant, a temporary turning circle was identified as being required at the eastern extent of Street C to accommodate snow removal and garbage collection.

For Council's information, the Drumbo Wastewater Treatment Plant recently underwent an upgrade to increase the capacity to accommodate the equivalent of approximately 150 additional dwelling units. In order to ensure an equitable and transparent process for the allocation of servicing capacity to development proposals throughout the Village of Drumbo, staff are recommending that draft plans of subdivision within Drumbo be appropriately phased, in accordance with the County's Water and Wastewater Capacity Protocol for Residential Development. This approach ensures that multiple developers have an opportunity to proceed with their projects on a phase-by-phase basis, rather than simply allowing the entirety of the capacity to be allocated to one project, which may not necessarily proceed in a timely manner. As such the applicant will be required to come back to Township and County Councils for approval for additional phases of development on the subject lands, once the first phase is substantially built out. The availability of sufficient wastewater treatment capacity will be required to be confirmed by the Oxford County Public Works Department for each phase.

As previously noted, while adequate service currently exists to facilitate the entirety of the proposed Phase 1, the County's Public Works Department has advised that it does not support the proposed Phase 1 consisting of 62 residential units. The Department is, however, agreeable

to Phase 1 consisting of 47 residential units. The Department has advised that they are willing to be flexible for Phase 1 in regard to allowing more units than the protocol allows, which is 25 units, in order to facilitate the looping of the systems from Oxford Road 29 (Oxford Street East) and Jarvis Street. They advise that adding an additional 15 units, bringing the total number of units in Phase 1 to 62 units, would be too great of a deviation from the protocol's allowance of 25 units to be supportable.

Considering the foregoing, Planning staff are recommending that the submitted Official Plan Amendment application be supported as presented. Staff are satisfied that the application is consistent with the policies of the Provincial Planning Statement and is in-keeping with the strategic initiatives and objectives of the Official Plan respecting development in designated settlement areas and can be supported from a planning perspective.

In consideration of Oxford County Public Works' concerns, Planning staff are recommending that the submitted zone change application and application for draft plan of subdivision not be supported as presented. Planning staff are, however, recommending support for both the zone change application and application for draft plan of subdivision with a modified number of residential units, which would be 47 units, as shown on Plate 6 of Report No. CP2024-368.

RECOMMENDATIONS

That the Council of the Township of Blandford-Blenheim approve-in-principle the zone change application (File No. ZN1-21-01) submitted by Tiffany Development Corporation, whereby a portion the lands described Part Lot 12, Concession 7, Parts 2 and 3, Registered Plan 41R-165, be rezoned from 'Special Development Zone (D-8)' and 'Special General Agricultural Zone (A2-29)' to 'Special Residential Type 1 Zone (R1-sp),' 'Recreational Zone (REC),' and 'Special Open Space Zone (OS-sp)' to facilitate a draft plan of subdivision for 47 single detached dwelling lots;

And that the Council of the Township of Blandford-Blenheim advise County Council that the Township supports the application for Official Plan Amendment (File No. OP21-06-1), submitted by Tiffany Development Corporation, for the lands described as Part Lot 12, Concession 7, Parts 2 and 3, Registered Plan 41R-165, to redesignate a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space.'

And further, that the Council of the Township of Blandford-Blenheim advise County Council that the Township supports the Draft Plan of Subdivision (File No. SB21-02-1), submitted by Tiffany Development Corporation, for the lands described Part Lot 12, Concession 7, Parts 2 and 3, Registered Plan 41R-165, consisting of 47 lots for single detached dwellings, a stormwater management block, a park block, the extension of Jarvis Street, and the construction of a new internal road connecting Oxford Road 29 (Oxford Street East) to Jarvis Street, subject to the following conditions being met prior to final approval of the plan for registration:

1. This approval applies to Phase 1 of the draft plan of subdivision submitted by Tiffany Development Corporation, (File No. SB 21-02-1) and prepared by Stanford Consulting and Design, as shown on Plate 6 of Report No. CP2024-368 and comprising lands described as Part Lot 12, Concession 7, Parts 2 and 3, Registered Plan 41R-165, consisting of 47 lots for single detached dwellings, a block for stormwater management purposes, the

extension of Jarvis Street, and a new internal road connecting Oxford Road 29 (Oxford Street East) to Jarvis Street.

2. The owner shall agree, in writing, to satisfy all requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks, and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Blandford-Blenheim.
3. The Owner shall enter into a subdivision agreement with the Township of Blandford-Blenheim and this agreement shall be registered by the Township against the land to which it applies.
4. The subdivision agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of Blandford-Blenheim.
5. If required, the Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of Blandford-Blenheim.
6. The road allowances included in the draft plan of subdivision shall be dedicated as public highways, free of all encumbrances and costs, to the satisfaction of the Township of Blandford-Blenheim.
7. The streets included in the draft plan of subdivision shall be named, to the satisfaction of the Township of Blandford-Blenheim.
8. The Owner agrees in writing to ensure the new local streets on this subdivision plan is connected to Jarvis Street and Oxford Road 29 (Oxford Street East) at no cost to the Township, to the satisfaction of the Township of Blandford-Blenheim.
9. The Owner agrees in writing, that 0.3 meter (1 foot) reserves shall be conveyed to the Township as required, free of all costs and encumbrances, to the satisfaction of the Township of Blandford-Blenheim.
10. Prior to the approval of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the Township's Zoning By-law. Certification of lot areas, frontages, and depths shall be provided to the Township by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the Township of Blandford-Blenheim.
11. The subdivision agreement shall contain provisions indicating that the owner shall prepare and submit a detailed storm water management report and sediment erosion control plan, as required, to be reviewed and approved by the Township and, if required, the Grand River Conservation Authority (GRCA), and further, the subdivision agreement shall include provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports, to the satisfaction of the Township of Blandford-Blenheim and, if required, the GRCA.
12. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes outside of the public right-of-ways shall be granted to the appropriate authority, to the satisfaction of the Township of Blandford-Blenheim and County of Oxford Public Works.

13. Prior to the approval of the final plan by the County, the Owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Drumbo water system to service the plan of subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development", to the satisfaction of County of Oxford Public Works.
14. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.
 - *The extension of water and sanitary sewer services will require a Form 1 and SS1 CLI to be submitted to the County for review and approval. Storm drainage requirements within County road allowance will need to be confirmed in conjunction with the Township (e.g. verification that proposed drainage infrastructure will form part of a municipal drain/associated amendments to extend the existing municipal drain will be required in accordance with the Drainage Act).*
15. The subdivision agreement shall make provision for the assumption and operation of the water distribution systems within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works.
16. The Drumbo Wastewater Treatment Plant (WWTP) was upgraded in 2024 and at this time has capacity to service this draft Phase 1 plan of subdivision; Future planned WWTP upgrades are tentatively set to come online in 2025. Prior to the approval of the final plan by the County, the Owner shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Drumbo water and wastewater systems to service the plan of subdivision. Confirmation shall be given in accordance with the most current "County-Wide Water and Wastewater Capacity Allocation for Residential Development" protocol, and/or to the satisfaction of Oxford County Public Works.
 - *Capacity allocation will be provided to the developer per phase; Phase 1 of the subdivision will have a maximum number of units to be allocated water & wastewater capacity at one time of 47 residential units (for Drumbo) as per County Public Works review, unless otherwise approved by Oxford County Public Works.*
17. The Owner shall agree that where existing municipal infrastructure (roads, sidewalks, sewers, watermain, sewage pumping stations, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate the existing infrastructure. These costs shall be borne solely by the Developer.
18. The Owner shall agree to prepare and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
 - *Both PDF and CAD design drawings will be provided to the County.*
 - *The Owner shall agree to prepare and submit final as-built PDF and CAD drawings of the subdivision upon completion of each phase of construction.*
 - *The Owner shall provide an updated Functional Servicing Report (FSR) for the proposed subdivision for review during detailed design submissions.*

19. The Owner shall demonstrate to the satisfaction of the County of Oxford that the entire subdivision shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.
20. The Owner shall demonstrate to the satisfaction of the County of Oxford that the entire subdivision shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.
21. The Owner shall provide confirmation from the Township Fire Department that appropriate fire protection measures have been discussed and approved by the Fire Department.
22. The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority.
23. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Public Works.
24. The Owner shall provide a Transportation Impact Study (TIS) documenting the impacts of the proposed subdivision on the surrounding streets, specifically for Wilmot St N and Oxford St East. A TIS terms of reference shall be provided for the County of Oxford Public Works to review before submission of the TIS.
25. Phasing of the subdivision will be required within the detailed design drawings, to the satisfaction of the County of Oxford Public Works.
26. Storm water drainage proposed to be directed to Oxford Road 3 road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of Oxford County Public Works and Township.
27. The Owner agrees in writing, that a 0.3 m (1 ft) reserve along Oxford Road 29 (Oxford Street East) shall be conveyed to the County as required, free of all costs and encumbrances, to the satisfaction of County of Oxford Public Works.
28. The Owner agrees in writing, to conduct a traffic noise assessment study for County Roads, to the satisfaction of County of Oxford Public Works. Results and recommendations shall be included in a written report. All costs associated with the study and implementation of mitigation recommendations shall be borne by Owner, to the satisfaction of the County.
 - a. *For information, refer to Oxford County Council Report No. PW 2023-17 - "Evaluation of Traffic Calming Measures and Post Monitoring Speed Reviews in Drumbo, Plattsville, Bright, and Harrington"*
29. The Owner agrees in writing, to the satisfaction of the County, through the subdivision agreement, to ensure that all agreements of purchase and sale for lots (and provisional tenancy agreements) abutting/in proximity to Oxford Roads shall have appropriate disclosure and warning clauses to inform future owners and residents/tenants that lots abutting/in proximity to Oxford Roads may experience noise levels that exceed the Ministry of Environment, Conservation and Parks' NPC-300 Noise Guidelines.

30. Appropriate cul-de-sac/turnaround areas are required (including at temporary phase limits) to ensure the roadways have adequate turning radius/unobstructed access (without reversing) for waste collection and emergency vehicles. Cul-de-sac design will follow all County/Township guidelines.
31. The Owner agrees in writing, to the satisfaction of the County, through the subdivision agreement, to ensure that all agreements of purchase and sale for lots (and provisional tenancy agreements) abutting/in proximity to existing sewage pumping stations shall have appropriate disclosure and warning clauses to inform future owners and residents/tenants of potential impacts (e.g. odours, noise) associated with operation and maintenance of the sewage pumping stations.
32. Prior to the approval of the final plan by the County, the owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.
33. The Owner agrees in writing, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
34. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, to the satisfaction of Canada Post.
35. Prior to the approval of the final plan by the County, the owner shall agree in writing, to satisfy the requirements of Enbridge Gas, Bell Canada, Rogers, and other applicable utility providers, that the owner/developer provide Enbridge Gas Limited and other applicable utility providers, with the necessary easements and/or agreements required for the provisions of gas services or other utilities.
36. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority to the satisfaction of the County of Oxford.
37. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of Blandford-Blenheim that Conditions 3 to 12 (inclusive), 22, 26, and 30 have been met to the satisfaction of the Township. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
38. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 12 to 31 (inclusive), have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
39. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Ministry of Heritage, Sport, Tourism, and Culture Industries that Condition 32 has been

met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.

40. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Hydro One that Condition 33 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
41. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 34 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
42. Prior to final approval by the County, the County of Oxford shall be advised by applicable utility companies that Condition 35 has been met to the satisfaction of each applicable utility provider. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
43. This plan of subdivision shall be registered within three (3) years of the granting of draft approval, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.

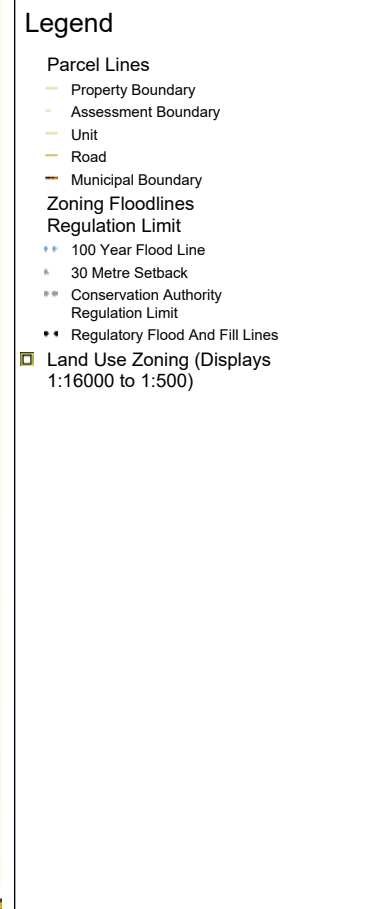
SIGNATURES

Authored by: *'original signed by'*

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission by: *'original signed by'*

Eric Gilbert, MCIP, RPP
Manager of Development Planning



Notes





Legend

Parcel Lines

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

Zoning Floodlines

Regulation Limit

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

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

Notes



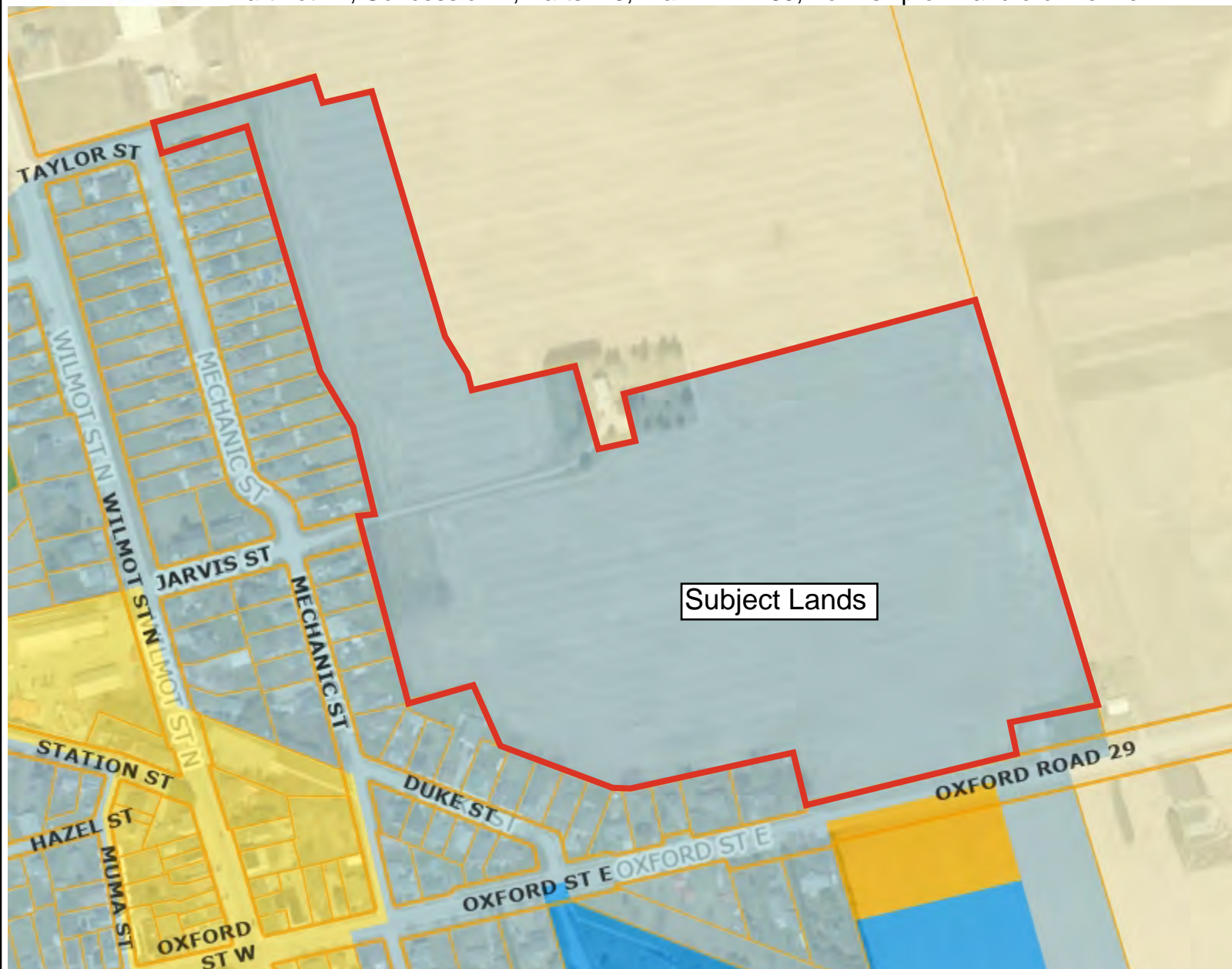
0 102 205 Meters

NAD_1983_UTM_Zone_17N



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

May 26, 2021



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary
- 100 Metre Buffer Ingersoll
- Site Specific Policy Areas

Village Land Use Designation

- Village Core
- Service Commercial
- Low Density Residential
- Medium Density Residential
- Industrial
- Minor Institutional
- Major Institutional
- Future Urban Growth
- Open Space
- Environmental Protection
- School
- Requiring Secondary Planning (See Sec. 4.2.2.4)

Land Use Designation

- Residential
- Residential Reserve
- Central Business District
- Entrepreneurial District
- Neighbourhood Shopping Centre
- Service Commercial
- Regional Commercial Node
- Business Park
- Traditional Industrial
- Community Facility
- Open Space
- Environmental Protection
- Future Urban Growth

Notes



0 102 205 Meters

NAD_1983_UTM_Zone_17N



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November 18, 2024

SCHEDULE "A"

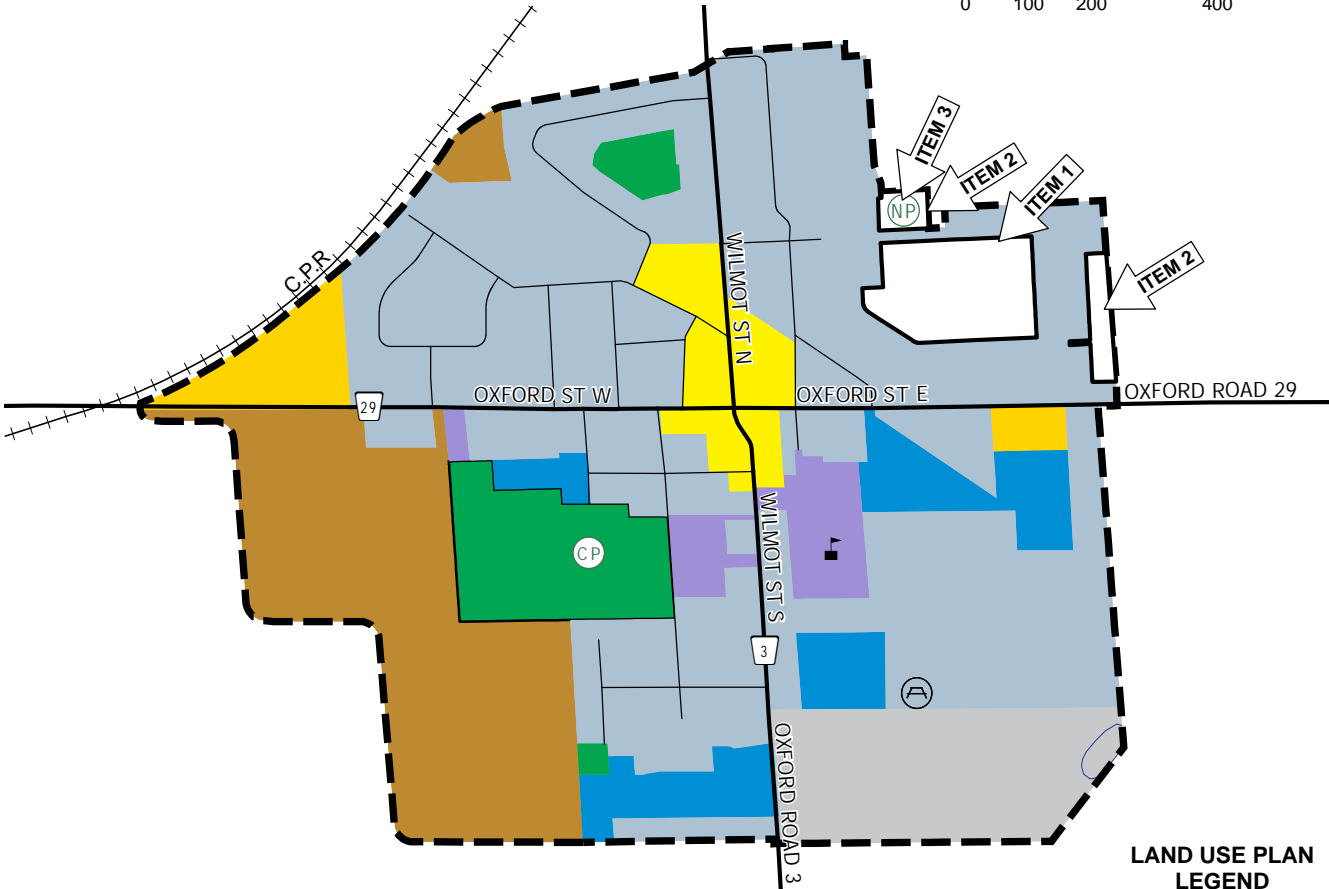
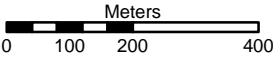
AMENDMENT No. 325

TO THE

COUNTY OF OXFORD
 OFFICIAL PLAN

SCHEDULE "B-3"

VILLAGE OF DRUMBO
 LAND USE PLAN



LAND USE PLAN
 LEGEND

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- MINOR INSTITUTIONAL
- OPEN SPACE
- FUTURE URBAN GROWTH
- PROPOSED PARK
- SCHOOL
- COMMUNITY PARK

- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 3 - ADD NEIGHBOURHOOD PARK

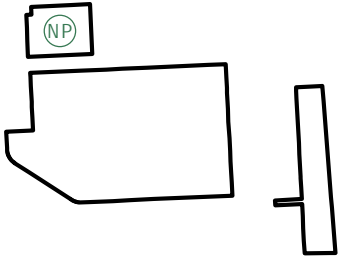
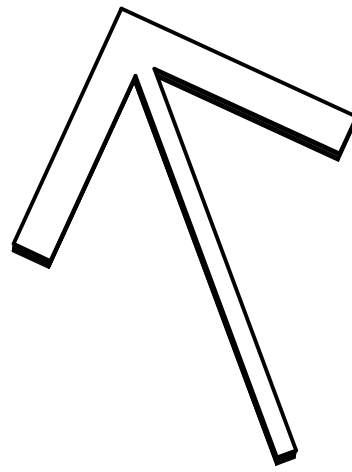
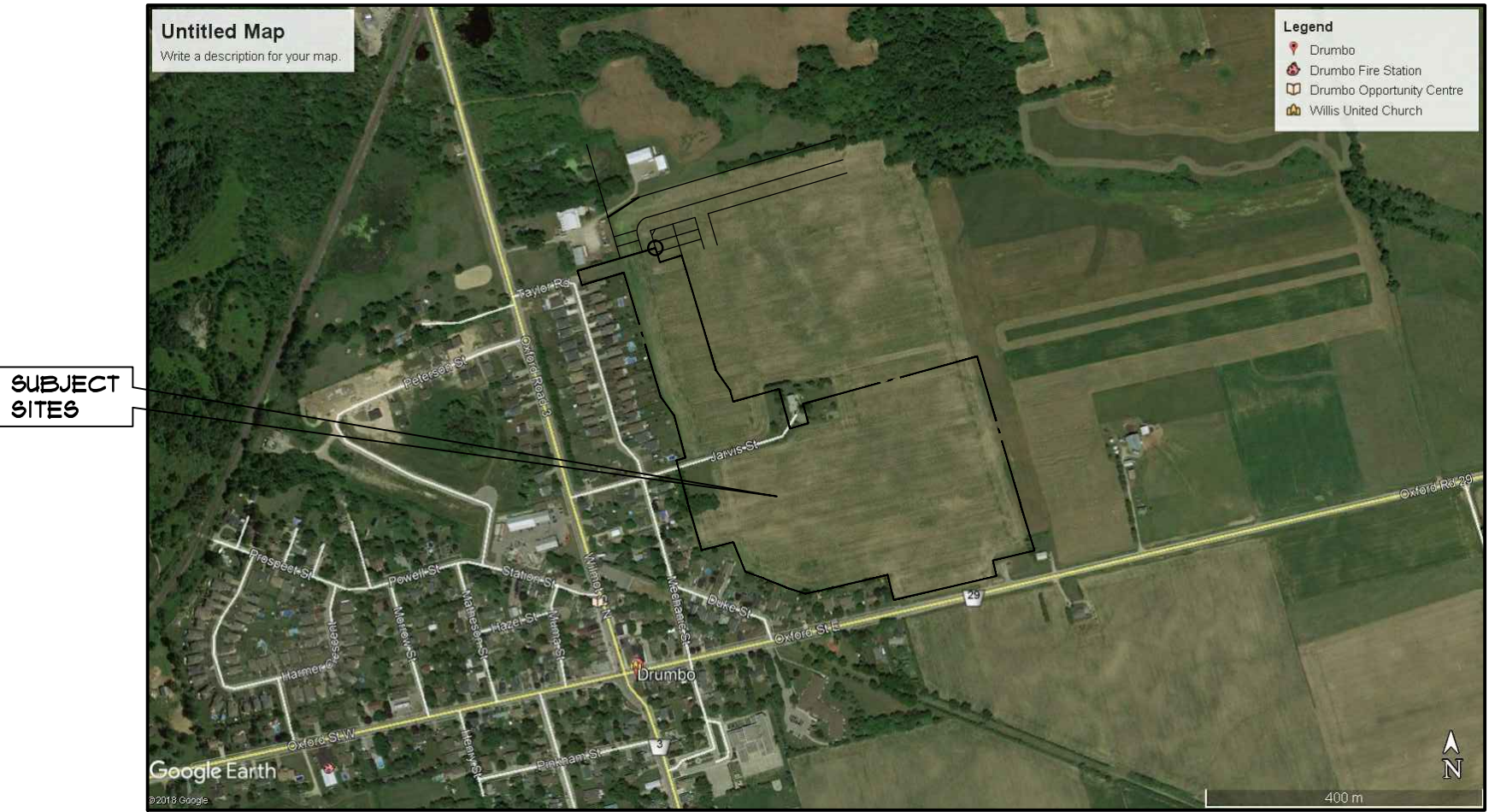


Plate 5: Proposed Draft Plan of Subdivision (Phase 1)
File Nos: SB21-02-1, OP21-06-1, & ZN1-21-01 - Tiffany Development Corporation
Part Lot 12, Concession 7, Parts 2-3, Plan 41R4165, Township of Blandford-Blenheim



Site Concept



Google Site Photo

SUBJECT SITES

EXTENT OF PHASE I

STORMWATER POND

Site Data – Phase 1

Use	Number of Residential Units	Number of lots or letters of blocks on plan	Hectares	Acres	Uph	Upa
Singles	47	1–47	2.2946	5.6698	20.48	8.29
Townhouses	15	48–62	0.5655	1.3997	26.53	10.72
Park	—	—	0.4637	1.1458	—	—
SWM	—	—	0.7369	1.8208	—	—
Roads	—	—	1.4501	3.5831	—	—
Total	62	—	5.5107	13.6168	11.25	4.55

Land Use Chart

SITE AREA = 145,896.67 S.M. / 36.05 Ac. / 14.5897 Ha.
RESIDENTIAL AREA = 93,140.6 S.M.
STORMWATER POND AREA = 7,368.79 S.M.
ROAD ALLOWANCE AREA = 40,533.08 S.M.
GREEN SPACE AREA = 217.16 S.M.
PARK AREA = 4,637.04 S.M. (4.98% OF RES. AREA)

Site Data

SITE AREA = 145,896.67 S.M. / 36.05 Ac. / 14.5894 Ha.
81 - 135 TOWNHOUSE RESIDENTIAL AREA = 29,364.2 S.M.
SINGLE FAMILY LOT AREA = 63,716.4 S.M.
NO. OF SINGLE FAMILY LOTS = 120
DENSITY = 17.48 / Ha. (7.07 / Ac.) ON 255 UNITS
STORMWATER POND AREA = 7,368.79 S.M.
ROAD ALLOWANCE AREA = 40,533.08 S.M.
GREEN SPACE AREA = 217.16 S.M.
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PLANS AND RELATED DOCUMENTS ARE "INSTRUMENTS OF SERVICE". THE INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF THE COORDINATOR AND PRINCIPAL PROFESSIONAL(S) AND MUST NOT BE REPRODUCED TO BENEFIT ANY OTHER PROJECT.

THE OWNER WARRANTS THAT SITE PLANS AND CONCEPT PLANS WILL BE VERIFIED BY A SURVEYOR TO INCLUDE DIMENSIONS, BEARINGS, SET BACKS, AREA CALCULATIONS, GRADES, R.O.W., EASEMENTS, DEDICATIONS, AND ENCROACHMENTS.

BUILDING FOUNDATION LAYOUT MUST BE VERIFIED BY A SURVEYOR.

PLEASE ASK QUESTIONS IF YOU NEED CLARIFICATION OF INFORMATION FROM "INSTRUMENTS OF SERVICE".

IT IS THE RESPONSIBILITY OF THE OWNER, VIEWER, TENANT, CONTRACTOR AND TRADER TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO THIS OFFICE FOR CONSIDERATION AND CORRECTIVE RE-DESIGN AND RE-ISSUANCE PRIOR TO THE WORK.

date	item	by	
OCT. 1/24	TURNING CIRCLE LOCATION	M.S.	6.
SEPT. 3/24	OVERALL TOWNHOUSE COUNT	M.S.	5.
AUG. 26/24	PHASE I TOWNHOUSE COUNT	M.S.	4.
AUG. 9/24	PHASE I & O/A SITE DENSITY	M.S.	3.
JUNE 25/24	PHASE I SITE DATA CHART	M.S.	2.
MAY 31/24	DENSITY CALCULATION	M.S.	1.

SITE PLAN APPROVAL



PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
OXFORD ST. E.
DRUMBO ONTARIO

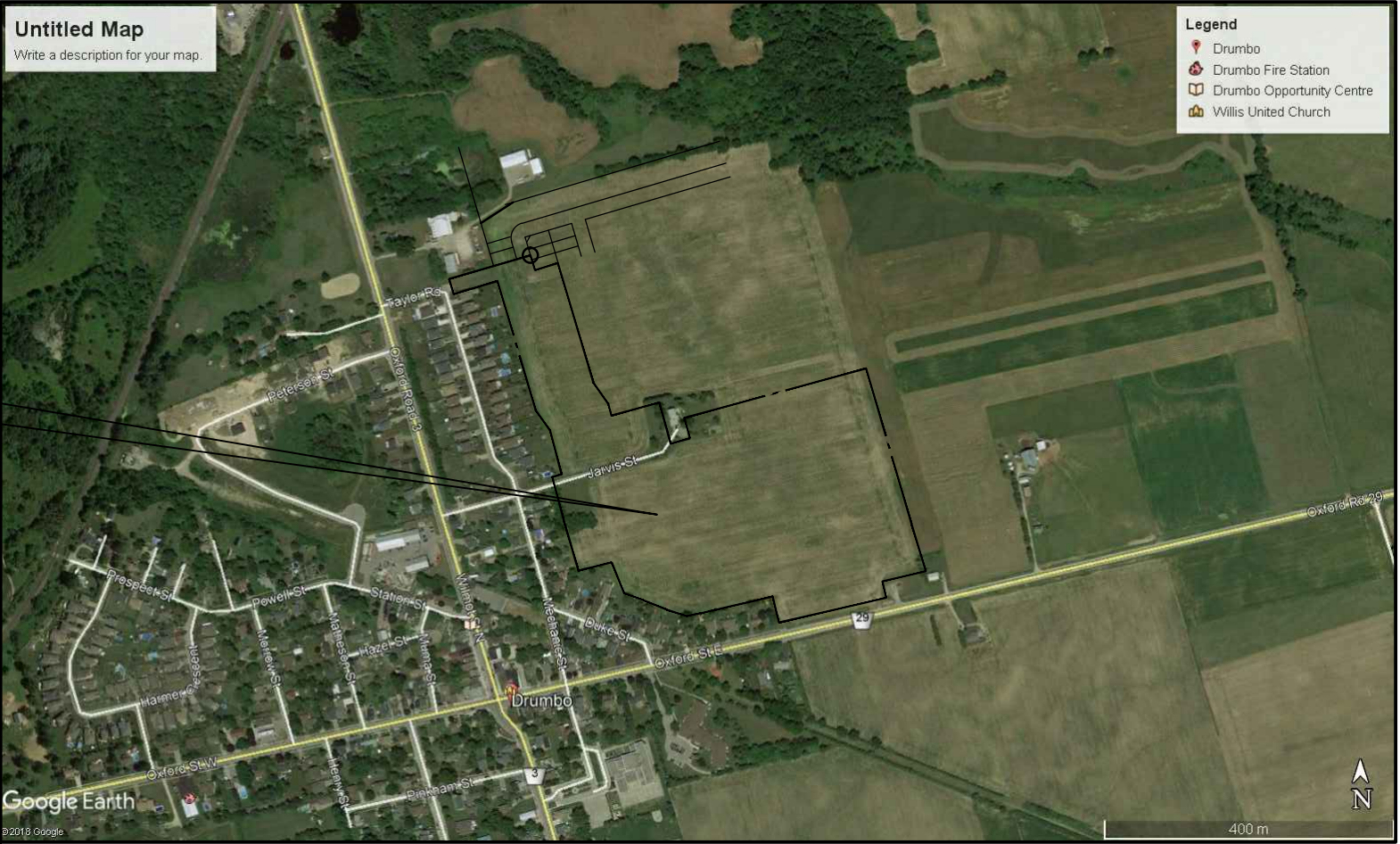
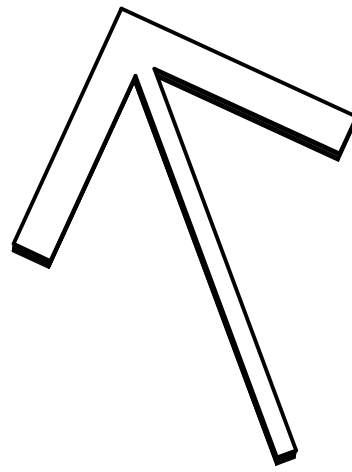
SHEET TITLE:
SITE CONCEPT

DATE: June 23, 2023 DRAWN: M.S.

SP:1

SHEET No.
SCALE: 1:2000 COMP. REF. /SITE/16

Plate 6: Recommended Draft Plan of Subdivision (Phase 1)
File Nos: SB21-02-1, OP21-06-1, & ZN1-21-01 - Tiffany Development Corporation
Part Lot 12, Concession 7, Parts 2-3, Plan 41R4165, Township of Blandford-Blenheim



Google Site Photo

SUBJECT SITES

EXTENT OF PHASE I

STORMWATER POND

Site Data – Phase 1

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PARK AREA = 4,637.04 S.M.

Site Concept

1 : 2000 0 25m 50m 100m 200m 500m

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IT IS THE RESPONSIBILITY OF THE OWNER, VIEWER, TENANT, CONTRACTOR AND TRADER TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO THIS OFFICE FOR CONSIDERATION AND CORRECTIVE RE-DESIGN AND RE-ISSUANCE PRIOR TO THE WORK.

OCT. 1/24	TURNING CIRCLE LOCATION	M.S.	6.
SEPT. 3/24	OVERALL TOWNHOUSE COUNT	M.S.	5.
AUG. 26/24	PHASE I TOWNHOUSE COUNT	M.S.	4.
AUG. 9/24	PHASE I & O/A SITE DENSITY	M.S.	3.
JUNE 25/24	PHASE I SITE DATA CHART	M.S.	2.
MAY 31/24	DENSITY CALCULATION	M.S.	1.
date	item	by	

SITE PLAN APPROVAL

STANFORD CONSULTING & DESIGN
625 EMBURY STREET EAST • LONDON • ONTARIO • N6C 2G3
TEL (519) 679-8889 • Email mstanford@execulink.com

PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
OXFORD ST. E.
DRUMBO ONTARIO

SHEET TITLE:
SITE CONCEPT

DATE: June 23, 2023 DRAWN: M.S.

SP:1

SHEET No.
SCALE: 1:2000 COMP. REF. /SITE/16

November 18, 2024

Attention: Municipal CAOs, Clerks and Treasurers,

Subject: Upper Thames River Conservation Authority (UTRCA) 2025 Draft Budget

The Upper Thames River Conservation Authority (UTRCA) Board of Directors and Staff are pleased to provide you with its proposed 2025 Budget for your information. The 2025 Draft Budget currently forecasts operating expenditures of \$26,538,076 which requires a municipal contribution of \$9,051,726. In 2025, the UTRCA will leverage each municipal dollar to bring in almost three additional dollars towards conservation activities that benefit watershed residents and local communities.

Additional details are included in the enclosed:

- 2025 Draft Budget: Overview
- Municipal Specific Insert
- 2025 Draft Budget

The proposed increase in 2025 is \$1,052,137 for general operating purposes to provide a balanced budget for mandatory programs and services. The actual change for individual municipalities will vary based on the Modified Current Value Assessment formula used by the province. Capital expenditures of \$15,464,600 are proposed, of which \$11,682,500 is for Water and Erosion Control Structures major maintenance and capital projects where benefit-based levy rates are applied. Capital projects proposed for Conservation Areas will be funded with existing campground reserves.

Notice is provided pursuant to the Approval apportionment under subsections 25(1) and 27(1) of the Conservation Authorities Act (CAA) and Amounts owing under subsection 27.2(2) of the CAA. It is the Board of Directors intention to finalize and approve the budget and levy at the Annual General Meeting in February. The meeting date will be confirmed and provided to municipal Clerks once the 2025 meeting schedule is approved.

Please share the attached 2025 Draft Budget with Council and appropriate staff. I would be pleased to attend and review the proposed budget at a council meeting. Please contact either Michelle Viglianti (vigliantim@thamesriver.on.ca) or Tracy Annett (annettt@thamesriver.on.ca) to arrange. We welcome your comments.

Sincerely,



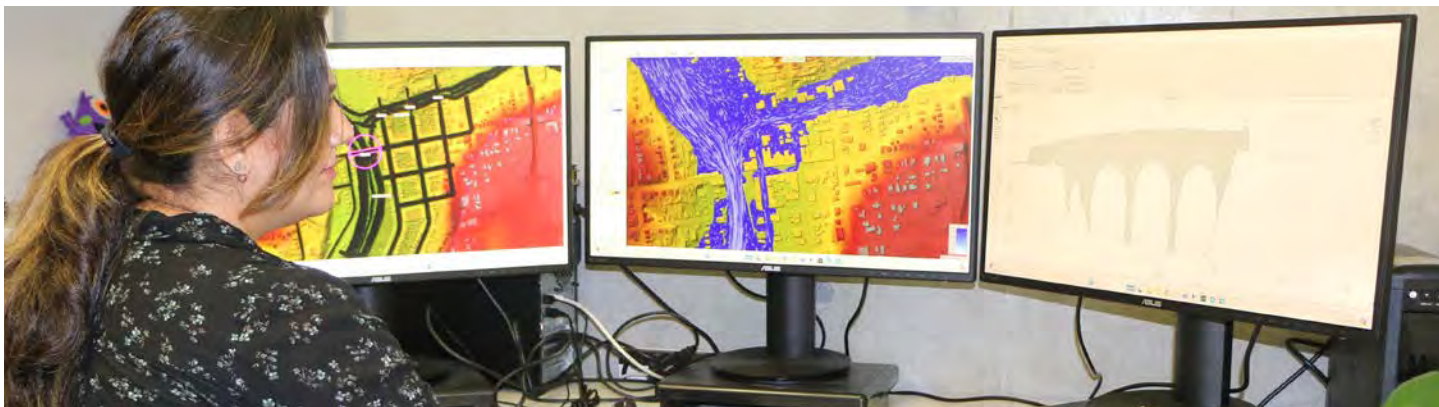
Tracy Annett
General Manager/Secretary-Treasurer

Encl.

2025 Draft Budget: Overview

The Upper Thames River Conservation Authority's (UTRCA) 2025 Draft Budget reflects expected costs to support legislative requirements, local environmental needs, and municipal and public demands for service.

The budget separates the UTRCA's programs and services into three categories, consistent with Section 21 of the Conservation Authorities Act (CA Act) and as required by Mandatory Programs and Services Regulation O.Reg. 686/21.



Category 1 Programs and Services

Mandatory Category 1 programs and services are defined in provincial regulation. These are the only programs that can be funded with municipal levy.

- Planning and regulations:
 - Regulations and enforcement under the CA Act (Prohibited Activities, Exemptions and Permits)
 - Planning activities
- Water management:
 - Flood forecasting and warning
 - Infrastructure operations and maintenance
 - Mapping, studies, and information management
 - Climate change risk and mitigation
 - Low water response
 - Natural hazards outreach
- Land management:
 - Land management, risk, enforcement
 - Lands strategy implementation
 - Public access to UTRCA lands for passive recreation
 - Natural heritage conservation on UTRCA lands
- Provincial surface water and groundwater monitoring programs
- Drinking water source protection
- Watershed strategy implementation
- Essential corporate costs

Category 1 Budget Considerations

Stabilizing Funding for Category 1 Programs and Services

In 2024, the municipal levy supported close to 60% of the cost of providing the UTRCA's mandatory programs and services, resulting in a forecast deficit of \$1.2 million dollars. The previous five years of budgets also had projected deficits.

The 2025 Draft Budget increases the municipal share of Category 1 expenses to 67%. This increase in levy, in conjunction with other sources of funding, allows the UTRCA to present a balanced budget for Category 1 programs, helping to ensure that continued deficit budgets will not unduly impact reserves. Consistent and dependable funding for mandatory programs and services is critical to ensure the Authority delivers these services and fulfills its provincial mandate.

Significant Increase in Capital Projects for Specific Municipalities

Considerable capital work has been planned for 2025 as the UTRCA continues to maintain aging infrastructure. Inflation has meant rising costs and it is difficult to estimate project costs for future projects with certainty.

The 2025 Draft Budget includes increases to capital project costs, which can vary significantly for benefiting municipalities. Staff are meeting with each municipality to discuss the timing and phases of implementation and levying. The UTRCA has applied for alternative funding to offset capital costs to member municipalities.

Limited Alternative Funding Sources

The UTRCA's mandatory Category 1 programs and services require long-term stable funding to meet our legislative responsibilities, but alternative funding sources are very limited.

- The ongoing provincial freeze on planning and permitting fees limits the amount of user fees that can be collected. Currently, the UTRCA only recoups approximately 33% of the cost of providing planning and development services.
- Funding available through the province's Water and Erosion Control Infrastructure program has remained at \$5M province-wide for more than 20 years.

- The UTRCA's share of the provincial Conservation Authorities Act transfer payment, which had not increased in more than 20 years, was cut in half to \$181,000 in 2019.
- While the UTRCA has provincial funding to deliver the Drinking Water Source Protection program until March 2027, the province has capped overhead costs. This potential gap in program funding can be accommodated in 2025 but future budgets may need to include a Clean Water Act levy.

Municipal Levy

The UTRCA levies the member municipalities for operating and capital costs for mandatory Category 1 programs and services. There are two levy components:

General Levy:

- Supports all Category 1 programs and services.
- Apportioned among member municipalities according to the Modified Current Value Assessment (MCVA), in compliance with Budget and Apportionment Regulation (O.Reg. 402/22).
- Appears as 94% operating budget and 6% capital budget in the 2025 Draft Budget.

Benefit-based Levy:

- Supports specific structures (i.e., dams, channels, dykes), which are all Category 1 costs.
- Local share of the costs is funded by the municipalities that benefit from the structure.
- Wildwood and Pittock Dams both have two main benefitting municipalities with the balance of their costs shared among all member municipalities.
- For all other structures, including Fanshawe Dam, the municipality where each structure is located is the sole beneficiary and pays all the local share of that structure's operating and capital costs.
- Appears as 80% capital budget and 20% operating budget for structures in the 2025 Draft Budget.

Category 2 Programs and Services

Category 2 programs and services are delivered on behalf of a municipality, with funding under agreement with that municipality. Examples include:

- Drinking water source protection risk management services
- Municipal contract work

Category 3 Programs and Services

Cost apportionment agreements have been negotiated with participating municipalities for the UTRCA's Category 3 programs and services, which include:

- Landowner stewardship and restoration
- Subwatershed planning and environmental monitoring
- Community partnerships and education

The UTRCA has been delivering these watershed-determined programs and services under the Conservation Authorities Act for over 75 years. They support landowners, communities, and youth with science-based projects and opportunities that restore and enhance watershed health and resiliency to climate change.

The cost apportioning agreements provide base contributions to stabilize funding sources, enabling the UTRCA to leverage grant programs and reduce Category 1 corporate costs. In the 2025 Draft Budget, the cost apportioning contributions leverage more than \$13 for each \$1 invested by participating municipalities.

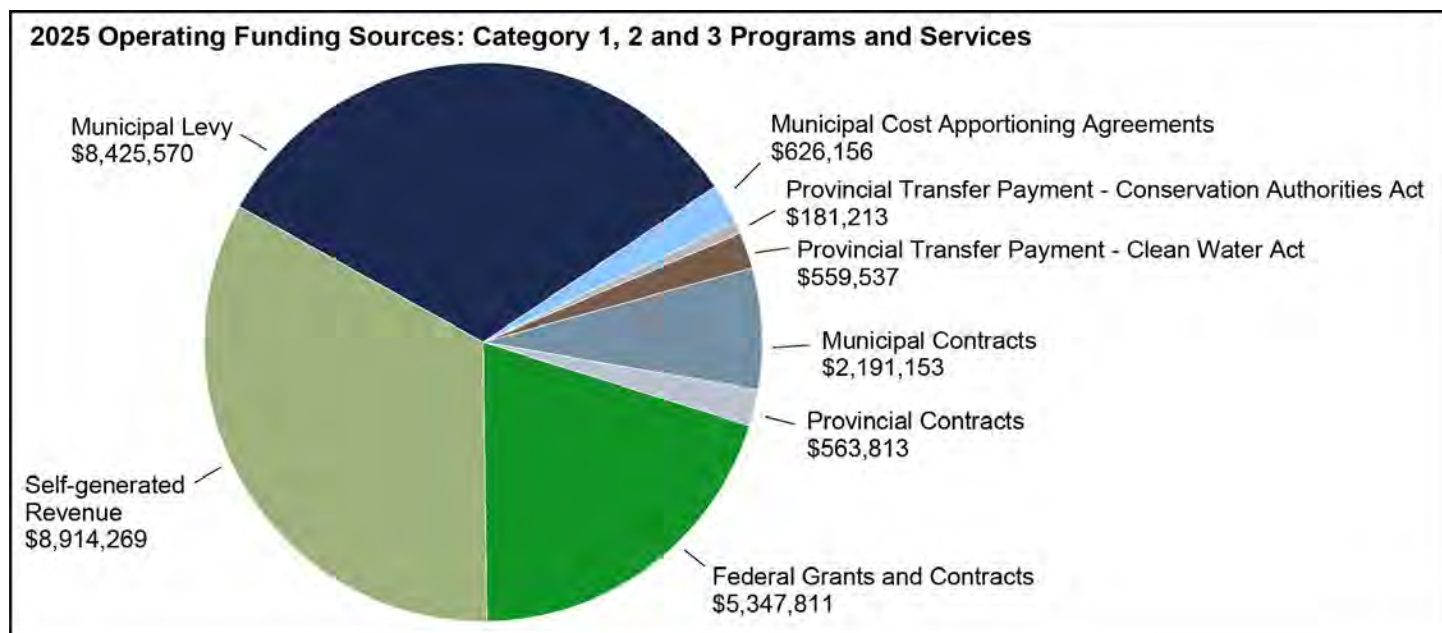
Category 3 Budget Considerations

Alternative Funding Sources

Alternative funding sources support many Category 3 programs and services. The 2025 Draft Budget reflects significant federal funding for the UTRCA's landowner stewardship efforts to reduce phosphorus run off across the watershed, beginning in the fall of 2024 and continuing through 2027. While the UTRCA's total operating costs for all programs and services are 16% higher in 2025 than in 2024 due to the federal grants, the corresponding program revenue is also in the budget.

Other Category 3 Programs and Services

Campground operations are also in Category 3 but are not included in municipal cost apportioning agreements as their funding is self-generated. They will remain a separate category item in the budget, with any revenues generated from operations directed towards a reserve fund to support much needed capital improvements.



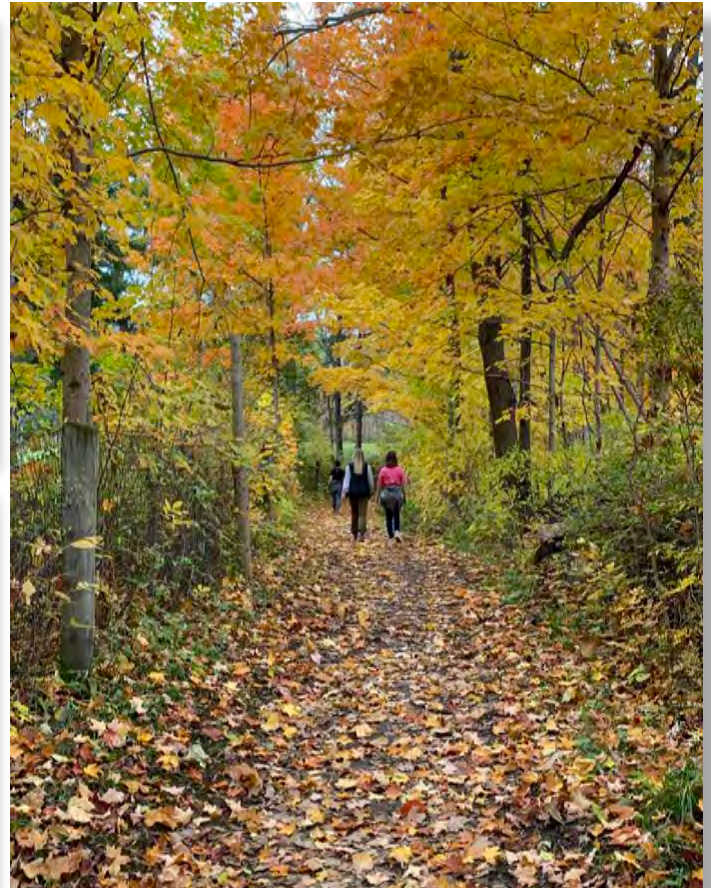
About Us

The UTRCA is a local watershed management agency that delivers programs and services to protect and manage impacts on water and other natural resources, in partnership with all levels of government, landowners, and many other organizations.

The UTRCA works in partnership with the 17 municipalities in the Upper Thames River watershed. These municipalities appoint 15 members to the Board of Directors, which sets the UTRCA's overall policy direction and is responsive to local issues and concerns.

The UTRCA is dedicated to achieving a healthy environment on behalf of the member municipalities, by:

- Protecting people and property from flood and erosion hazards and supporting safe development,
- Protecting and enhancing water quality and a sustainable water supply,
- Making science-based decisions and delivering landowner stewardship,
- Providing natural spaces and recreational opportunities,
- Empowering communities and youth,
- Leading through expertise, diversity, and accountability, and
- Supporting sustainable organizational practices and policies.



Total Municipal Contribution

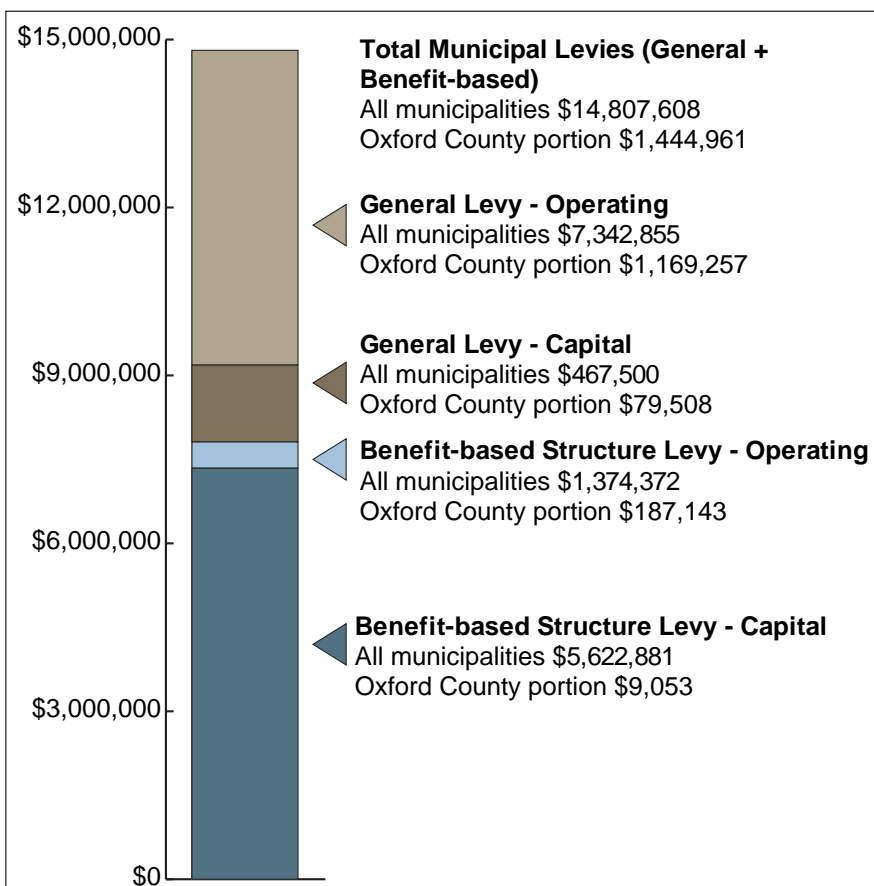
Contribution	Amount
Category 1 Programs and Services	
General Levy*	\$1,248,765
Benefit-based Structure Levy* (see table below)	\$196,196
Category 1 Levy Total	\$1,444,961
Category 3 Programs and Services	
Cost Apportionment Agreement	\$106,487
Total Municipal Contribution	\$1,551,448



Benefit-based Structure Levy

Significant cost increases have been realized for projects initiated in 2024. In some cases, capital project proposals have doubled forecasted costs. With aging infrastructure, continued structure maintenance costs are also significantly higher. Increases in levies will be seen particularly among those municipalities with benefit-based percentages on structures due to capital repairs.

Operation, Maintenance and Capital Levy	
Ingersoll Channel	\$28,000
Wildwood Dam - Piezometer and stability analysis, safety boom installation	\$9,789
Pittock Dam	\$158,407
Total Benefit-based Levy	\$196,196



Municipal Levy

*The UTRCA levies the member municipalities for operating and capital costs for mandatory Category 1 programs and services. There are two levy components:

General Levy:

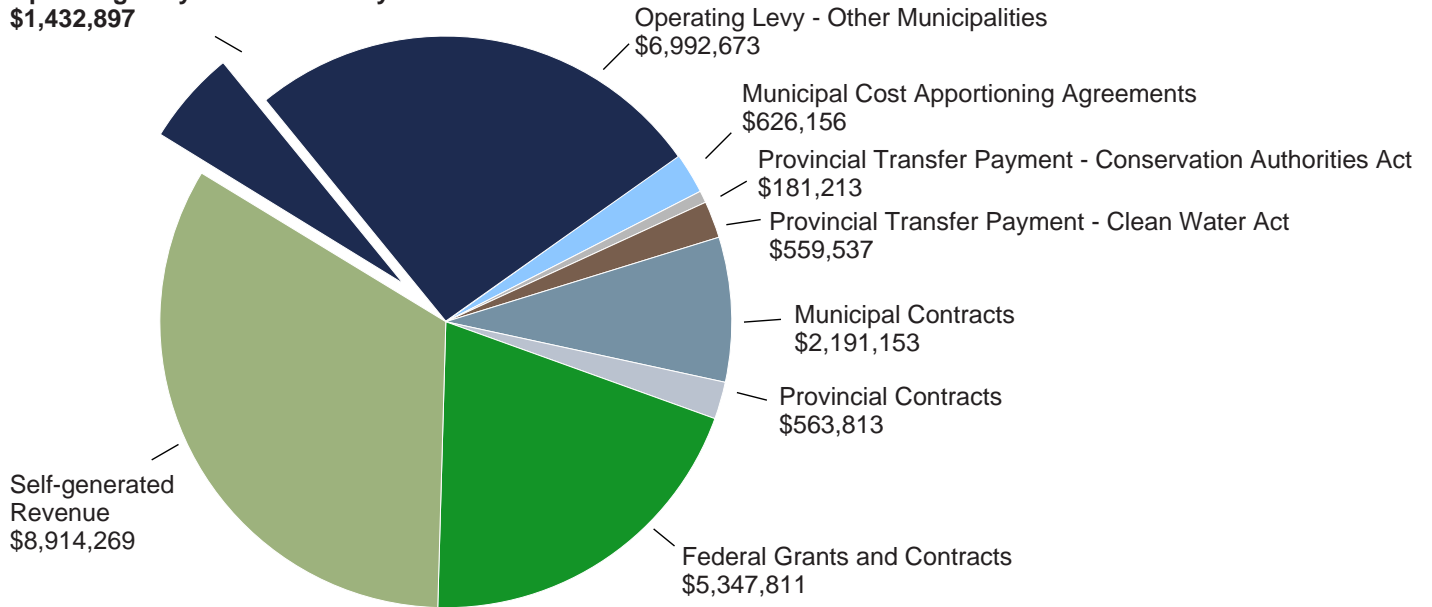
- Supports all Category 1 programs and services.
- Apportioned among member municipalities according to the Modified Current Value Assessment, in compliance with Budget and Apportionment Regulation (O.Reg. 402/22).

Benefit-based Levy:

- Supports specific structures (i.e., dams, channels, dykes), which are all Category 1 costs.
- Local share of the costs is funded by the municipalities that benefit from the structure.

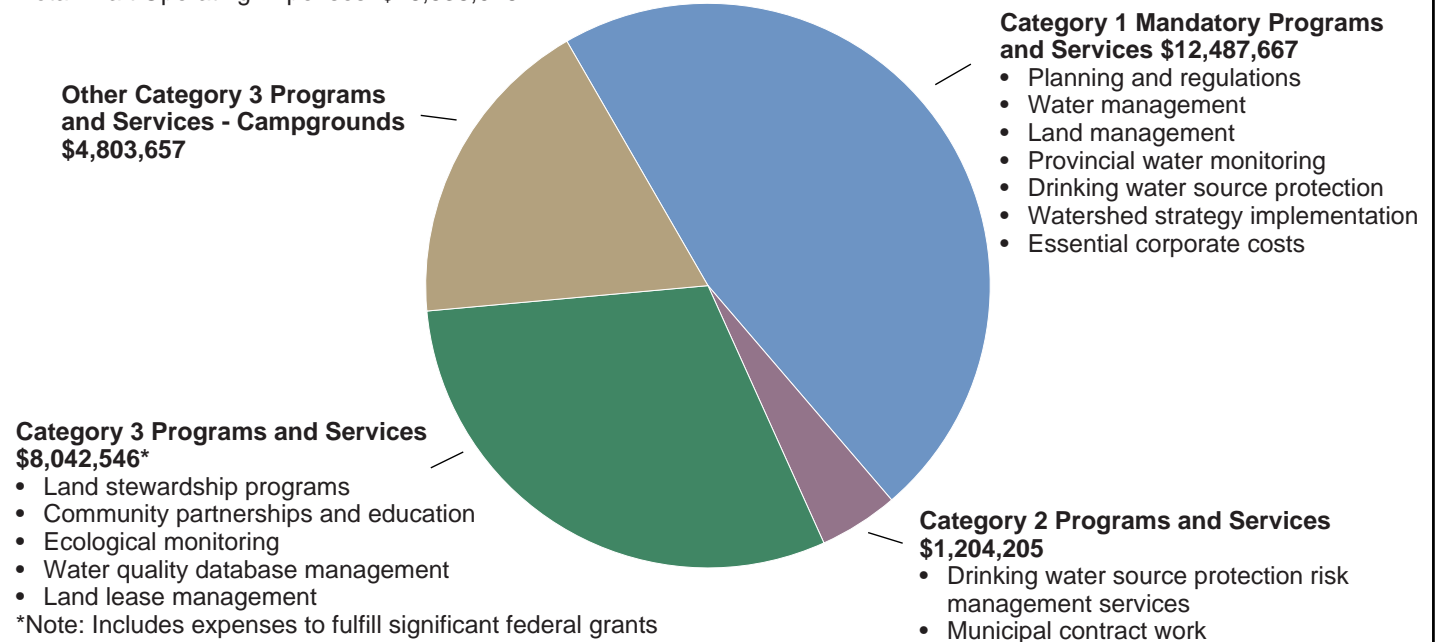
Category 1, 2 and 3 Programs and Services: Operating Funding Sources showing County of Oxford Portion of Operating Levy

Operating Levy - Oxford County
\$1,432,897



Category 1, 2 and 3 Programs and Services: Operating Expenses

Total Draft Operating Expenses: \$26,538,076



Draft
2025
Budget

October 22, 2024

www.thamesriver.on.ca

UPPER THAMES RIVER
CONSERVATION AUTHORITY





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Budget Development Schedule

March 2024

Staff initiate workplans for 2025 to predict budget needs

June 2024

Board direction regarding budget concepts

August 2024

Board direction regarding Preliminary Draft Budget followed by municipal input sessions with senior staff

October 2024

Draft Budget presented to Board

November - February

Municipal input sessions with senior staff and Draft Budget circulation to member municipalities

January 2025

Board review of municipal comments and Draft Budget reconsideration

February 2025

Board review of Draft Budget and approval of Budget and Apportionment

2025 Draft Budget: Overview

Key Messages

- Mandatory Category 1 programs and services require long-term stable funding to meet our legislative responsibilities,
- There are very limited alternative funding sources for these mandatory programs and services.

The Upper Thames River Conservation Authority's (UTRCA) 2025 Draft Budget reflects expected costs to support legislative requirements, local environmental needs, and municipal and public demands for service. The budget meets the requirements of the Budget and Apportionment Regulation (O.Reg. 402/22) and continues to use the Modified Current Value Assessment to apportion costs for general levy and benefit-based apportionment for water and erosion control structures.

The 2025 Draft Budget separates the UTRCA's programs and services into three categories, consistent with Section 21 of the Conservation Authorities Act (CA Act) and as required by Mandatory Programs and Services Regulation O.Reg. 686/21:

- Category 1 - Mandatory programs and services defined in regulation that may be funded with municipal levy.
- Category 2 - Programs and services delivered at the request of a municipality, with funding under agreement with the benefiting municipality.
- Category 3 - Other programs and services that the Authority determines are advisable to implement within our watershed jurisdiction. These programs and services are funded through cost apportionment agreements with participating municipalities and self-generated funding sources such as user fees, government and other agency grants, donations, etc.

What are the Mandatory Programs and Services?

- Planning and regulations
 - Regulations and enforcement under the CA Act (Prohibited Activities, Exemptions and Permits)
 - Planning activities

- Water management
 - Flood forecasting and warning
 - Infrastructure operations and maintenance
 - Mapping, studies, and information management
 - Climate change risk and mitigation
 - Low water response
 - Natural hazards outreach programs
- Land management
 - Land management, risk, enforcement
 - Lands strategy implementation (strategy completed in 2024)
 - Public access on UTRCA lands for passive recreation
 - Natural heritage conservation on UTRCA lands
- Provincial water monitoring
- Drinking water source protection
- Watershed strategy implementation (strategy completed in 2024)
- Essential corporate costs

UTRCA's Category 1 programs and services are broader than those of most other conservation authorities due to the size and scope of the water and erosion control structures and program.

Budget Development

In developing the 2025 Draft Budget, staff considered the following:

- Requirements under the CA Act and regulatory amendments,
- Cost of living adjustments and pay grid step increases,
- Persistent inflation as read through the Consumer Price Index and experienced by purchases of goods and services, particularly trade contracting, engineering works, and other supplies,
- Multi-year contractual obligations and impact on timing of spending,
- Operating, capital, and program pressures in terms of constraints on time,
- Provincial planning fee freeze,
- Focus on internal efficiencies using technologies, and cost control wherever possible,

- General economic outlook combined with UTRCA's history of deficit budgeting, and
- Impacts on service delivery.

The UTRCA has used a conservative approach to spending, as well as proactive investigations into alternative sources of funding in 2024, in an effort to minimize financial impacts on member municipalities in 2025 and beyond.

The following items have informed the development of the 2025 Draft Budget:

Stabilize funding for Category 1 Mandatory Programs and Services

The Draft Budget includes a 3% increase in wages across the organization and the UTRCA is committed to fair and competitive compensation. The federal CPP Enhancement program started in 2019 will end after 2025 during which a new limit for additional maximum pensionable earnings of 14% is implemented. These enhancements have been borne for a number of years in our forecast deficits. After 2025, it is expected that payroll burdens will become more stable than in the recent past.

The count of FTEs in 2025 is higher than in 2024. This results from 2024 having only part-year FTEs for the new staff hires and 2025 containing the entire year costs for those positions.

Total operating costs in 2025 are 16% higher than in 2024 due to two significant federal grants recently approved to support Category 3 programs for reduction of nutrients on land across the watershed. The corresponding program revenue is also in the budget. Property taxes were estimated with a broad 7% increase; liability and other insurance coverages were estimated with a 9% increase.

In 2024, the municipal levy supported just under 60% of the cost of providing these mandatory services at the UTRCA, resulting in a forecast deficit of \$1.2 million dollars. The previous five years of budgets also had projected deficits.

The 2025 Draft Budget increases the municipal share of Category 1 expenses to 67%. This increase in levy provides for a balanced set

of Category 1 programs, helping to ensure that continued deficit budgets will not unduly impact reserves. Increases in municipal support are required to reduce reliance on other, undependable sources of funding and ensure the stability of these programs and services. Without consistent and dependable Category 1 funding, the UTRCA is at risk of inadequately delivering these mandatory programs and services and not fulfilling our provincial mandate.

Alternative Sources of Funding

The UTRCA continues to investigate opportunities to attract partnerships, user fees, and alternative funding sources to support all programs and services. A contract with the federal government is providing significant support for the UTRCA's rural stewardship efforts. By obtaining funding support, Category 3 programs and services leverage the municipal investment and assist in supporting Category 1 corporate costs.

The provincial government froze planning and permitting fees in 2022, limiting the amount of user fees that can be collected by the Authority. The UTRCA's Board-approved policy has been to recoup 50% of the cost of providing planning and development services. Currently, the UTRCA is able to recoup approximately 33% of these expenses.

Significant Increase in Capital Projects for Specific Municipalities

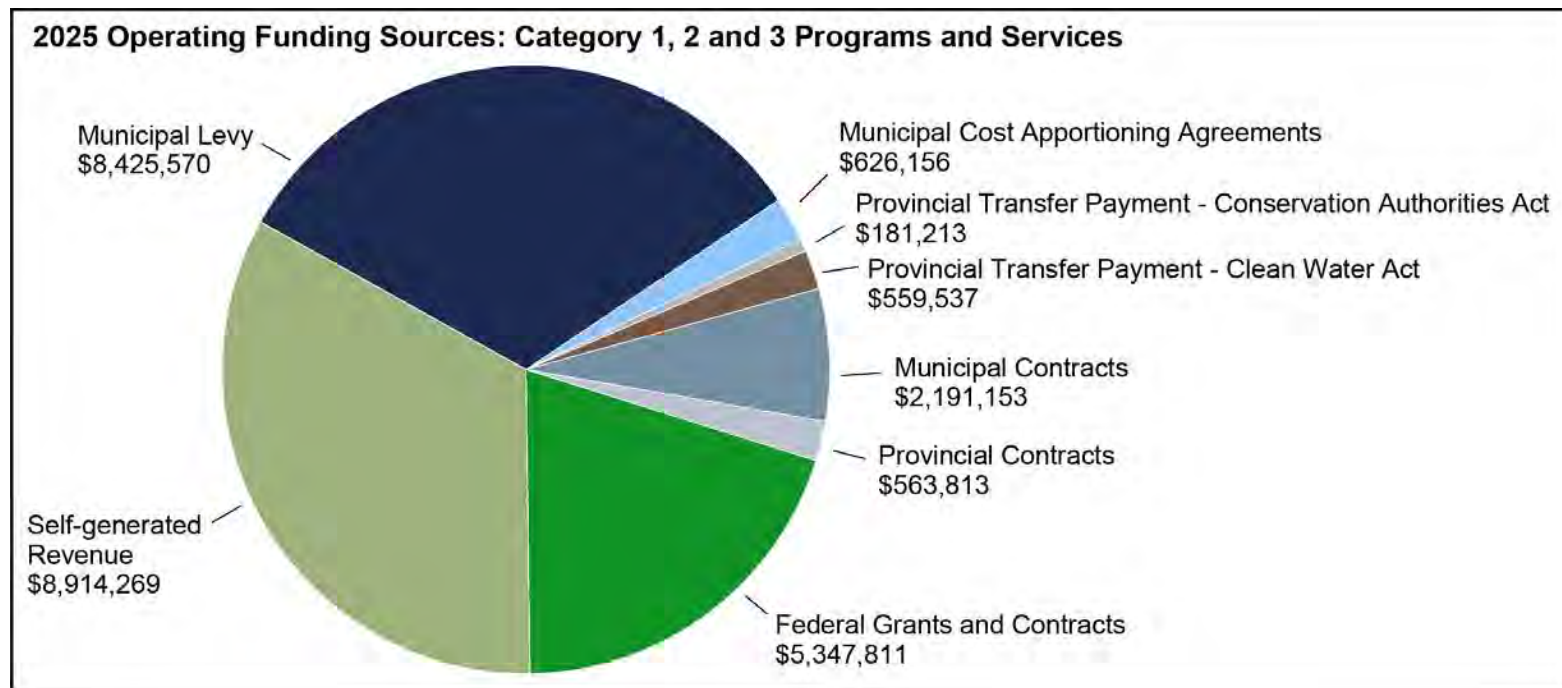
Considerable capital work has been planned for 2025 as the UTRCA continues to maintain aging infrastructure. Inflation has meant rising costs and has made it difficult to estimate project costs for future projects with certainty.

The UTRCA recognizes that the 2025 Draft Budget includes increases to capital project costs, which can vary significantly for benefitting municipalities. The Authority is sensitive to the impact on these municipalities and has been meeting with each municipality to discuss the timing and phases of implementation and levying. The UTRCA has applied for alternative funding to offset capital costs to member municipalities. This Draft Budget reflects approved funding and updated projects.

Operating Costs and Funding Sources per Category

Table 1. Summary of Operating Costs and Funding Sources per Category

	Category 1	Category 2	Category 3	Other Category 3 (Campgrounds)	TOTAL
Operating Costs	\$12,487,667	\$1,204,205	\$8,042,546	\$4,803,657	\$26,538,076
Provincial Transfer Payments - Conservation Authorities Act	181,213	--	--	--	181,213
Provincial Transfer Payments - Clean Water Act	559,537	--	--	--	559,537
Provincial Contracts	267,813	--	296,000	--	563,813
Federal Grants and Contracts	138,143	--	5,209,668	--	5,347,811
Municipal Contracts	698,824	1,207,654	222,384	62,290	2,191,152
Self-Generated Revenue	2,189,780	--	1,616,997	5,107,492	8,914,269
Municipal Levy	8,425,570	--	--	--	8,425,570
Municipal Cost Apportioning Agreements	--	--	626,156	--	626,156
Total Funding Sources	12,460,881	1,207,654	7,971,205	5,169,782	26,809,522
Surplus or (Deficit)	(\$26,786)	\$3,449	(\$71,341)	\$366,125	\$271,446



Operating Budget

Table 2. Operating Budget

	2024 Approved Budget	2025 Category 1	2025 Category 2	2025 Category 3	2025 Category 3 Campgrounds	2025 Total Budget	2026 Forecast
Revenues							
Municipal Levy + Cost Apportionments (Cat. 3)	\$7,999,589	\$8,425,570	-	\$626,156	-	\$9,051,726	\$9,378,805
Municipal Levy amortized from deferrals	269,469	291,657	-	1,584	-	293,241	211,636
Provincial Transfer Payment - CA Act	181,213	181,213	-	-	-	181,213	181,213
Provincial Transfer Payment - Clean Water Act	600,584	559,537	-	-	-	559,537	578,540
Municipal Contracts	1,899,856	407,167	\$1,207,654	220,800	\$62,290	1,897,912	1,939,619
Provincial Contracts	383,777	267,813	-	296,000	-	563,813	438,304
Federal Grants and Contracts	2,130,709	138,143	-	5,209,668	-	5,347,811	5,444,165
Land Management Agreements	1,192,377	428,300	-	730,310	92,617	1,251,227	1,263,361
User Fees	6,813,969	1,074,630	-	789,187	5,014,875	6,878,692	7,062,398
Donations and Other	26,500	48,600	-	97,500	-	146,100	120,100
Investment Revenue	505,250	638,250	-	-	-	638,250	644,250
Total Operating Revenues	22,003,293	12,460,881	1,207,654	7,971,205	5,169,782	26,809,522	26,262,391
Expenses							
Wages and Benefits	14,955,606	10,083,106	757,787	2,214,456	2,509,563	15,564,913	15,947,003
Property-related Expenses	2,037,632	743,800	36,975	600,035	872,601	2,253,411	2,254,161
Technical and Consulting Services	1,031,367	647,035	28,920	286,904	203,118	1,165,977	984,911
Computers and Communications	571,789	512,895	15,100	32,319	18,362	578,675	516,361
Insurance and Risk Management	471,508	392,083	2,000	16,696	117,075	527,854	571,794
Materials and Supplies	1,126,646	367,090	77,600	429,545	286,646	1,160,881	1,167,005
Staff Travel, PD, PPE, Uniforms	216,851	170,503	20,450	22,825	41,233	255,011	255,963
Fleet-related Expenses	155,200	179,600	-	2,315	4,500	186,415	162,710
Banking Expenses	20,000	20,000				20,000	21,000
Other	917,700	6,820		3,215,080		3,221,900	3,631,200
Depreciation Expenses	1,419,170	1,431,243		21,026	148,356	1,600,624	1,473,651
Corporate Allocations	9,649	(2,066,507)	265,374	1,201,345	602,203	2,415	430,970
Total Operating Expenses	22,933,118	12,487,667	1,204,205	8,042,546	4,803,657	26,538,076	27,416,729
Surplus or (Deficit)	(\$929,825)	(\$26,786)	\$3,449	(\$71,341)	\$366,125	\$271,446	(\$154,338)

Capital Projects

Table 3. Structure Capital Projects

Structure	2024				2025				2026				2027			
	Project Revenues			Latest Forecast 2024 Net	Project Revenues		Expenses	Draft Budget 2025 Net	Project Revenues		Expenses	Forecast 2026 Net	Project Revenues		Expenses	Forecast 2027 Net
	Levy	WECI* Funding			Levy	Other Funding			Levy	Potential Funding			Levy	Potential Funding		
Fanshawe Dam	\$552,203	\$474,703	\$981,371	\$45,534	\$55,000	-	\$55,000	-	\$180,000	\$165,000	\$345,000	-	\$1,115,000	\$1,110,000	\$2,225,000	-
Centreville Dam	-	750	31,500	(30,750)	34,629	-	2,000	\$32,629	180,500	137,500	318,000	-	61,000	50,000	111,000	-
Dorchester Mill Pond Dam	-	-	-	-	14,500	\$12,500	27,000	-	30,000	30,000	60,000	-	52,500	52,500	105,000	-
Dorchester CA Dam	-	-	-	-	2,000	-	2,000	-	12,500	12,500	25,000	-	-	-	-	-
Embro Dam	25,000	-	-	25,000	27,000	-	52,000	(25,000)	30,000	30,000	60,000	-	-	-	-	-
Fullarton Dam	7,000	-	25,000	(18,000)	105,000	-	87,000	18,000	20,000	20,000	40,000	-	40,000	40,000	80,000	-
Harrington Dam	12,500	-	-	12,500	7,000	-	7,000	-	17,500	25,000	55,000	(12,500)	50,000	50,000	100,000	-
Ingersoll Channel	5,000	-	5,000	-	-	-	-	-	70,000	70,000	140,000	-	-	-	-	-
London Dykes	209,500	345,500	525,000	30,000	4,445,500	5,862,000	10,307,500	-	1,222,000	2,697,500	3,919,500	-	652,000	1,103,000	1,755,000	-
Mitchell Dam	35,142	31,548	87,500	(20,810)	124,564	-	69,000	55,564	223,250	221,250	444,500	-	477,500	477,500	955,000	-
Orr Dam	17,642	100,000	212,500	(94,858)	195,000	-	145,000	50,000	690,000	630,000	1,265,000	55,000	187,500	187,500	375,000	-
Pittock Dam	145,414	45,000	130,298	60,116	5,000	-	-	5,000	648,040	632,500	1,280,540	-	80,000	80,000	160,000	-
Shakespeare Dam	-	-	-	-	4,000	-	4,000	-	-	-	-	-	45,000	45,000	90,000	-
Stratford Channel	-	10,806	31,612	(20,806)	20,806	-	-	20,806	30,000	30,000	60,000	-	112,500	112,500	225,000	-
St Marys Floodwall	5,000	-	5,000	-	-	-	-	-	25,000	25,000	50,000	-	27,500	27,500	55,000	-
Wildwood Dam	195,361	217,500	514,193	(101,332)	582,882	462,500	925,000	120,382	160,000	160,000	320,000	-	125,000	125,000	250,000	-
Total Structure Capital Projects	\$1,209,762	\$1,225,807	\$2,548,974	(\$113,406)	\$5,622,881	\$6,337,000	\$11,682,500	\$277,381	\$3,538,790	\$4,886,250	\$8,382,540	\$42,500	\$3,025,500	\$3,460,500	\$6,486,000	-

*WECI = Water and Erosion Control Infrastructure program

Notes:

- 1. “Other funding” in 2025 includes a significant contribution from the federal government.
- 2. “Potential funding” in 2026 and 2027 is dependent on approved WECI applications so it is not guaranteed.
- 3. Projects and cost estimates for 2025 and beyond are prepared on a best estimate basis. As new information is received, costs are updated, and funding of projects may be updated as well.
- 4. Positive figures in the “net” columns imply that we are planning to levy later, or more, than originally envisioned in earlier years.

Table 4. Other Capital Projects

	2024		2025					2026				
Other Capital Projects	New Forecast 2024 Net	2024 Notes	Capital Maintenance Levy	Other Revenues	Expenses	Draft Budget 2025 Net	2025 Notes	Capital Maintenance Levy	Equipment Sold/ Grants	Expenses	Draft Budget 2026 Net	2026 Notes
Capital Asset Renewal Reserve												
Watershed Conservation Centre office furnishings	(\$50,000)	For additional staff and staff under new ECCC federal grant	\$50,000			\$50,000	Levy for shortfall in 2024				-	
IT server equipment	-		58,000		\$58,000	-	Hosts/servers and IT storage	\$58,000		\$58,000	-	Hosts/servers and IT storage
Fleet vehicle and equipment replacement	(64,000)	Reduced request for new equipment	280,000	\$65,000	516,000	(171,000)	1 light duty truck, 1 bobcat, 2 EV trucks, 1 zero turn mower	385,000	\$50,000	435,000	-	5 light duty pick ups, 4 UTVs
EV charging stations	-	Deferred to 2025	55,000	75,000	130,000	-	To use \$75K levy from 2024 in addition to \$55K for 2025				-	
Former Children's Safety Village fibreoptic cabling	(49,000)	Purchase and install 2 strands of fibre from Fanshawe Pioneer Village	-			-					-	
Fanshawe Conservation Area water servicing (pump, panel UV)	(20,000)	Some costs to be covered through insurance	-			-					-	
Main road waste management moloks	(21,000)	Moloks added to main FCA road	-			-					-	
Loggers and telemetry watershed-wide	-		24,500		24,500	-	For installation at Waubuno site	15,800		15,800	-	Pottersburg bubbler
Former Children's Safety Village renovations	(70,000)		-	50,000	50,000	-	RBC-sponsored LED work				-	
Category 1 General Distribution Reserve												
Lands projects and plans	-		-	\$75,000	270,100	(195,100)	Plans for Fanshawe gatehouse entranceway	-	-	-	-	
Category 3 Campgrounds Reserve												
Tri-park design plans for business and gatehouse	(20,000)	Starting late in 2024	-		137,500	(137,500)	WCA entrance design, business studies			-	-	
Fanshawe CA capital projects on roads, equipment and buildings	(427,937)		-		1,726,000	(1,726,000)	Mainly roadworks			1,726,000	(\$1,726,000)	
Pittock CA capital projects on bridge	(20,000)		-	75,000	165,000	(90,000)	In conjunction with City of Woodstock			165,000	(90,000)	
Wildwood CA roads, electrical work and playground equipment	-		-		705,000	(705,000)				705,000	(705,000)	
Total Other Capital Projects	(\$741,937)		\$467,500	\$340,000	\$3,782,100	(\$2,974,600)		\$458,800	\$50,000	\$3,104,800	(\$2,521,000)	

Municipal Levies

Table 5. Municipal Levies

Municipality	General Distribution Rates - Operating and Capital (See Table 6. Municipal Levies Detail: MCVA General Distribution)							Benefit-based Distribution Rates** - Operating and Capital (See Table 7. Municipal Levies Detail: Benefit-based Distribution)								Category 1 Mandatory Program Levy
	Clean Water Act	Conservation Authorities Act	Clean Water Act		Conservation Authorities Act		Category 1 Levy: General Distribution	Structure 100% (Single Benefitting Municipality)		Wildwood Dam (London 80%, St Marys 14%, all municipalities 6% MCVA)		Pittock Dam (Oxford County 61.1%, London 32.9%, all municipalities 6% MCVA)		Category 1 Levy: Benefit- based Distribution		
	2024 MCVA %	2024 MCVA %	2025 MCVA %	2025 Levy	2025 MCVA %	2025 Levy	Total	Structure	2025 Levy	%	2025 Levy	%	2025 Levy	Total	Total	
Oxford County	16.9295	16.9810	16.9550		17.0065	\$1,248,765	\$1,248,765	Ingersoll Channel	\$28,000	1.020	\$9,789	62.120	\$158,407	\$196,196	\$1,444,961	
London	63.8935	64.0880	63.8549		64.0489	4,703,017	4,703,017	Fanshawe Dam	592,500	83.843	804,374	36.743	93,694	5,988,369	10,691,386	
								London Dykes	4,491,500							
								Springbank Dam	6,300							
Lucan Biddulph	0.3497	0.3507	0.3554		0.3565	26,179	26,179	-	-	0.021	205	0.021	55	260	26,439	
Thames Centre	3.1877	3.1974	3.2362		3.2460	238,349	238,349	Dorchester CA Dam	2,500	0.195	1,868	0.195	497	23,865	262,214	
								Dorchester Mill Pond Dam	19,000							
Strathroy-Caradoc*	0.3034		0.3029					-	-	-		-		-	-	
Middlesex Centre	2.4364	2.4438	2.4647		2.4722	181,530	181,530	-	-	0.148	1,423	0.148	378	1,801	183,331	
Stratford	7.1849	7.2068	7.1492		7.1709	526,548	526,548	RT Orr Dam	250,915	0.430	4,128	0.430	1,097	297,946	824,494	
								Stratford Channel	41,806							
Perth East	1.4139	1.4182	1.4085		1.4128	103,741	103,741	Shakespeare Dam	5,000	0.085	813	0.085	216	6,029	109,770	
West Perth	1.4853	1.4899	1.4573		1.4617	107,331	107,331	Fullarton Dam	164,000	0.088	841	0.088	224	369,629	476,960	
								Mitchell Dam	204,564							
St Marys	1.4560	1.4604	1.4585		1.4630	107,423	107,423	St Marys Floodwall	65,000	14.088	135,156	0.088	224	200,379	307,803	
Perth South	1.1594	1.1629	1.1556		1.1591	85,113	85,113	-	-	0.070	667	0.070	177	845	85,957	
South Huron	0.2003	0.2009	0.2018		0.2024	14,860	14,860	-	-	0.012	116	0.012	31	147	15,007	
Zorra	-	-	-		-	-	-	Embro Dam	40,000	-		-	-	49,000	49,000	
								Harrington Dam	9,000							
South-West Oxford								Centreville Dam	38,629	-		-		38,629	38,629	
Total	100	100	100	-	100	\$7,342,855	\$7,342,855		\$5,958,714	100	\$959,382	100	\$255,000	\$7,173,096	\$14,515,951	

* Strathroy-Caradoc is currently excluded from the UTRCA's jurisdiction by Order-in-Council.

**The UTRCA uses a benefit-based method to apportion the operating expenses and capital costs for the structures it operates and maintains. The local share of the costs (after reduction by available funding from senior government or other sources) is apportioned based on the benefit to the municipalities. For Fanshawe, Wildwood, and Pittock Dams, the shared benefit was determined when the funding for construction of the structures was discussed. For all other structures, the municipality where each structure is located is the sole beneficiary and, therefore, covers all the local share of operating and maintenance costs.

This approach is consistent with how these costs have been apportioned in the past and is described in the Conservation Authorities Act Regulations (Ontario Regulation 402/22 Section 7(6)).

Table 6. Municipal Levies Detail: MCVA General Distribution

Category 1 Mandatory Programs	Expenses	Municipal Support
Environmental Planning and Regulations		
- Regulations under S28.1 Natural Hazards	\$1,420,423	\$899,000
- Planning Activities	1,409,998	881,077
Water Management		
- Flood Forecasting and Warning	734,449	585,848
- Infrastructure Operations and Maintenance (Table 7. Municipal Levies Detail: Benefit-based Distribution)	1,840,698	1,219
- Mapping, Studies, and Information Management	1,400,575	1,344,000
- Climate Change Risk and Mitigation	276,246	184,444
- Low Water Response	11,108	13,000
- Natural Hazards Outreach and Education	511,029	383,064
Land Management		
- Lands Management (Risk, Encroachment, Enforcement)	763,562	744,500
- Lands Strategies (including Acquisition and Disposition)	46,843	52,000
- Public Access for Passive Recreation (Table 7. Municipal Levies Detail: Benefit-based Distribution)	1,516,536	904,252
- Natural Heritage Conservation on UTRCA lands	437,149	51,250
Provincial Water Monitoring	180,675	170,675
Drinking Water Source Protection	559,161	-
Watershed Management Strategy Implementation	181,158	181,158
Essential Corporate Costs	1,198,056	479,869
Total Operating Levy	12,487,669	6,875,355
Capital Maintenance Levy (not flood-control related)	3,757,600	467,500
Total Costs to Levy (MCVA General Distribution)	\$16,245,269	\$7,342,855

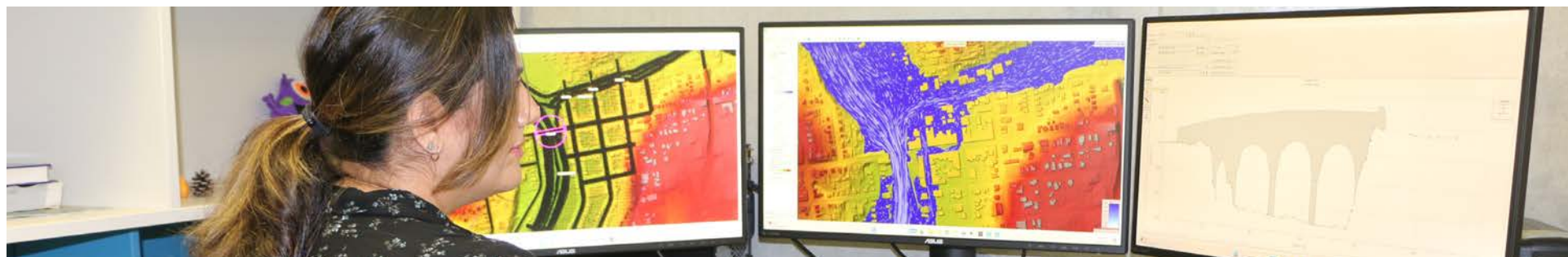


Table 7. Municipal Levies Detail: Benefit-based Distribution

Structure	Passive Recreation	Infrastructure Operation and Maintenance		Benefit-based Total for Structures
	Dam Operation and Maintenance	Flood Control Structures - Operating, Routine and Preventative Maintenance	Capital Repairs and Environmental Assessments	
Fanshawe Dam	-	\$537,500	\$55,000	\$592,500
Wildwood Dam	-	376,500	582,882	959,382
Pittock Dam	-	250,000	5,000	255,000
London Dykes	-	46,000	4,445,500	4,491,500
St. Marys Floodwall	-	65,000	-	65,000
Ingersoll Channel	-	28,000	-	28,000
Stratford Channel	-	21,000	20,806	41,806
Springbank Dam	\$6,300	-	-	6,300
RT Orr Dam	55,915	-	195,000	250,915
Mitchell Dam	80,000	-	124,564	204,564
Harrington Dam	2,000	-	7,000	9,000
Embro Dam	13,000	-	27,000	40,000
Fullarton Dam	59,000	-	105,000	164,000
Shakespeare Dam	1,000	-	4,000	5,000
Dorchester CA Dam	500	-	2,000	2,500
Dorchester Mill Pond Dam	4,500	-	14,500	19,000
Centreville Dam	4,000	-	34,629	38,629
Total Levies for Structures	\$226,215	\$1,324,000	\$5,622,881	\$7,173,096



Table 8. Year over Year Comparison of Total Municipal Contributions

Municipality	2024						2025					
	MCVA 2024	General MCVA Distribution (Operating and Capital)	Benefit- based Distribution (Operating and Capital)	Total Levy Category 1	General MCVA Distribution (Operating programs) Category 3 Cost Apportion- ment	Total Municipal Support	MCVA 2025	General MCVA Distribution (Operating and Capital)	Benefit -based Distribution (Operating and Capital)	Total Levy Category 1	General MCVA Distribution (Operating programs) Category 3 Cost Apportion- ment	Total Municipal Support
Oxford County	16.981	\$1,083,785	\$260,556	\$1,344,341	\$103,236	\$1,447,577	17.0065	\$1,248,765	\$196,196	\$1,444,961	\$106,487	\$1,551,448
London	64.088	4,090,313	1,712,282	5,802,596	389,623	6,192,219	64.0489	4,703,017	5,988,369	10,691,386	401,046	11,092,432
Lucan Biddulph	0.3507	22,383	187	22,570	2,132	24,702	0.3565	26,179	260	26,439	2,232	28,671
Thames Centre	3.1974	204,069	5,707	209,776	19,439	229,215	3.2460	238,349	23,865	262,214	20,325	282,539
Strathroy Caradoc	-			-		-	-			0		0
Middlesex Centre	2.4438	155,972	1,305	157,276	14,857	172,133	2.4722	181,530	1,801	183,331	15,480	198,811
Stratford	7.2068	459,962	92,489	552,452	43,814	596,266	7.1709	526,548	297,946	824,494	44,901	869,395
Perth East	1.4182	90,514	1,757	92,271	8,622	100,893	1.4128	103,741	6,029	109,770	8,846	118,616
West Perth	1.4899	95,090	130,937	226,028	9,058	235,086	1.4617	107,331	369,629	476,960	9,153	486,113
St Marys	1.4604	93,208	134,910	228,118	8,879	236,997	1.4630	107,423	200,379	307,802	9,161	316,963
Perth South	1.1629	74,220	621	74,841	7,070	81,911	1.1591	85,113	845	85,958	7,258	93,216
South Huron	0.2009	12,822	107	12,929	1,221	14,150	0.2024	14,860	147	15,007	1,267	16,274
Zorra	-		52,500	52,500		52,500	-		49,000	49,000		49,000
South-West Oxford	-		4,000	4,000		4,000	-		38,629	38,629		38,629
Total	100	\$6,382,339	\$2,397,358	\$8,779,698	\$607,951	\$9,387,649	100	\$7,342,856	\$7,173,095	\$14,515,951	\$626,156	\$15,142,107

Notes:

- General MCVA distribution is applied to watershed-wide programs and services.
- Benefit-based distribution is structure-specific to the benefitting municipality / municipalities.

Reserves

In 2024, the UTRCA's reserves will be restructured to reflect the changes produced by the segregation of programs and services into categories. At the same time, the Board will review new Budgetary and Reserves Policies to help guide the development of future budgets and to enable more careful consideration of reserve balances resulting from budget approvals.

The UTRCA's new budget planning tool, Questica, allows staff to forecast farther into the future and to predict future reserve balances. Financial planning is imperfect, however, and dependent on program managers' cost estimates and visions of possible future grants or fees for services.

The Reserve Forecast below identifies restructured reserve balances and the effect the 2024 approved budget would have had on those balances. That is the "As Planned" section.

The "As Expected" section attempts to define how actual results in 2024 may impact reserve balances. Against those are added the effects of the draft 2025 operating and capital budgets.

Some reserves clearly experience larger changes each year, and capital spending can be a significant part of each year's plans. The large swing in Category 1 reserves from a deficit of \$1,189,252 in the 2024 Approved Budget to a modest surplus of \$73,334 in the 2025 Draft Budget is glaring. That \$1.3M change was intentional as reserves are insufficient for continued delivery of these mandatory programs and services without adequate resources.

The UTRCA has also reached the point where capital spending must be fully funded as it is planned to take place. This approach implies consistent and likely increasing costs to member municipalities, particularly those with significant repairs at water and erosion control structures.

The campgrounds, fortunately, have a healthy reserve. When long-deferred capital spending takes place, it will be conducted with consideration for the ability of the campground operations to support the cost into the future.

In summary, should forecast 2024 financial results come to pass, and the 2025 Draft Budget is approved, we expect that the total reserve balance will begin to move in a positive direction again.

Table 9. Reserves Forecast

As Planned	Total Reserves	Category 1 General Reserves	Lands Reserves	Donor Reserves	Capital Asset Renewal	Structures Reserves	Long-term Investment Reserve	Category 2	Category 3	Category 3 Campgrounds
Actual Opening 2024	\$6,093,512	(\$535,900)	\$30,859	\$82,379	\$1,866,194	\$1,532,262	\$146,228		(\$90,368)	\$3,061,858
Approved Budget 2024: Operating	(929,825)	(1,189,252)		341		(44,298)	25,000	\$3,793	(406,494)	681,085
Approved Budget 2024: Capital	(2,762,085)				(280,000)	(173,148)				(2,308,937)
Approved for End of 2024	\$2,401,602	(\$1,725,152)	\$30,859	\$82,720	\$1,586,194	\$1,314,816	\$171,228	\$3,793	(\$496,862)	\$1,434,006

As Expected	Total Reserves	Category 1 General Reserves	Lands Reserves	Donor Reserves	Capital Asset Renewal	Structures Reserves	Long-term Investment Reserve	Category 2	Category 3	Category 3 Campgrounds
Actual Opening 2024	\$6,093,512	(\$535,900)	\$30,859	\$82,379	\$1,866,194	\$1,532,262	\$146,228		(\$90,368)	\$3,061,858
Forecast Actuals 2024: Operating	51,571	(575,107)		63		(18,124)	105,000	\$3,793	30,560	505,386
Forecast Actuals 2024: Capital	(915,085)				(274,000)	(173,148)				(467,937)
Draft Budget 2025: Operating	271,447	73,334		(1,471)		(178,649)	80,000	3,449	(71,341)	366,125
Draft Budget 2025: Capital	(2,697,219)	(195,100)			(121,000)	277,381				(2,658,500)
Expected End of 2025	\$2,804,226	(\$1,232,773)	\$30,859	\$80,971	\$1,471,194	\$1,439,722	\$331,228	\$7,242	(\$131,149)	\$806,932

Category 1 Programs and Services: Budget

Category 1 includes the programs and services that the Province of Ontario has deemed mandatory for a Conservation Authority to deliver.

Funding

- The CA is permitted to levy their member municipalities for the full cost of delivering these mandated programs and services. The UTRCA uses revenues from agricultural leases, interest earned on investments, and internal program chargeback recoveries by allocating costs, to reduce the levy impact on member municipalities.
- All corporate costs may be included as Category 1 (i.e., eligible for full levy funding) but UTRCA is allocating program-specific costs to programs and services in all three categories. Essential corporate costs that are not program-specific are included as a grouping within Category 1 below (see page 20 for details).

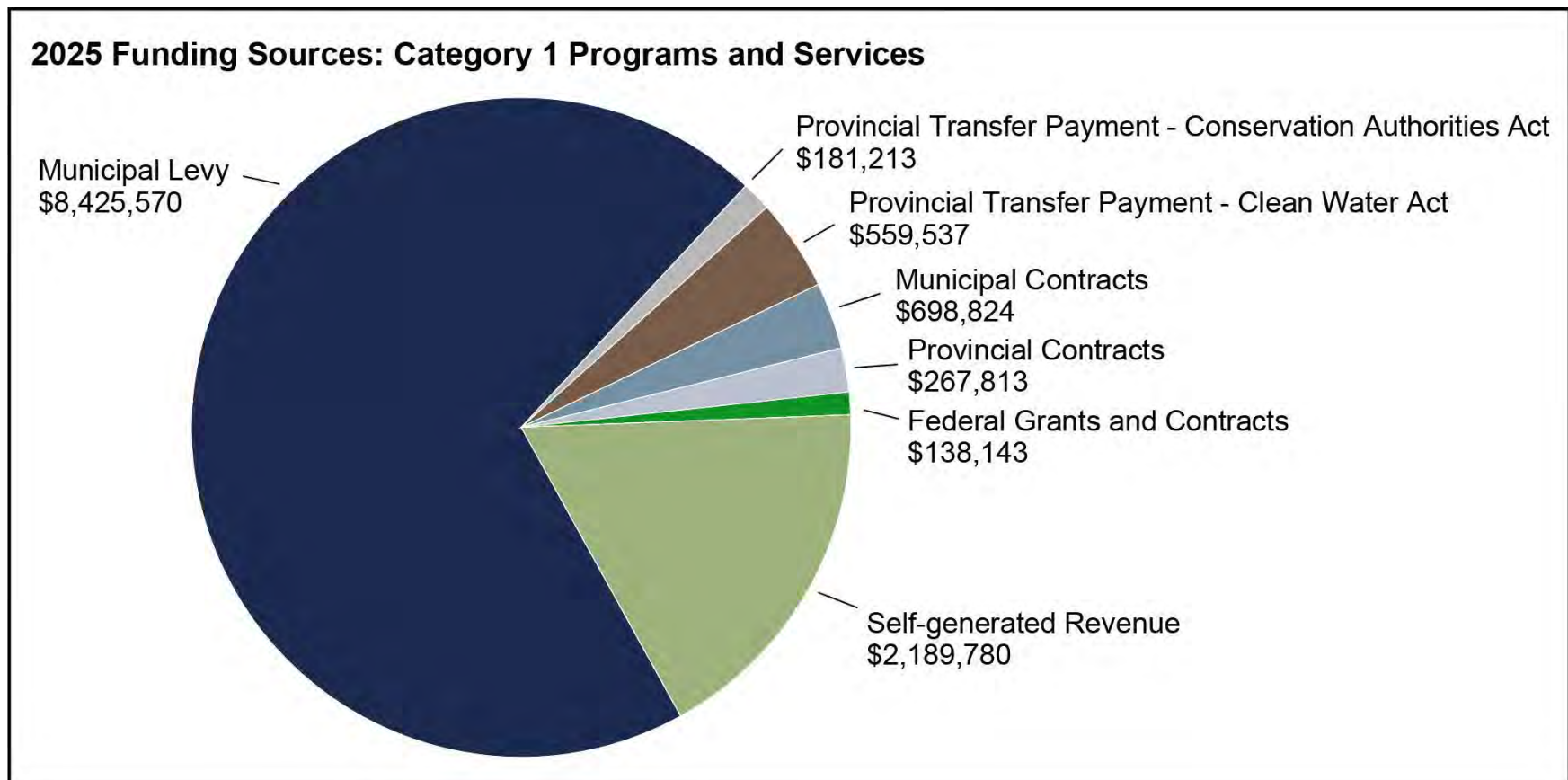


Table 10. Category 1 Operating Budget

Expenses by Type	Environmental Planning and Regulations	Water Management	Land Management	Provincial Water Monitoring	Drinking Water Source Protection	Watershed Management Strategy	Essential Corporate Costs	Total
Wages and Benefits	\$1,957,272	\$2,780,680	\$1,569,540	\$110,143	\$315,803	\$152,027	\$3,197,641	\$10,083,106
Property-related Expenses	1,000	167,390	226,410	-	-	-	349,000	743,800
Technical and Consulting Services	103,000	50,340	58,406	-	146,484	-	288,805	647,035
Computers and Communications	23,500	83,362	18,844	5,000	27,779	-	354,410	512,895
Insurance and Risk Management	3,972	50,429	37,471	1,986	-	-	298,225	392,083
Materials and Supplies	200	85,653	68,257	2,000	700	-	210,280	367,090
Staff Travel, PD, PPE, Uniforms	17,800	17,864	29,654	-	6,485	-	98,700	170,503
Fleet-related Expenses	-	-	-	-	-	-	179,600	179,600
Banking Expenses	-	-	-	-	-	-	20,000	20,000
Other	-	6,820	-	-	-	-	-	6,820
Depreciation Expenses	-	654,072	220,303	-	-	-	556,868	1,431,243
Corporate Allocations	723,677	877,497	535,202	61,546	61,910	29,131	(4,355,471)	(2,066,507)
Total Operating Expenses	\$2,830,421	\$4,774,107	\$2,764,087	\$180,675	\$559,161	\$181,158	\$1,198,058	\$12,487,667

Category 1 Programs and Services: Overview

Environmental Planning and Regulations

The UTRCA provides planning and regulations services to protect people and property from natural hazards (e.g., flood and erosion hazards, wetlands, and the area of interference surrounding wetlands) and support safe development.

Natural hazard planning activities include:

- Planning Act delegated responsibility for natural hazards to be consistent with Provincial Policies,
- Technical information and advice to municipalities on circulated municipal land use planning applications (Official Plan and Zoning By-law Amendments, Subdivisions, Consents, Minor Variances) with respect to natural hazards.
- Input to municipal land-use planning documents (OP, Comprehensive ZB, Secondary plans) related to natural hazards, on behalf of the Ontario Ministry of Natural Resources (delegated to CAs in 1983).

Regulations activities under Section 28 of the Conservation Authorities Act include:

- Reviewing and processing permit applications, associated technical reports, site inspections, communication with applicants, agents, and consultants. Property inquiries and compliance/enforcement activities.
- Input to the review and approval processes under the Planning Act and other applicable law, (e.g., Environmental Assessment Act, Drainage Act, Aggregate Resources Act, with comments principally related to natural hazards, wetlands, watercourses and Section 28 permit requirements.

Legislative Changes

- Bill 23 (More Homes Built Faster Act) and Bill 109 (More Homes for Everyone Act) - Implement service delivery standards for the administration of planning and development reviews and permitting to expedite the approvals process.
- New Ontario Regulation 41/24 - Prohibited Activities, Exemptions and Permits under Section 28 of the Conservation Authorities Act, effective April 1, 2024. requires new regulatory processes, administrative procedures and new policies.
- S28 Conservation Authorities Act - Consultation on and updating of natural hazard maps to inform planning and development applications.



Water Management

The UTRCA's water management program protects people and property and supports safe development by reducing risk due to flooding. Key components include:

- Providing flood forecasting and warning services for municipalities,
- Continually monitoring stream flow, reservoirs, and watershed conditions to assess flood, low flow, and climate change impacts and mitigation,
- Operating and maintaining water control structures (3 large dams, 3 flood control channels, 8 dykes/ floodwalls), constructed in partnership with municipalities, to control flood flows and augment stream flows during dry periods,
- Mapping and modelling flood plains and other natural hazards,
- Developing, maintaining, and implementing Flood Contingency Plan for municipal and First Nation flood coordinators and other partners,
- Providing outreach and education programs and information on natural hazards,
- Operating and maintaining 12 erosion control structures,
- Operating and maintaining recreational water control structures for passive recreation, on behalf of municipalities.
- Asset management planning for water and erosion control structures will continue building on the mandatory asset management plans for flood control, flow augmentation, and erosion control structures, to incorporate other UTRCA assets including recreational water control structures. Operational plans will be developed for recreational water control structures, similar to the mandatory deliverables required for the flood control and flow augmentation structures.



Land Management

The UTRCA provides public access for passive recreation on 3200 hectares of conservation lands at Fanshawe, Wildwood, and Pittcock Conservation Areas, and at 11 day-use conservation areas/tracts and an arboretum (managed in partnership with local service clubs or municipalities). Management activities include risk management, encroachment monitoring, and enforcement.

More than 2000 ha of rural properties, including 1500 ha of wetland, provide long-term protection of natural heritage. Activities include forest management, signage, gates, stewardship, restoration, and ecological monitoring.

The UTRCA has prepared a Conservation Areas and Lands Strategy to meet the requirements for a strategy for conservation area owned or managed lands, as set out in the Conservation Authorities Act and Ontario Regulation 686/21 (Mandatory Programs and Services). The UTRCA has also prepared two other, related, mandatory documents, namely a Land Inventory and a Land Acquisition and Disposition Policy.

The Lands Strategy provides guiding principles, goals, and objectives for UTRCA owned or managed lands, which include conservation areas as well as other categories of lands. Staff also developed a Lands Strategy Implementation Plan that will guide implementation for the next 10 years. The plan contains management recommendations at the property type level (e.g., rural conservation areas, wetlands, large conservation areas, etc.).

The Lands Strategy involves a multi-faceted approach that integrates conservation, sustainable land management practices, and community engagement. It will be a valuable resource for the UTRCA and will provide clarity to watershed municipalities, residents, partners, and other interest holders regarding the UTRCA's vision for our lands for future generations.



Provincial Water Monitoring

The UTRCA monitors surface water at 24 Provincial Water Quality Monitoring Network sites on a monthly basis (April to November). Water quality has been monitored in the Upper Thames watershed since the 1960s through this program, which is a cooperative program of the Ministry of the Environment, Conservation and Parks (MECP) and CAs. The UTRCA uses the data in the watershed report cards and to prioritize stewardship projects.

The UTRCA monitors groundwater quantity and quality in 28 wells at 22 Provincial Groundwater Monitor Network sites in cooperation with MECP. There are 23 wells sampled for water quality annually, and five wells that were changed to biennial water quality sampling in 2023 at the discretion of MECP. Groundwater quantity is monitored year-round at all wells.

No provincial funding is received for the surface water program, and limited funding is received for the groundwater program.



Drinking Water Source Protection

The UTRCA protects municipal drinking water sources through Source Protection Plans, as part of the Thames-Sydenham Source Protection Region (Upper Thames River, Lower Thames Valley, and St. Clair Region Conservation Authorities). The UTRCA is the lead Authority for the Region, providing technical and Source Protection Committee support, organizing Source Protection Authority reports and meetings, and carrying out other activities required by the Clean Water Act and regulations.

The UTRCA assists in coordinating and implementing the Source Protection Plans (SPP). Where advisable, the UTRCA reviews and comments on any proposal made under another Act that is circulated to it, to determine whether the proposal relates to a significant drinking water threat that is governed by the SPP or the proposal's potential impact on any drinking water sources protected by the SPP.

This program is currently funded by the province.



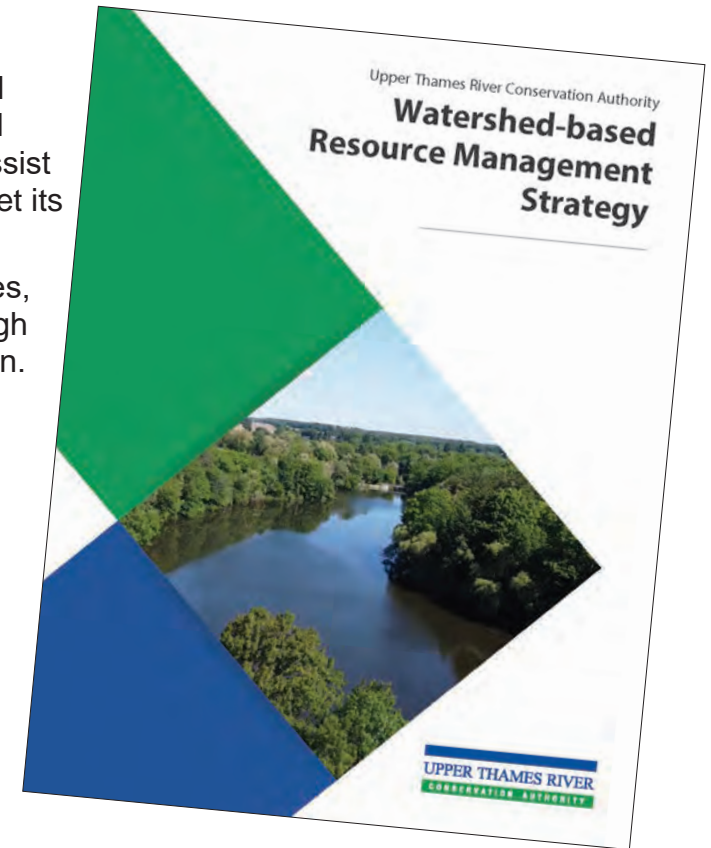
Watershed Management Strategy Implementation

The UTRCA has prepared a Watershed Strategy to meet the requirements for a Watershed-based Resource Management Strategy as set out under Section 21.1 of the Conservation Authorities Act (CA Act) and Ontario Regulation 686/21 (Mandatory Programs and Services). The goal of the Watershed Strategy is to ensure that the UTRCA's programs and services address watershed issues and priorities and reflect the organization's mandate under the CA Act.

The strategy sets out the UTRCA's guiding principles and objectives and updates the inventory of programs and services, assessing resource conditions, trends, risks, and issues that impact the effective delivery of its mandatory and municipal programs and services. It also identifies desirable future programs, services, and actions that will assist the UTRCA in delivering its mandatory and municipal programs and services and meet its objectives and long-term goals.

The strategy is being developed with input from UTRCA staff, watershed municipalities, Indigenous communities, interest holders, and the public. Information gathered through consultation efforts will be used to develop a Watershed Strategy Implementation Plan. The plan will include:

- List of challenges, issues, and risks that limit the effectiveness of the mandatory programs and services,
- Identification of gaps in programs and services needed to address the issues and mitigate the high priority risks,
- Determination of whether the programs and services comply with the regulations under 40(1)(b) of the CA Act,
- Cost estimate and high-level work plan for the implementation of those actions, if the opportunity arises and funding is available.



Essential Corporate Costs

Corporate costs support all UTRCA program areas, the Board of Directors, member municipalities, and the public, to enable the UTRCA to operate in an accountable, efficient, and effective manner.

Under the new legislation, all corporate costs are a mandatory (Category 1) service and, therefore, eligible for full levy funding.

Rather than keeping all corporate costs in Category 1, the UTRCA is allocating program-specific corporate costs to programs and services in all three Categories. These allocated costs include property insurance, IT services, costs to operate the Watershed Conservation Centre (administration building), finance and human resources unit costs, some common communications and marketing unit costs, and shared fleet and equipment costs.

The new budget format illustrates that \$2,068,922 in corporate costs is allocated to the following categories of programs, which are not funded by municipal levy:

- \$265,374 to Category 2 programs,
- \$1,201,345 to Category 3 programs, and
- \$602,203 to the campground operations (other Category 3).

Essential corporate costs that are not program-specific are grouped as a Category 1 (mandatory) cost. They include board governance, administration, health and safety programs, asset management planning, shared fleet management, shared equipment, and directors' and officers' insurance and liability.



Category 2 Programs and Services: Budget

Category 2 programs and services are delivered at cost to specific municipalities under contract.

Funding

- Delivered at cost to specific municipalities under contract (cannot be funded through levy).

2025 Funding Sources: Category 2 Programs and Services

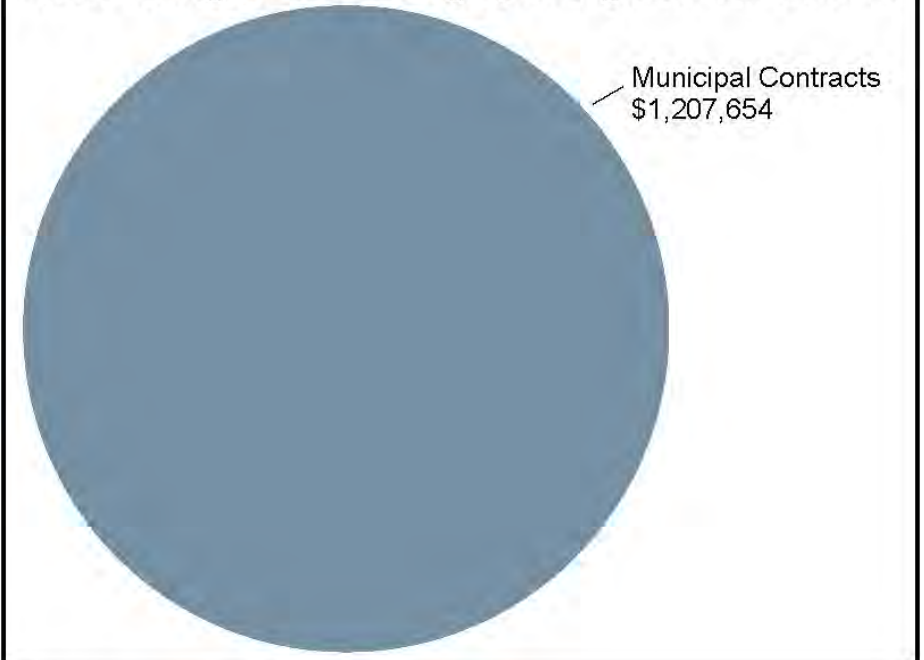


Table 11. Category 2 Operating Budget

Expenses by Type	City of London ESA/Lands Management	City of London Water Quality Monitoring	Drinking Water Source Protection Risk Management	Total
Wages and Benefits	\$565,725	\$69,298	\$122,764	\$757,787
Property-related Expenses	36,175	-	800	36,975
Technical and Consulting Services	-	-	28,920	28,920
Computers and Communications	2,300	-	12,800	15,100
Insurance and Risk Management	-	-	2,000	2,000
Materials and Supplies	67,600	-	10,000	77,600
Staff Travel, PD, PPE, Uniforms	13,650	-	6,800	20,450
Fleet-related Expenses	-	-	-	-
Banking Expenses	-	-	-	-
Other	-	-	-	-
Depreciation Expenses	-	-	-	-
Corporate Allocations	202,409	24,792	38,172	265,374
Total Operating Expenses	\$887,859	\$94,091	\$222,256	\$1,204,205

Category 2 Programs and Services: Overview

City of London Contract Work

The UTRCA is contracted by the City of London to manage 12 Environmentally Significant Areas, install and maintain flow devices in City of London stormwater management infrastructure (in accordance with the City's beaver protocol), and monitor water quality and benthic invertebrates for environmental compliance.

Drinking Water Source Protection Risk Management Services

The UTRCA provides Drinking Water Source Protection Risk Management Inspector/ Official services for partner municipalities.



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Category 3 Programs and Services: Budget

Category 3 programs and services are those that a Conservation Authority determines are advisable to provide to further the purpose of the Conservation Authorities Act.

Funding

- Multiple funding sources including municipal support through cost apportioning agreements (cannot be funded through levy).
- Category 3 programs and services are funded largely through contracts and grants, most of which require some financial support from municipalities. The budget reflects significant funding from the Canada Water Agency for phosphorus reduction programs.

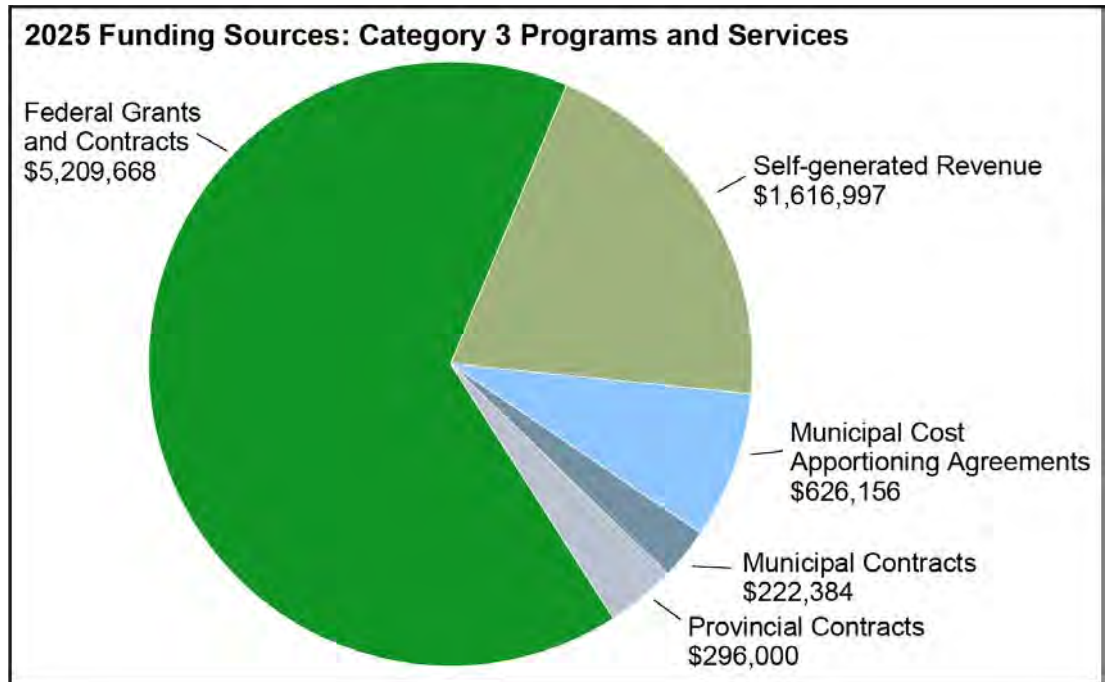


Table 12. Category 3 Operating Budget

Expenses by Type	Community Partnerships and Education	Water Quality Database Management	Ecological Monitoring	Land Stewardship Programs	Land Lease Management	Total
Wages and Benefits	\$605,384	\$37,772	\$422,199	\$1,057,214	\$91,887	\$2,214,456
Property-related Expenses	20,260	-	1,000	282,500	296,275	600,035
Technical and Consulting Services	560	60,000	38,244	132,600	55,500	286,904
Computers and Communications	3,720	10,525	10,764	5,250	2,060	32,319
Insurance and Risk Management	1,988	-	139	2,306	12,263	16,696
Materials and Supplies	78,615	-	1,500	300,450	48,980	429,545
Staff Travel, PD, PPE, Uniforms	5,340	800	1,125	11,700	3,860	22,825
Fleet-related Expenses	-	-	-	800	1,515	2,315
Banking Expenses	-	-	-	-	-	-
Other	17,280	-	22,200	3,166,800	8,800	3,215,080
Depreciation Expenses	-	4,914	1,584	-	14,528	21,026
Corporate Allocations	195,496	11,956	135,500	831,866	26,528	1,201,345
Total Operating Expenses	\$928,643	\$125,967	\$634,255	\$5,791,486	\$562,196	\$8,042,546

Table 13. Category 3 Municipal Cost Apportioning Agreements

Municipality	2025 MCVA %	Category 3 Cost Apportionment
Oxford County	17.0065	\$106,487
London	64.0489	401,046
Lucan Biddulph	0.3565	2,232
Thames Centre	3.2460	20,325
Strathroy Caradoc	-	0
Middlesex Centre	2.4722	15,480
Stratford	7.1709	44,901
Perth East	1.4128	8,846
West Perth	1.4617	9,153
St Marys	1.4630	9,161
Perth South	1.1591	7,258
<i>South Huron*</i>	<i>0.2024</i>	<i>1,267</i>
Zorra	-	0
South-West Oxford	-	0
Total	100	\$626,156

*Municipality of South Huron is not participating in Category 3 programs.



Category 3 Programs and Services: Overview

Community Partnerships and Education

Community partnerships programs are designed to increase awareness of, support for, and involvement in projects that restore and enhance watershed health and resiliency to climate change.

The programs empower communities and youth, creating value for a healthy environment through opportunities to experience and learn about conservation, and build capacity in local communities by providing hands-on learning opportunities to address local environmental concerns.

The community partnerships program facilitates relationships among watershed residents, Authority staff, and member municipalities to enable the sharing of expertise and resources. The UTRCA assists community members and “friends of groups” to identify local environmental needs, access funding, and implement on-the-ground projects within their local communities.

Curriculum-based environmental education programs work closely with watershed Boards of Education to reach over 20,000 students per year with place-based information and to support the community partnerships program.

The education programs help communities and youth understand how to protect their watershed resources and avoid risks from flooding and related hazards. Education programs are hosted at Fanshawe and Wildwood Conservation Areas, local natural areas, school yards/in class, and virtually.



Stewardship and Restoration

The UTRCA delivers a wide range of landowner stewardship and restoration services that improve soil health, water quality and quantity, biodiversity, and climate resiliency. A healthy Thames River will also benefit Lake St Clair and Lake Erie.

Staff provide comprehensive conservation planning, technical services, and planning and design for a variety of stewardship practices. Technical plans are tailored to individual farm projects, recognizing the diverse agricultural landscape across the watershed.

Staff advise on in-stream and riparian restoration as well as wetland enhancement projects that provide flood retention, reduce peak flows, mitigate erosion hazards, and improve flow regimes. Restoration programs also include invasive species identification and control, pollinator habitat creation, and prairie seeding. The forestry program, which is one of UTRCA's longest running programs, offers the sale of native trees and shrubs, tree planting, and woodlot management services to landowners. Windbreaks and land retirement plantings reduce erosion, increase natural cover and habitat, and build climate change resilience across the watershed. Additional, in-field technical advice and planning centred around erosion control includes land management changes or structural options.

The Clean Water Program (CWP) provides a one-window service for rural landowners to access technical assistance and financial incentives to support on the ground implementation of best management practices (BMPs) that improve and protect water quality on farmland. The CWP is funded by participating municipalities, with additional funding leveraged from government, foundations, and donations.

Demonstration sites are used to test the practicality and effectiveness of BMPs to provide environmental co-benefits without sacrificing farm productivity. The UTRCA's Thorndale Demonstration Farm is an example of efforts to share information and coordinate innovation through research, demonstration projects, workshops, and field tours, in partnership with landowners, agencies, academia, and the agriculture industry.

In late 2024, the UTRCA entered into an agreement with the Canada Water Agency to deliver a five-year program. This initiative will identify areas of the watershed with the potential to produce and deliver higher amounts of phosphorus to the Thames River, and create and deliver a BMP implementation program to address the priority areas. The UTRCA will also develop a second demonstration farm highlighting on-farm drainage water recycling, in the Township of Perth South near Wildwood Conservation Area. The initiative will establish comprehensive water quality sampling across UTRCA subwatersheds to track seasonal variations and trends in phosphorus concentrations across the watershed. There will be extensive communications and outreach efforts to promote uptake and long-term maintenance of BMPs, and to share project results with interest holders, farmers, certified crop advisors, and other extension staff.



Ecological Monitoring

The UTRCA supports science-based decisions through environmental monitoring programs that include collecting, analyzing, and reporting on fishes, reptiles, benthic macro-invertebrates, Species at Risk, and air photos. The information collected gives an indication of stream health, water quality, habitat change, and impacts of stressors.

Environmental information is compiled and maintained in a comprehensive monitoring database that is integrated, available to watershed partners, and commonly accessed by development proponents in watershed municipalities when undertaking technical studies or assessments associated with land development activities.

The UTRCA reports on local watershed conditions every five years, in partnership with Conservation Ontario. The Upper Thames River Watershed Report Cards provide information on surface water, groundwater, forest, and wetland conditions within 28 subwatersheds to promote an understanding of local (subwatershed) health and emerging trends as a basis for setting environmental management priorities and inspiring local environmental action.

The UTRCA is also engaging with local First Nations communities and individuals, to support the development of a more holistic approach in watershed planning that incorporates aspects of Indigenous Traditional Knowledge and an awareness of the river's spirit, in addition to western science and management objectives.



Property Lease Management

Management of the UTRCA land lease program, rental properties, and three golf course leases are additional Category 3 activities. The revenue from these programs has often been a means to support Category 3 programs and supplement general land management needs, as well as to provide some capital funding for facility repairs.

Other Category 3 - Campground Operations: Budget

Campground operations are also Category 3 programs and services but are not included in municipal cost apportioning agreements as their funding is self-generated.

2025 Funding Sources: Other Category 3 Programs and Services - Campground Operations

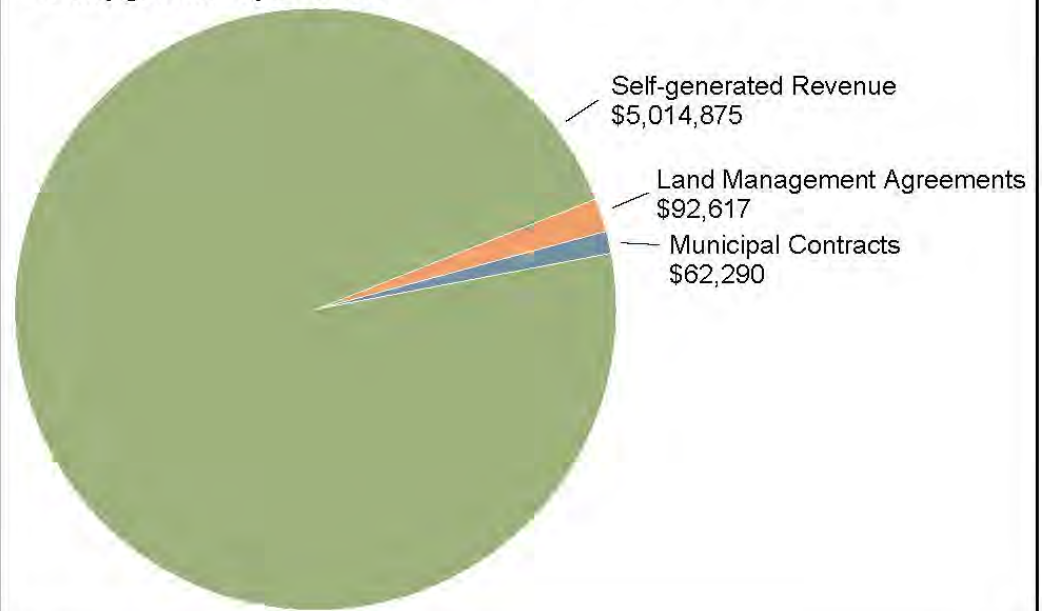


Table 14. Other Category 3 (Campground Operations) Operating Budget

Expenses by Type	Cost
Wages and Benefits	\$2,509,563
Property-related Expenses	872,601
Technical and Consulting Services	203,118
Computers and Communications	18,362
Insurance and Risk Management	117,075
Materials and Supplies	286,646
Staff Travel, PD, PPE, Uniforms	41,233
Fleet-related Expenses	4,500
Banking Expenses	-
Other	-
Depreciation Expenses	148,356
Corporate Allocations	602,203
Total Operating Expenses	\$4,803,657



Other Category 3 Programs and Services - Campground Operations: Overview

The three large, multi-use Conservation Areas (Fanshawe, Pittock, and Wildwood) offer camping and a wide range of other day use facilities and activities. Outdoor recreation at the three active Conservation Areas offers opportunities to educate the public and promote conservation messaging about the watershed's natural environment.

UTRCA campground operations offer nearly 1000 seasonal and 500 overnight campsites, more than 55 km of managed trails, and three large day use areas that host many major community events.

Throughout the pandemic, increased operational and management pressures were realized due to the increase in use and visitation. The interest in the campground and day-use operations has since remained high. As a result of this increased interest and use, the operating dates for day-use were extended in 2024 to cover the period from April 1 through to November 30.

The state of the conservation areas and the infrastructure within them has remained unchanged over the past 50 years. Many of the assets are beyond their life expectancy and it should be anticipated that significant capital improvements will need to be funded over the next while. Through internal and stakeholder consultations, conservation area business plans and asset management plans are planned and are underway.



About Us

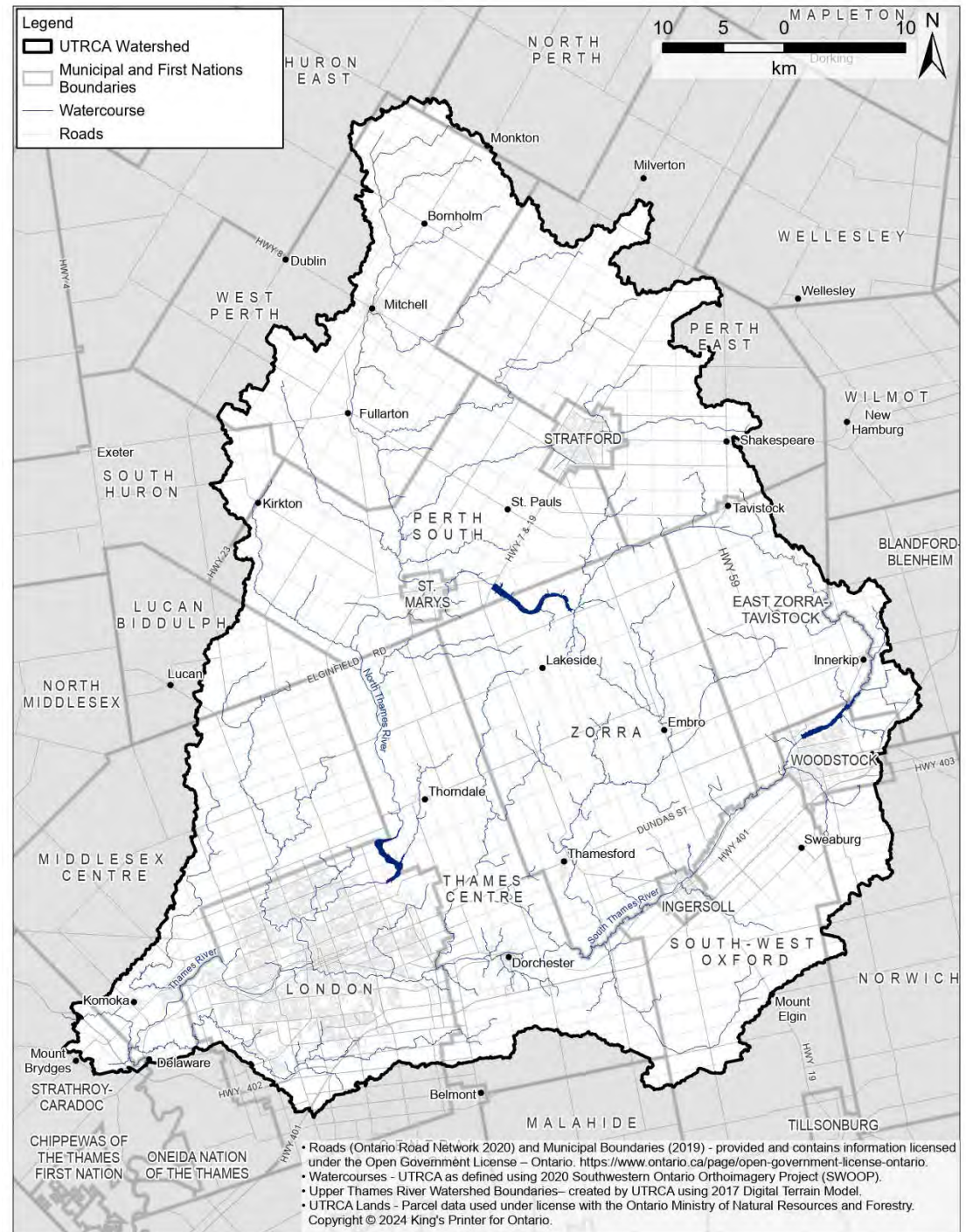
The Upper Thames River Conservation Authority (UTRCA) is a local watershed management agency that delivers programs and services to protect and manage impacts on water and other natural resources, in partnership with all levels of government, landowners, and many other organizations. The UTRCA promotes an integrated watershed management approach that balances human, environmental, and economic needs.

The UTRCA works in partnership with the 17 municipalities in the Upper Thames River watershed. These municipalities appoint 15 members to the Board of Directors, which sets the UTRCA's overall policy direction and is responsive to local issues and concerns.

The UTRCA is dedicated to achieving a healthy environment on behalf of the member municipalities, by:

- Leading through expertise, diversity, and accountability,
- Supporting sustainable organizational practices and policies,
- Protecting people and property from flood and erosion hazards and supporting safe development,
- Protecting and enhancing water quality and a sustainable water supply,
- Making science-based decisions and delivering landowner stewardship,
- Providing natural spaces and recreational opportunities, and
- Empowering communities and youth.

The UTRCA undertakes watershed-based programs to protect people and property from flooding and other natural hazards, and to conserve natural resources for economic, social, and environment benefits. Positive actions in one part of the watershed have positive impacts downstream. All municipalities benefit when these programs are undertaken on a watershed basis.





TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Adam Degier Drainage Superintendent
Reviewed By:	Josh Brick	Date:	November 20, 2024
Subject:	Petition for Drainage Appointment of Engineer	Council Meeting Date:	December 4, 2024
Report #:	DS-24-20		

Recommendation:

That Report DS-24-20 be received as Information; and,

Whereas the Grand River Conservation Authority have not registered any comments to the petition for drainage work for the Part of Lot 17, Concession 12 (Blenheim), to modify and relocate the Hall Farm Branch of the Plattsville Drainage Works 2007 and Incorporate Storm Drains and Stormwater Management Systems from Westside Communities (Plattsville) Inc

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

Background:

The Township has received a signed petition by Westside Communities (Plattsville) Inc. for Part Lot 17 Con.12 Blenheim to modify and relocate the Hall Farm Branch of the Plattsville Drainage Works 2007 and Incorporate Storm Drains and Stormwater Management Systems.

The GRCA have been notified of council's intention to proceed with the petition accepted at the October 2, 2024 council meeting.

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

Analysis/Discussion:

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

Financial Considerations:

The cost of a municipal drain is assessed to the landowners in the area requiring drainage

Attachments:

Copy of petition and area to be impacted by petition

Respectfully submitted by:

Adam Degier

**Petition for Drainage Works by Owners
Form 1***Drainage Act, R.S.O. 1990, c. D.17, clause 4(1)(a) or (b)*

This form is to be used to petition municipal council for a new drainage works under the *Drainage Act*. It is not to be used to request the improvement or modification of an existing drainage works under the *Drainage Act*.

To: The Council of the Corporation of the Township of Blandford-Blenheim

The area of land described below requires drainage (provide a description of the properties or the portions of properties that require drainage improvements)

This request is to modify and relocate the Hall Farm Branch of the Plattsville Drainage Works 2007 and Incorporate Storm Drains and Stormwater Management Systems on Part of Lot 17 Concession 12 (Blenheim) for West Side Communities Plattsville Inc. (Subdivision)

In accordance with section 9(2) of the *Drainage Act*, the description of the area requiring drainage will be confirmed or modified by an engineer at the on-site meeting.

As owners of land within the above described area requiring drainage, we hereby petition council under subsection 4(1) of the *Drainage Act* for a drainage works. In accordance with sections 10(4), 43 and 59(1) of the *Drainage Act*, if names are withdrawn from the petition to the point that it is no longer a valid petition, we acknowledge responsibility for costs.

Purpose of the Petition (To be completed by one of the petitioners. Please type/print)

Contact Person (Last Name)	(First Name)	Telephone Number
Reid	Carson	519 822-3682 ext. 24

Address

Road/Street Number	Road/Street Name
195	Hanlon Creek Blvd Unit 100, Guelph ON N1C

Location of Project

Lot	Concession	Municipality	Former Municipality (if applicable)
Part of 17	12	Twp. of Blandford-Blenheim	Blenheim

What work do you require? (Check all appropriate boxes)

- ☒ Construction of new open channel
☒ Construction of new tile drain
☐ Deepening or widening of existing watercourse (not currently a municipal drain)
☐ Enclosure of existing watercourse (not currently a municipal drain)
☒ Other (provide description ▼)

Incorporation of proposed Storm Drainage Systems at West Side Communities Inc. (Subdivision)

Name of watercourse (if known)

Nith River

Estimated length of project

General description of soils in the area

Sandy loam

What is the purpose of the proposed work? (Check appropriate box)

- ☐ Tile drainage only ☐ Surface water drainage only ☒ Both

Petition filed this _____ day of _____, 20__

Name of Clerk (Last, first name)

Signature

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number if available.
- If you have more than two properties, please take copy(ies) of this page and continue to list them all.

Number	Property Description
--------	----------------------


Ward or Geographic Township	Parcel Roll Number
-----------------------------	--------------------

I hereby petition for drainage for the land described and acknowledge my financial obligations.

Ownership

<input type="checkbox"/> Sole Ownership		
Owner Name (Last, First Name) (Type/Print)	Signature	Date (yyyy/mm/dd)

<input type="checkbox"/> Partnership (Each partner in the ownership of the property must sign the petition form)		
Owner Name (Last, First Name) (Type/Print)	Signature	Date (yyyy/mm/dd)

<input checked="" type="checkbox"/> Corporation (The individual with authority to bind the corporation must sign the petition)		
Name of Signing Officer (Last, First Name) (Type/Print)	Signature	
Reid, Carson		
Name of Corporation		
Westside Communities (Plattsville) Inc		
Position Title	Date (yyyy/mm/dd)	
President		

Number	Property Description
--------	----------------------

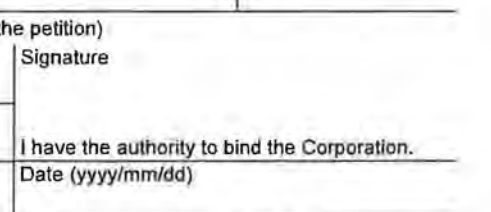
Ward or Geographic Township	Parcel Roll Number
-----------------------------	--------------------

I hereby petition for drainage for the land described and acknowledge my financial obligations.

Ownership

<input type="checkbox"/> Sole Ownership		
Owner Name (Last, First Name) (Type/Print)	Signature	Date (yyyy/mm/dd)

<input type="checkbox"/> Partnership (Each partner in the ownership of the property must sign the petition form)		
Owner Name (Last, First Name) (Type/Print)	Signature	Date (yyyy/mm/dd)

<input type="checkbox"/> Corporation (The individual with authority to bind the corporation must sign the petition)		
Name of Signing Officer (Last, First Name) (Type/Print)	Signature	
		
Name of Corporation		
Position Title		
	Date (yyyy/mm/dd)	

<input type="checkbox"/> Check here if additional sheets are attached	Clerk initial
---	---------------

Petitioners become financially responsible as soon as they sign a petition.

- Once the petition is accepted by council, an engineer is appointed to respond to the petition. *Drainage Act*, R.S.O. 1990, c. D. 17 subs. 8(1).
- After the meeting to consider the preliminary report, if the petition does not comply with section 4, the project is terminated and the original petitioners are responsible in equal shares for the costs. *Drainage Act*, R.S.O. 1990, c. D. 17 subs. 10(4).
- After the meeting to consider the final report, if the petition does not comply with section 4, the project is terminated and the original petitioners are responsible for the costs in shares proportional to their assessment in the engineer's report. *Drainage Act*, R.S.O. 1990, c. D. 17 s. 43.
- If the project proceeds to completion, a share of the cost of the project will be assessed to the involved properties in relation to the assessment schedule in the engineer's report, as amended on appeal. *Drainage Act*, R.S.O. 1990, c. D. 17 s. 61.

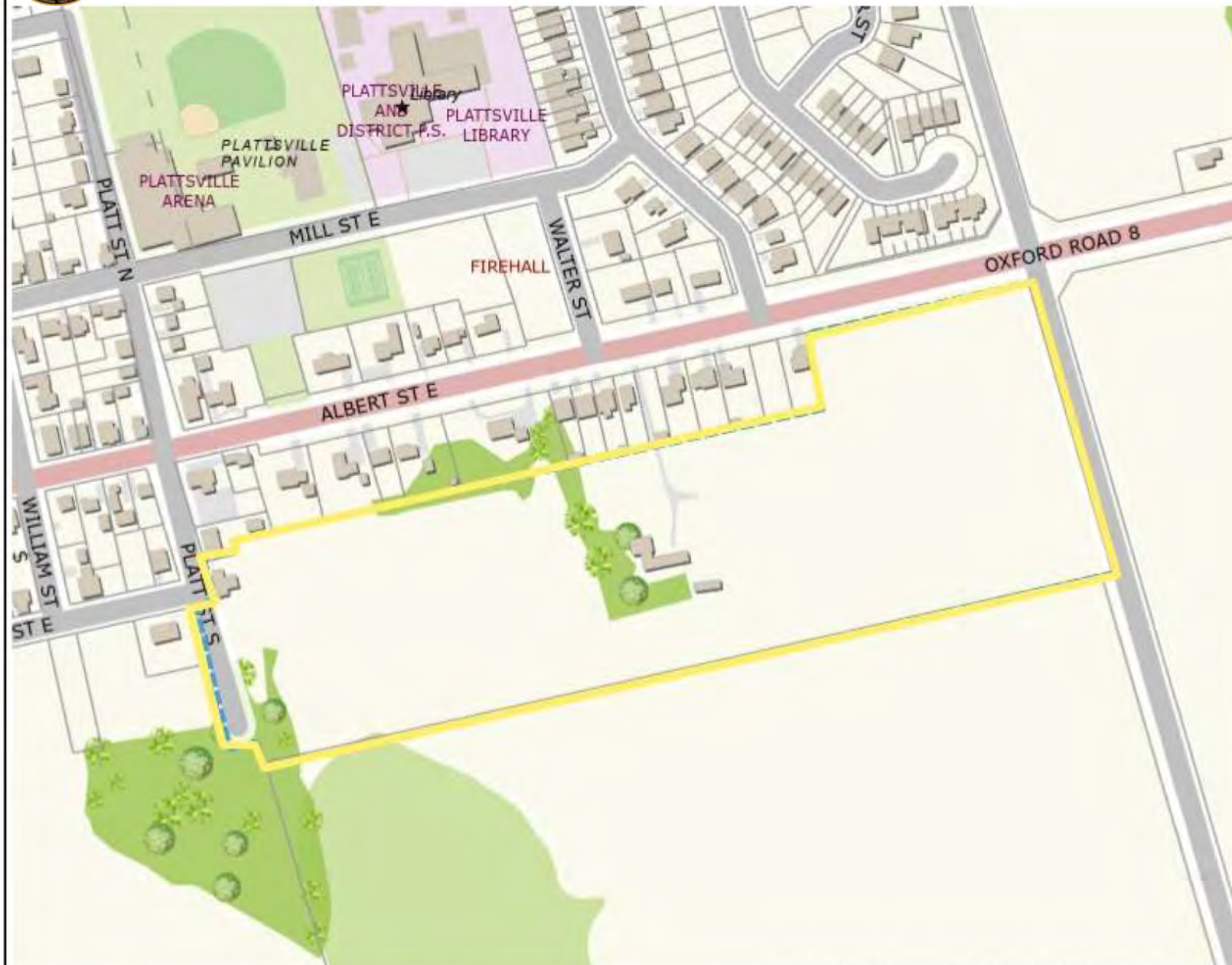
Notice of Collection of Personal Information

Any personal information collected on this form is collected under the authority of the *Drainage Act*, R.S.O. 1990, c. D.17 and will be used for the purposes of administering the Act. Questions concerning the collection of personal information should be directed to: where the form is addressed to a municipality (municipality to complete)

and where the form is addressed to a territory without municipal organization, the Drainage Coordinator, Ministry of Agriculture, Food and Rural Affairs, 1 Stone Rd W, Guelph ON N1G 4Y2, 519 826-3552.



Westside Communities (Plattsville)



Legend

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



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

September 26, 2024



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Adam Degier Drainage Superintendent
Reviewed By:	Josh Brick	Date:	October 30, 2024
Subject:	Monthly Report	Council Meeting Date:	November 6, 2024
Report #:	DS-24-21		

Recommendation:

That Report DS-24-21 be received as information

Background:

Monthly activities of the Drainage Department to November 27, 2024

Analysis/Discussion

- Conducting drain maintenance, assisting construction projects in varying capacities, and attending site meetings to review required work with ratepayers
- 27 locates for ON 1 Call in October 2024 including 1 emergency locate
- Princeton Drainage System 2022: Ongoing – Work on the second storm pond is going well – the forebay is almost complete and the contractor is preparing to install the inlet structure.

Background: Report dated July 29/22 filed with the Township on August 8, 2022. By-law 2313-2022 passed October 19, 2022. Construction of Romano SWMP is 99% complete. Construction of the Greenhouse Pond began in February, we will be working with Ducks Unlimited for the naturalization of this pond. Viewcon Construction is focused on finishing tasks.

- Other drain projects:
 - a. Drumbo SWMP Section 78
 - b. Hubbard Zinn Drain – Engineer Appointed
 - c. Hughes Drain – Engineer Appointed
 - d. Holt Drain (Brant County) – Engineer Appointed

- Ongoing work for CLI-ECA (Consolidated Linear Infrastructure – Environmental Compliance Approval) Manual, Municipal Service Standards, and GIS map updates for various agencies
- Attended 2 council meetings

Respectfully submitted by:

Adam Degier - Drainage Superintendent



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To: Members of Council

From: Trevor Baer

Reviewed By: Josh Brick , CAO

Date: Nov 26 2024

Subject: Monthly Report – Nov

Council Meeting Date:
Dec 4 2024

Report #: CS-24-17

Recommendation:

That Report CS-24-17 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 Nov.

Analysis/Discussion

Administration

Co-op Student Collaboration with Conestoga College:

The Township of Blandford-Blenheim has partnered with Conestoga College to host a co-op student in the recreation program. This student will gain hands-on experience across all facets of the Community Services Department. Their responsibilities include assisting in drafting and presenting reports to Council, performing tasks typical of an Operator, developing and organizing a new recreational program, assisting with financial planning and budgeting, and participating in both administrative and operational tasks. This partnership benefits the student with valuable industry experience and enhances the department's capacity during their placement.

Plattsville Playground Project:

The Plattsville Playground Project is expected to be finalized by Friday, November 29, 2024. This project creates an inclusive recreational space with accessible features for all community members. Plans are underway for the grand opening celebration, with the date and time expected to be confirmed by the time this report is presented.

Princeton Playground Project:

Construction for the Princeton Playground Project is scheduled to begin on December 16, 2024. Completion depends on weather conditions, but staff are optimistic and will provide updates as work progresses.

Purple Bench Unveiling:

The Township unveiled the first Purple Bench in Drumbo Park, an initiative aimed at raising awareness about domestic violence and supporting survivors. This bench, which includes a plaque with contact information for resources and services, serves as a visible symbol of support and education. The event received positive feedback from the Domestic Assault Review Team (DART) staff, who commended the township for being the first in the county to implement this initiative.

Downtown Christmas Decorations:

Christmas wreaths will be installed in downtown cores by December 7, 2024, enhancing the festive atmosphere for residents and visitors.

Community Christmas Events:

Several holiday events have been planned to bring the community together, including:

Bright Parade on December 7 at 2:00 PM, followed by a visit with Santa at the fire hall.

Plattsville Parade on December 7 at 6:30 PM, concluding with a visit with Santa at the pavilion.

Meet Santa at Princeton Hall on December 14 from 11:30 AM to 2:00 PM.

Santa Drive in Drumbo on December 20 at 5:30 PM, ending at Lions Parkette at the gazebo around 6:30 PM.

Extended Grass Cutting Season:

Due to warm weather this year, the grass-cutting season extended into November, and staff continued maintaining green spaces to ensure parks and recreational areas remained accessible.

Arena Activities:

The Plattsville Arena has been busy throughout November with regular rental groups and preparations for the holiday season. Eight free public skating sessions are planned over the holidays:

December 22: 4:00 PM – 5:00 PM

December 23: 5:00 PM – 6:00 PM

December 24: 12:00 PM – 1:00 PM

December 27: 5:00 PM – 6:00 PM

December 29: 4:00 PM – 5:00 PM

December 31: 2:00 PM – 3:00 PM

January 3: 1:00 PM – 2:30 PM

January 5: 4:00 PM – 5:00 PM

Thanks to sponsors such as Kitchen Appeal, North Blenheim, Trails Edge, Old Barn Café, Einwechter Plumbing, J. Hall Insurance Brokers, Snyder's Family Farm, Plattsville Minor Hockey, Mayor Peterson, MPP Ernie Hardeman, Other Side of the Fence, Plattsville Lions Club, Hewitt Janscar Realty, and Councillor Nancy Demarest, these free skating sessions are possible for the community.

Conclusion:

The Community Services Department continues to focus on impactful projects, programs, and events that foster engagement and inclusivity. From major playground projects to community-wide holiday events, we are committed to enhancing the quality of life for all residents of Blandford-Blenheim. We look forward to Council's feedback and continued support.

Submitted by:

Trevor Baer

Manager of Community Services



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Borton Director of Public Works
Reviewed By:	Josh Brick	Date:	November 26, 2024
Subject:	Monthly Report	Council Meeting Date:	December 4, 2024
Report #:	PW-24-27		

Recommendation:

That Report PW-24-27 be received as information.

Capital

- Princeton Pond Expansion project – Construction is moving well on the Van Wees Pond; the main pond is completed and they are getting close to completing the forebay. The Township has been working with contractors and own staff to remove the dirt piles from both ponds. A lot has been moved and we will continue to find suitable dumping locations.
- Princeton phase 3 (North section) – The majority of the work is complete, asphalt, concrete are completed. They are working on top soil, sod and cleaning up the site.
- Bridge 24 EA – The EA reports are completed; we have received comments back from GRCA, MCFN DOCA, DFO & SNGR. The comments have been reviewed, discussed and the reports have been audited to accommodate the comments received. The final version will be sent out for review. We are hoping to tender the bridge in early 2025.
- Bridge 38 deck repair. Some work has been completed at the site. The building of the expansion joints has been delayed at the manufacturer. If not ready within the next week a decision will have to be made on if we delay to the spring as the weather is starting to turn.
- Grader roller – has been delivered and installed on unit 8-18. The operator has used it briefly and can see the benefits of having it.

County Shared Service/Road Association/Training

- Shared Services meeting – The service sharing committee met in Ingersoll We discussed budgets; what equipment other municipalities were buying and other opportunities for shared tenders to achieve better pricing.

- Road Association –. Oxford next meeting is December 12. The trade show committee will be meeting monthly in order to ensure we are ready for the 2025 show. Planning is going well and being central we are expecting a good turnout.
- AORS – The next meeting will be a virtual meeting in March. AORS staff continues to work on advocacy initiatives and the Municipal Public Works training program.

Other

- The month of November has been unseasonably warm. This has allowed staff to continue with small projects around the Township. Staff has also been hauling fill from Princeton to local property owners that have requested it. Staff has the equipment and trucks ready to go if needed for snow activities. The Townships overnight patrol person has started back with us. This allows staff to continue working regularly scheduled shifts and has someone on our roads in the early hours to keep an eye out should any inclement weather appear.
- Work on 2025 draft Operating and Capital budgets
- Reviewing EA documents for Bridge 24
- Attending by-weekly meetings about the Princeton project
- Working on approving road permits that would allow Xplornet to use the Township right of way to run fibreoptic cable in the Township.
- Work with supplier on future equipment purchases.
- Working with MESH and the Drainage Superintendent to add asset management programs to our road patrol and winter patrol program.
- Working with the Drainage Superintendent on finding suitable dump sites for the excess soil from the Princeton Drain project.
- Working with KSmart and Drainage Superintendent on the next phases of the Princeton project.
- Staff is continuing to meet with land owners at outdoor sites to discuss ditch or road issues.

Attachments None

Respectfully submitted by:



Jim Borton CRS-S
Director of Public Works

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **2466-2024**

Being a by-law to establish the Corporation of the Township of Blandford-Blenheim Fees and Charges.

WHEREAS, Section 391(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws imposing fees or charges for services or activities provided, for costs payable by it for services or activities provided or done by or on behalf of the municipality for the use of its property including property under its control;

AND WHEREAS, the Planning Act, R.S.O. 1990, c.P.13, as amended, and the Building Code Act, S.O. 1992, c.23, as amended, and various other statutes provided municipalities with authority to impose various fees and charges;

AND WHEREAS, notice was given of Council's intent to consider changes to the Township of Blandford-Blenheim Fees and Charges By-Law on the Township's website in accordance with Township of Blandford-Blenheim Notice By-Law 1668-2011.

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

1. That all fees and charges by-laws previously established by Council of the Township of Blandford-Blenheim are hereby repealed.
2. That the fees and charges as set out in Schedules "A" through "J" attached hereto and forming part of this By-law are hereby established and adopted by the Council of the Township of Blandford-Blenheim.
3. That no request by any person for any information, service, activity or use of County property described in Schedules "A" through "J" will be processed or provided by any Township Official, unless and until the person requesting the information, service, activity or use of the Township property has paid the applicable fee or charge in the prescribed amount as set out in Schedules "A" through "J" to the Township or payment arrangements have been made with a Township Official;
4. That unless otherwise prescribed, the fees and charges established by this By-Law shall be payable to The Township of Blandford-Blenheim by cash, money order, certified cheque, cheque or debit card when due. Payments can be made for some fees (not including property taxes) on the website using credit card but are subject to a 2% surcharge as per Schedule B.
5. That fees and charges that have been imposed in accordance with this By-Law that remain unpaid after the date on which they are due shall be subject to prescribed interest and penalty charges of one and one quarter

percent per month (1.25%), non-compounded or fifteen percent (15%) per annum.

6. That in the event another by-law of the Township of Blandford-Blenheim establishes a fee or charge that is not referenced by this By-Law and that is not inconsistent with this By-Law, the fee or charge established by that other by-law shall be deemed to be included in Schedules “A” through “J” attached hereto;
7. That any provision of any by-law that is inconsistent with this By-Law be hereby repealed;
8. That the effective date of this By-Law shall be January 1, 2025.

By-law **READ** a **FIRST** and **SECOND** time this 4th day of December, 2024.

By-Law **READ** a **THIRD** time and **ENACTED** in Open Council this 4th day of December, 2024.

Mark Peterson, Mayor

Sarah Matheson, Clerk




Administrative Services - Clerk Fees and Charges


Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
Sale of Photocopies - black & white (letter or legal size only)	1 - 2 sheets	Yes	\$0.50	\$0.50	\$0.50	\$0.50
	3 - 5 sheets	Yes	\$1.00	\$1.00	\$1.00	\$1.00
	6 sheets and up (per sheet)	Yes	\$0.25	\$0.25	\$0.25	\$0.25
Black & White copies - 11 x 17	per sheet	Yes	\$0.40	\$0.40	\$0.40	\$0.40
Colour photocopies (letter or legal size only)	per sheet	Yes	\$0.50	\$0.50	\$0.50	\$0.50
Colour photocopies (11x17)	per sheet	Yes	\$1.00	\$1.00	\$1.00	\$1.00
Faxing	First sheet	Yes	\$2.00	\$2.00	\$2.00	\$2.00
	Each additional sheet	Yes	\$1.00	\$1.00	\$1.00	\$1.00
Request under the Freedom of Information Act	Each	No	\$5.00	\$5.00	\$5.00	\$5.00
staff time - first 30 minutes of investigation		No	\$0.00	\$0.00	\$0.00	\$0.00
staff time per 15 min. interval beyond 30 minutes		No	\$7.50	\$7.50	\$7.50	\$7.50
(Where the estimate under section 45 (3) of the Municipal provide a deposit of 50% of the estimate prior to the application proceeding)						
Meeting Investigation Fee	Each	No	\$25.00	\$25.00	\$25.00	\$25.00
Lottery License Fee: Raffles, Bingos & Nevada Tickets	%	No	3%	3%	3%	3%
Marriage License	Each	No	\$120.00	\$120.00	\$120.00	\$120.00
Civil Marriage Ceremony:						
on site at municipal office during regular office hours	Each	Yes	\$250.00	\$250.00	\$250.00	\$250.00
Off site civil marriage ceremony	Each	Yes	\$350.00	\$350.00	\$350.00	\$350.00
Mileage for outside Oxford County - rate per km from Drumbo office	km					CRA rate
Rehearsal fee	Each	Yes	\$50.00	\$50.00	\$50.00	\$50.00
booking deposit	Each	Yes	\$100.00	\$100.00	\$100.00	\$100.00
administration fee if booking is cancelled	Each	Yes	\$50.00	\$50.00	\$50.00	\$50.00
Township provided witness	Each	Yes	\$50.00	\$50.00	\$50.00	\$50.00




**Administrative Services - Clerk
Fees and Charges**


Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
Burial Certificate	Each	No	\$15.00	\$15.00	\$15.00	\$15.00
Encroachment Agreements	Each	No	\$75.00	\$75.00	\$75.00	\$75.00
Section 65 of Drainage Act assessment apportionment.						
Staff time per 15 minute interval	Each	Yes	10.00	11.00	15.00	16.00
Tile Drainage Loan Inspections	Each	Yes	160.00	200.00	215.00	225.00
- Kennell Licence	Each	No	\$60.00	\$120.00	\$120.00	\$120.00
Black Composters *	Each	Yes	8.85	8.85	17.70	18.58
Green Cone Composters *	Each	Yes	44.25	44.25	45.58	46.90
Blue Box - Large - 80L *	Each	Yes	5.49	5.49	5.75	6.19
Blue Box - Lid *	Each	Yes	2.39	2.39	2.48	2.65
Bag Tags *	Each	No	2.00	2.00	2.00	2.00
* Price established by County of Oxford and is subject to change						
Fence Viewing application fee	Each	No	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Memorialization of Existing Tree in Parks (does not include cost of the plaque & stand)	Each	Yes	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00


 Administrative Services -General Fees and Charges						
Description	Unit	Subject to HST	2022 AMOUNT	2023 AMOUNT	2024 AMOUNT	2025 AMOUNT
Tax Certificate	Each	No	\$50.00	\$50.00	\$55.00	\$60.00
Returned Cheque or PAP	Each	No	\$35.00	\$35.00	\$35.00	\$40.00
On-Line Payment fee (misc. website payments)		No			2.00%	2.00%
Loan Agreement Administration Fee (Debenture Administration)	Each	No	2% of principal	2% of principal	2% of principal	2% of principal
Payment of Tile Drainage Loans Before Expiry Date	Each	No	\$50.00	\$50.00	\$50.00	\$50.00
Tax Sale Registration Process	Each	No	Actual Cost + \$100 Admin Fee	Actual Cost + \$100 Admin Fee	Actual Cost + \$100 Admin Fee	Actual Cost + \$125 Admin Fee
Reprint of Prior Year Tax Bills or Statements	Each	No	\$10.00	\$10.00	\$10.00	\$10.00
Commission of Oaths or Certified True Copy (resident)	Each	No	\$10.00	\$10.00	\$10.00	\$10.00
Commission of Oaths or Certified True Copy (non-resident)	Each	No	\$15.00	\$15.00	\$15.00	\$20.00
Tax Confirmation Letters	Each	No	\$15.00	\$15.00	\$15.00	\$20.00
Payment Redistribution Fee (per roll #)	Each	No	\$10.00	\$10.00	\$15.00	\$20.00
Refund Administration Fee (Client error/overpayment) (includes tax payments, AR payments or any other payments)	Each	No	\$25.00	\$25.00	\$25.00	\$25.00


							Schedule C
<div>  <div> Administrative Services - Development Charges Fees and Charges </div> </div>							
Description	Unit	Subject to HST	Effective April 1, 2022	Effective April 1, 2023	Effective Nov 1, 2023	Effective April 1, 2024	Effective June 19, 2024
Development Charges							
<u>Residential</u>							
Single, Semi-detached	each	No	\$ 11,714.48	\$ 13,413.00	\$ 9,631.00	\$ 10,161.00	\$ 12,771.00
Other Multiples	each	No	\$ 7,360.75	\$ 8,428.00	\$ 6,051.00	\$ 6,384.00	\$ 8,820.00
Apartments - 2 Bedrooms or Larger	each	No	\$ 6,245.80	\$ 7,151.00	\$ 5,135.00	\$ 5,417.00	\$ 7,066.00
Apartments - Bachelor or 1 Bedroom	each	No	\$ 4,224.59	\$ 4,837.00	\$ 3,474.00	\$ 3,665.00	\$ 4,484.00
Non-Residential		No			\$35.91/sq m	\$37.89/sq m	\$7.35/sq m
Wind Turbine	each	No			\$ 7,076.00	\$ 7,465.00	\$ 10,506.00


DEVELOPMENT CHARGES


							Schedule D
 Cemetery Fees and Charges							
Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount	
Purchase of Interment Rights and care and maintenance							
Interment Rights	each	Yes	\$720.00	\$720.00	\$720.00	\$720.00	
Care and Maintenance	each	Yes	\$480.00	\$480.00	\$480.00	\$480.00	
Cremation lots	each	Yes	\$320.00	\$320.00	\$320.00	\$420.00	
Care and Maintenance	each	Yes	\$280.00	\$280.00	\$280.00	\$280.00	
Interment							
Adult - standard	each	Yes	\$750.00	\$750.00	\$750.00	\$850.00	
Child	each	Yes	\$400.00	\$400.00	\$400.00	\$500.00	
Infant	each	Yes	\$340.00	\$340.00	\$340.00	\$395.00	
Cremated Remains	each	Yes	\$400.00	\$400.00	\$400.00	\$420.00	
Multiple Cremations (additional interment at same spot, same time)	each	Yes				\$30	
Columbaria	each	Yes	\$250.00	\$250.00	\$250.00	\$250.00	
Disinterment / Exhumation							
Adult - standard	each	Yes	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
Cremated Remains	each	Yes	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
Columbaria	each	Yes	\$250.00	\$250.00	\$250.00	\$250.00	
Child	each	Yes	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
Infant	each	Yes	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
Columbaria Fees							
Bottom Row	each	Yes	\$1,020.00	\$1,020.00	\$1,020.00	\$1,062.50	
Bottom Row- Care and Maintenance	each	Yes	\$180.00	\$180.00	\$180.00	\$187.50	
Second Row	each	Yes	\$1,105.00	\$1,105.00	\$1,105.00	\$1,147.50	
Second Row- Care and Maintenance	each	Yes	\$195.00	\$195.00	\$195.00	\$202.50	
Third Row	each	Yes	\$1,190.00	\$1,190.00	\$1,190.00	\$1,232.50	
Third Row- Care and Maintenance	each	Yes	\$210.00	\$210.00	\$210.00	\$217.50	
Top Row	each	Yes	\$1,275.00	\$1,275.00	\$1,275.00	\$1,317.50	
Top Row- Care and Maintenance	each	Yes	\$225.00	\$225.00	\$225.00	\$232.50	
Initial Engraving of Niche Plate	each	Yes	\$350.00	\$350.00	\$350.00	\$390.00	
Each Subsequent Engraving of Niche Plate		Yes	\$200.00	\$200.00	\$200.00	\$220.00	
Monument Care Fund - Flat marker (smaller than 1,116.13 sq cm / 173 sq in.)							
each	each	Yes	\$0.00	\$0.00	\$0.00	\$0.00	
**Monument Care Fund - Flat marker (1,116.23 sq cm / 173 sq in. or larger)							
each	each	Yes	\$100.00	\$100.00	\$100.00	\$100.00	
**Monument Care Fund - Upright marker (1.49 sq m / 16 sq ft or smaller, including the base)							
each	each	Yes	\$200.00	\$200.00	\$200.00	\$200.00	
**Monument Care Fund - Upright marker (larger than 1.49 sq m / 16 sq ft. including the base)							
each	each	Yes	\$400.00	\$400.00	\$400.00	\$400.00	
** as set by the Bereavement Authority of Ontario							

								Schedule D
	Cemetery Fees and Charges							
Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount		
Sundays & Municipal Holiday Interments	each	Yes	\$350.00	\$375.00	\$375.00	\$375.00		
Foundation layout fee	each	Yes	\$60.00	\$60.00	\$60.00	\$60.00		
Snow Removal	each	Yes	*	*	*	*		
Winter Burial - Full Interment (December 1st to March 31)	each	Yes	*	*	*	*		
Winter Burial - Cremated Remains (December 1st to March 31)	each	Yes	*	*	*	*		
* Actual fees incurred by the Township in relation to the specific incident/request + 15%								
Park Benches	each	Yes	\$1,400.00	\$2,000.00	\$2,000.00	\$2,300.00		
(does not include cost of the plaque)								
Transfer Fee								
Transfer Fee (Certificate picked-up at Township Office)	each	Yes	\$60.00	\$60.00	\$60.00	\$60.00		
Registered Mail Fee	each	Yes	\$15.00	\$15.00	\$15.00	\$20.00		

						Schedule E
 Community Services - Indoor Facilities May 1st to April 30th Fees and Charges						
Description	Unit	Subject to HST	Effective May 1, 2022	Effective May 1, 2023	Effective May 1, 2024	Effective May 1, 2025
Arena						
**Prime Time - Minor Groups	per hour	Yes	\$128.32	\$130.97	\$133.63	\$137.17
**Prime Time - All Others	per hour	Yes	\$173.45	\$176.11	\$178.76	\$181.42
Non-Prime Time - Minor Groups	per hour	Yes	\$66.37	\$66.37	\$66.37	\$67.70
Non-Prime Time - All Others	per hour	Yes	\$97.35	\$97.35	\$97.35	\$97.35
Arena Floor Rental (Dances, Trade Shows)	per hour	Yes	\$146.02	\$146.02	\$146.02	\$146.02
Arena Floor Rental (Dances, Trade Shows)	full day	Yes	\$575.22	\$575.22	\$575.22	\$575.22
Arena Floor Rental (Recreation, Sports)	per hour	Yes	\$42.48	\$44.25	\$44.25	\$44.25
**Prime Time ice rentals are M-F 5-10 p.m. and weekends 8 a.m. - 10 p.m.						
Recreational Program						
Public Skating - Adult	per person	Yes	no charge	no charge	no charge	no charge
Public Skating - Child Elementary School Age	per person	Yes	no charge	no charge	no charge	no charge
Public Skating - Pre-School	per person	Yes	no charge	no charge	no charge	no charge
Parents & Tots	per person	Yes	no charge	no charge	no charge	no charge
Sponsored Public Skating	per hour	Yes	\$88.50	\$88.50	\$88.50	\$88.50
School Skating Program	per hour	Yes	\$39.82	\$39.82	\$39.82	\$0.00
Ticket Ice (minimum with 1 to 4 skaters)	per hour	Yes	\$39.82	\$39.82	\$39.82	\$39.82
Ticket Ice (exceeding 4 skaters)	per skater	Yes	\$8.85	\$8.85	\$8.85	\$8.85
Shinny Hockey (adult)	per skater/hour	Yes	\$8.85	\$8.85	\$8.85	\$8.85
Shinny Hockey (child - under age 18)	per skater/hour	Yes	\$4.42	\$4.42	\$4.42	\$4.42
Birthday Specials:						
1 hour of ice time (based on availability) and 1 hour in Room A	per event	Yes	\$66.37	\$66.37	\$66.37	\$66.37
1 hour of ice time (based on availability) and 1 hour in Hall	per event	Yes	\$92.92	\$92.92	\$92.92	\$92.92
Cancellations must be received at least 7 days prior to ice event, or full price is charged.						
Advertising						
Ice Logo (sponsor must supply logo at their cost)	Each	Yes	\$442.48	\$442.48	\$442.48	\$442.48
Arena Board Advertising (sponsor must supply logo at their cost)	Each	Yes	\$442.48	\$442.48	\$442.48	\$442.48
Wall Advertising (sponsor must supply logo at their cost)	Each	Yes	\$265.49	\$265.49	\$265.49	\$265.49
Door Wrap (sponsor must supply wrap and professional installation)	Each	Yes	\$0.00	\$221.24	\$221.24	\$221.24
Zamboni advertising (sponsor must supply logo at their cost)	Each	Yes	\$796.46	\$796.46	\$796.46	\$796.46

						Schedule E
 Community Services - Indoor Facilities May 1st to April 30th Fees and Charges						
Description	Unit	Subject to HST	Effective May 1, 2022	Effective May 1, 2023	Effective May 1, 2024	Effective May 1, 2025
Community Centre Halls						
Booking Fee - to be received at time of booking for all halls Non-Refundable		Yes				30%
Plattsville Community Hall	per hour	Yes	\$53.98	\$55.75	\$55.75	\$57.52
Plattsville Community Hall	daily	Yes	\$199.12	\$202.65	\$202.65	\$203.54
Plattsville Community Hall - weekday daytime	1/2 day	Yes	\$107.96	\$110.62	\$110.62	\$110.62
Plattsville Community Hall (Together with Ice Event)	daily	Yes	\$107.96	\$110.62	\$110.62	\$110.62
Plattsville Community Hall (Buck & Doe)	daily	Yes	\$469.03	\$469.03	\$469.03	\$469.03
Decorating Set-up (for daily events only - prior to day of decorating set-up of event based on availability)	daily	Yes	\$106.19	\$106.19	\$106.19	\$106.19
Plattsville Community Hall - Room A	per hour	Yes	\$30.97	\$31.86	\$31.86	\$33.63
Plattsville Community Hall - Room A	daily	Yes	\$106.19	\$107.96	\$107.96	\$107.96
Plattsville Community Hall - Room B	per hour	Yes	\$30.97	\$31.86	\$31.86	\$33.63
Plattsville Community Hall - Room B	daily	Yes	\$106.19	\$107.96	\$107.96	\$107.96
Princeton Centennial Hall - Fireside Room	per hour	Yes	\$30.97	\$31.86	\$31.86	\$33.63
Princeton Centennial Hall - Fireside Room	daily	Yes	\$106.19	\$107.96	\$107.96	\$107.96
Decorating Set-up (for daily events only - prior to day of decorating set-up of event based on availability)	daily	Yes				\$75.22
Princeton Centennial Hall - Fireside Room - weekday daytime	1/2 day	Yes	\$61.95	\$61.95	\$61.95	\$66.37
Princeton Centennial Hall - Main Hall	per hour	Yes	\$97.35	\$98.23	\$98.23	\$98.23
Princeton Centennial Hall - Main Hall	daily	Yes	\$336.28	\$340.71	\$340.71	\$340.71
Princeton Centennial Hall - Main Hall - weekday daytime	1/2 day	Yes	\$194.69	\$194.69	\$194.69	\$194.69
Princeton Centennial Hall - Main Hall (Buck & Doe)	daily	Yes	\$469.03	\$469.03	\$469.03	\$469.03
Decorating Set-up (for daily events only - prior to day of decorating set-up of event based on availability)	daily	Yes	\$176.99	\$176.99	\$176.99	\$176.99
Kitchen Use	daily	Yes	\$76.99	\$76.99	\$76.99	\$76.99
		Yes	\$0.00	\$0.00	\$0.00	\$0.00
Richwood Hall	daily	Yes	\$53.10	\$107.96	\$107.96	\$107.96
Decorating Set-up (for daily events only - prior to day of decorating set-up of event based on availability)	daily	Yes				\$75.22
** Deposit for All Events including sale of Alcohol as per S.O.P.		No	\$500.00	\$500.00	\$500.00	\$500.00

						Schedule F
Community Services - Outdoor Facilities & Parks						
May 1st to April 30th						
Fees and Charges						
			FIELD CLASSIFICATION			
Description	Unit	Subject to HST	A	B	C	D
Ball Diamonds						
Adult	per game	Yes	\$23.89	\$23.01	\$19.47	n/a
Affiliated Minor	per game	Yes	\$18.58	\$17.70	\$16.81	\$10.62
Adult Tournament First Game/Diamond	per day	Yes	\$23.89	\$23.01	\$19.47	n/a
Adult Tournament Extra Game/Diamond	per game	Yes	\$20.35	\$19.47	\$17.70	n/a
Affiliated Minor Tournament First Game/Diamond	per day	Yes	\$18.58	\$17.70	\$16.81	\$13.27
Affiliated Minor Tournament Extra Game/Diamond	per game	Yes	\$17.70	\$17.70	\$15.93	\$10.62
Optional Tournament Grooming	per groom	Yes	\$26.55	\$26.55	\$26.55	\$26.55
Optional Use of Lights	per game	Yes	\$9.73	n/a	\$9.73	\$9.73
Ball Diamond Fence Advertising (sponsor must supply sign at their costs, size, location and content must be approved)	yearly	Yes	\$265.49	\$265.49	\$265.49	\$265.49
Description	Unit	Subject to HST	Effective May 1, 2022	Effective May 1, 2023	Effective May 1, 2024	Effective May 1, 2025
Soccer Pitches - based upon 90 minute games						
Adult Permit	per game	Yes	\$11.50	\$11.50	\$11.50	\$13.27
Adult Tournament	per day	Yes	\$66.37	\$66.37	\$66.37	\$66.37
Affiliated Minor	per game	Yes	\$8.85	\$8.85	\$8.85	\$10.62
Affiliated Minor Tournament	per day	Yes	\$46.02	\$46.02	\$46.02	\$46.02
Park Permit Fees						
Pavillion Day Permit	per day	Yes	\$66.37	\$69.03	\$69.03	\$70.80
Open Park Space Event Day Permit	per day	Yes	\$66.37	\$69.03	\$69.03	\$115.04
Garbage Disposal Surcharge (for excessive garbage after event)	per event	Yes				\$130.00

						Schedule G
Protective Services Fees and Charges						
Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
Fire Inspection						
Fire Inspection	per hour	Yes	\$92.00	\$97.00	\$100.00	\$100.00
Fire Inspection Admin Fee	each	Yes	\$61.00	\$65.00	\$66.00	\$66.00
Liquor Licenses and Occupancy Loads						
Fire Inspection	per hour	Yes	\$92.00	\$97.00	\$100.00	\$100.00
Fire Inspection Admin Fee	each	Yes	\$61.00	\$65.00	\$66.00	\$66.00
Fire Chief's Letters to Lawyers or Insurance Company	each	No	\$92.00	\$97.00	\$100.00	\$100.00
Fire Department Compliance Letter	each	No	\$92.00	\$97.00	\$100.00	\$100.00
By-Law Compliance Letter	each	No	\$92.00	\$97.00	\$100.00	\$100.00
By-Law Non-Compliance - Subsequent Visit						
(Chargeable to registered owner on each non-compliance visit)	per hour	Yes			\$110.00	\$110.00
By-Law Non-Compliance - Township undertakes work						
(Chargeable to registered owner)	each	Yes			actual costs + 15%	actual costs + 15%
By-Law Subsequent Visit Admin Fee	each	Yes			\$66.00	\$66.00
**both expense and fee may be recovered by action or in like manner as municipal taxes						
Copies of Fire Reports	each	Yes	\$61.00	\$65.00	\$100.00	\$100.00
Special Events Permit	each	No	\$50.00	\$50.00	\$50.00	\$50.00
Special Fire Permits						
for three-day period per property, requires special approval by the Chief Fire Official, or designate.	each	No				\$50.00

Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
Response to Motor Vehicle Accidents and Vehicle Fires						
(Chargeable to the registered owner of the vehicle)						
Non-Resident						
Minimum Charge up to 1st hour per Fire Apparatus	per hour *	No	\$509.89	\$543.03	\$559.86	MTO
Resident						
No Charge						
Motor Vehicle Accident Response-Provincial Highway						
(Chargeable to Ministry of Transportation for all provincial highway accident responses)						
Minimum Charge up to 1st hour per Fire Apparatus	per hour *	No	\$509.89	\$543.03	\$559.86	MTO
Fire Response - Public Hazard, Hydro Lines						
Public Property - Chargeable to Hydro Provider						
Minimum Charge up to 1st hour per Fire Apparatus	per hour *	No	\$ 509.89	\$543.03	\$559.86	MTO
Private Property - Chargeable to Registered Property Owner						
Minimum Charge up to 1st hour per Fire Apparatus	per hour *	No	\$ 509.89	\$543.03	\$559.86	MTO
Fire Response -Indemnification Technology						
Current MTO rates, plus personnel /hour rates ,and any cost incurred by the Municipality						
Minimum Charge up to 1st hour per Fire Apparatus	per hour *	No	\$509.89	\$543.03	\$559.86	MTO
Refilling SCBA air bottles	each	Yes	\$20.00	\$20.00	\$20.00	\$20.00
Fire Response - Hazardous Materials Clean Up						
As outlined in the Environment Protection Act, RSO 1990		No	Actual Costs	Actual Costs	Actual Costs	Actual Costs
Fire Response - Natural Gas Leak,						
Caused directly by a person or company						
Minimum Charge up to 1st hour per Fire Apparatus	per hour	No	\$509.89	\$543.03	\$559.86	MTO
Burn Permit -						
Recreational and agricultural fire permits		N/A	no charge	no charge	no charge	no charge

Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
Fire Response - Open Air Burning						
Illegal or Unauthorized Fire						
1st Offense-in any twelve month period		N/A	no charge	no charge	no charge	no charge
2nd or Additional Offences-in any twelve month period	per hour *	No	\$ 509.89	\$543.03	\$559.86	MTO
Minimum Charge up to 1st hour per Fire Apparatus						
Fire Response - Preventable Fire Alarm Panel Alarms						
1st Offense-in any twelve month period		N/A	no charge	no charge	no charge	no charge
2nd or Additional Offences-in any twelve month period	per hour *	No	\$509.89	\$543.03	\$559.86	MTO
Minimum Charge up to 1st hour per Fire Apparatus						
* As set by MTO						
Fire Response - Fire Watch or Stand By	per hour *	No			*	*
As authorized by Fire Chief	per item				actual costs	actual costs
Review of Fire Works Display Application	each	Yes	\$ 132.00	\$ 137.00	\$ 137.00	\$ 137.00
Review of Application for Pyrotechnics display						
Including a site pre-inspection and review of Fire Safety Plan	each	Yes	\$ 215.00	\$ 250.00	\$ 250.00	\$ 250.00
Review of Risk Safety Management Plan for Propane Storage						
As required by the Regulatory Amendments to O.Reg 211/01 of the TSS Act, 2000 for small facilities (less than 5000 USGW)	each	Yes	\$ 110.00	\$ 115.00	\$ 115.00	\$ 115.00
			+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)

Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
Review of Risk Safety Management Plan for Propane Storage						
As required by the Regulatory Amendments to O.Reg 211/01 of the TSS Act, 2000 for medium and large facilities (less than 5000 USGW)	each	Yes	\$ 265.00	\$ 275.00	\$ 275.00	\$ 275.00
			+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)
Site Alteration Application for area less than 2 ha	each	No	250.00	250.00	250.00	250.00
Site Alteration Application for area equal to 2 ha	each	No	550.00	550.00	550.00	550.00
Site Alteration Application for each ha beyond 2 ha	each	No	25.00	25.00	25.00	25.00
First conviction in contravention of Site Alteration By-law (person)	each	No	10,000.00	10,000.00	10,000.00	10,000.00
Subsequent conviction in contravention of Site Alteration By-law (person)	each	No	25,000.00	25,000.00	25,000.00	25,000.00
first conviction in contravention of Site Alteration By-law (corporation)	each	No	50,000.00	50,000.00	50,000.00	50,000.00
subsequent conviction in contravention of Site Alteration By-law (corporation)	each	No	100,000.00	100,000.00	100,000.00	100,000.00





**Building Services
Fees and Charges**


Classes of Permits and Fees

Minimum Permit Fee - \$141. Fees not listed are determined by the Chief Building Official.

		Permit Fee	Subject to HST
Administrative Fee	Admin - Major	\$ 350	No
Administrative Fee	Admin - Minor	\$ 141	No
ICI Group	ICI - New, Additions and Renovations	\$1.76/sq'	No
	ICI - Public Pools, Public Patios and Exterior Ramps	\$0.71/sq.	No
Group C - Residential Buildings	Res - Residential Buildings New, Additions	\$1.76/sq.ft	No
	Res - Renovations to Non Single/Semi/Towns	\$1.41/sq .ft	No
	Res - Renovations to Single/Semi/Towns	\$ 559	No
	Res - Swimming Pools	\$ 141	No
	Res - Sheds & Garages	\$1.06/sq.ft	No
	Res - Decks & Covered Porches (unheated and unenclosed)	\$ 141	No
Farm Buildings	Farm - New, Additions . Renovations	\$0.30/sq .ft	No
	Farm - Horizontal/Bunk Silos	\$ 698	No
	Farm - Vertical Silos, Grain Bins	\$ 698	No
	Farm - Manure Storage (All Types)	\$ 698	No
Special	Sp - Tents	\$ 303	No
	Sp - Temp Buildings/Portables	\$ 559	No
	Sp - Change of Use	\$ 559	No
Miscellaneous	Misc - Permit Renewal/Revision	\$ 350	No
	Misc - Fireplace/Woodstove	\$ 210	No
	Signs	\$ 210	No
	Misc - Retaining Wall/Balcony Guard (linear ft)	\$0.30/sq.ft	No
	Misc - Wind Turbines	\$ 2,439.00	No
	Solar Panel	\$ 559	No
	Designated Structures (other then listed)	\$ 698	No
	Alternate Solution Application	\$ 559	No
	Conditional Permits	\$0.30/sq .ft	No
	Septic Permit - Full	\$ 628	No
	Septic Permit - Tank Only	\$ 141	No
	Other/Unlisted	Various	No
	Re-Inspection/Canceled Inspection Fee/Requested Inspection more then 3 years since last inspection	\$ 71	No
Mechanical Work	Mech - Sprinkler System	\$ 698	No
	Mech - NFPA 96 Hood Fan	\$ 350	No
Plumbing/Serviceing Work	Water/Sewer Connection Building Services (per linear ft)	\$ 141	No
		\$1.06/ft	No
Demo	Non-Farm Structures	\$ -	
Deposits			
Deposit (Refundable)	Engineering	\$ 1,000.00	No
	Final Building Inspection	\$ 1,000.00	No
	Public Works	\$ 1,000.00	No
	Lot Grading	\$ 1,500.00	No
	Demolition Agreement	Various	No
	Garden Suite Deposit	Various	No

						Schedule I
Building Services - Planning						
Fees and Charges (HST Exempt)						
Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
Zoning By-law Amendment Application	each	No	\$550.00	\$650.00	\$650.00	\$750.00
**County fee for Zone change application	each	No	\$150.00	\$150.00	\$150.00	\$180.00
Removal of Holding Zone Provision	each	No	\$550.00	\$650.00	\$650.00	\$650.00
**County Fee for Removal of Holding Zone Provision	each	No	\$150.00	\$150.00	\$150.00	\$150.00
Minor Variance Application	each	No	\$500.00	\$700.00	\$700.00	\$700.00
**County fee for Minor Variance application	each	No	\$100.00	\$100.00	\$100.00	\$130.00
Zoning Compliance Information	each	No	\$50.00	\$55.00	\$60.00	\$75.00
Building Compliance Information	each	No	\$50.00	\$55.00	\$60.00	\$75.00
Drainage Compliance Information	each	No	\$50.00	\$55.00	\$60.00	\$75.00
Sign Minor Variance Application	each	No	\$300.00	\$300.00	\$300.00	\$300.00
Fence Minor Variance Application	each	No	\$300.00	\$300.00	\$300.00	\$300.00
Site Plan Agreement Application	each	No	\$500.00	\$600.00	\$600.00	\$750.00
**County fee for Site Plan Application	each	No	\$500.00	\$500.00	\$2,500.00	\$2,600.00
Site Plan Agreement Amendment	each	No	\$500.00	\$600.00	\$600.00	\$600.00
**County fee for Site Plan Ammendment	each	No	\$250.00	\$250.00	\$1,500.00	\$1,550.00
Environmental Site Assessment Letter	each	No	\$70.00	\$70.00	\$70.00	\$75.00
Confirmation of uses permitted in zone letters	each	No	\$70.00	\$70.00	\$70.00	\$75.00
Communication Tower Application	each	No	\$600.00	\$600.00	\$600.00	\$750.00
In addition to the above application fees the applicant shall pay all						
external costs, including HST, incurred by the municipality in respect of						
the Planning Application						
Housing projects which qualify under the County of Oxford's Community						
Improvement Plan - Affordable Housing Incentive Program, are exempt						
from Township imposed application fees. This exemption does not						
include any deposits required to recover Township costs for peer reviews						
REFUNDS						
Planning Application submitted, no work started	each	No		Full Refund less \$50.00 Admin Fee		
Planning Application submitted, application circulated for comment	each	No				No Refund

<div><div>Building Services - Planning Fees and Charges (HST Exempt)</div></div>						
Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
**fees established by the County of Oxford and are subject to change						
Fees contained in Severance Agreements:						
Street lighting	each new lot	No	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Sidewalk	each new lot	No	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Parkland dedication	each new lot	No	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
DEPOSITS:						
(Deposits not subject to HST, but property owner is responsible for engineering & study costs including HST)						
Planning Peer Reviews (Site Plan, etc.)	minimum	No	\$2,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Agreement to construct a new single family dwelling while current owners are living in the existing single family dwelling	each	No			As per agreement	
Stormwater Review	each	No	As per agreement \$10,000 min			
Sub-Division Agreement	each	No		As per agreement \$10,000 min		
Bunkhouse Agreement	each	No			As per agreement	
Discretionary Agreement	each	No			As per agreement	
Garden Suite Agreement	each	No			As per agreement	
CLI -ECA application - Storm Sewer	each	No		\$ 1,100.00	\$ 1,100.00	\$ 1,100.00
CLI -ECA application - Storm Water Management	each	No		\$ 2,200.00	\$ 2,200.00	\$ 2,200.00

						Schedule J
	Public Works - Roads Fees and Charges					
Description	Unit	Subject to HST	2022 Amount	2023 Amount	2024 Amount	2025 Amount
Installation of Entrance Culverts	each	Yes	\$1,250.00	\$1,400.00	\$1,425.00	\$1,450.00
Drainage Materials		Yes				cost + 15%
Curb Cut	each	Yes	\$600.00	\$600.00	\$650.00	\$700.00
Permit to Move a Structure along Municipal Roads to Relocate Structure	each	No	\$40.00	\$40.00	\$50.00	\$75.00
Snow Removal (when contracted out)						
Snow Plowing	per operation	Yes	\$62.00	\$65.00	\$70.00	\$88.35
Snow Plowing / Sand / Salting	per operation	Yes	\$95.00	\$100.00	\$105.00	\$125.00
Sand /Salting	per operation	Yes	\$75.00	\$80.00	\$85.00	\$110.00
Tandem Axle Truck Rental	hour	Yes	\$85.00	\$88.35	\$88.35	\$88.35
One Ton Truck Rental	hour	Yes	\$55.00	\$68.45	\$68.45	\$68.45
1/2 Ton Pickup Rental	hour	Yes	\$30.00	\$33.35	\$33.35	\$33.35
Grader Rental summer	hour	Yes	\$115.00	\$142.25	\$142.25	\$142.25
Grader Rental winter	hour	Yes	\$130.00	\$150.00	\$150.00	\$150.00
Loader Rental	hour	Yes	\$65.00	\$81.75	\$81.75	\$81.75
Backhoe Rental	hour	Yes	\$60.00	\$72.10	\$72.10	\$72.10
Tractor Rental	hour	Yes	\$55.00	\$62.25	\$62.25	\$62.25
Brush Depot - Labour	hour	No	\$38.00	\$41.00	\$44.00	\$50.00
Civic Address Signs & Posts	each	Yes	\$40.00	\$42.00	\$45.00	\$45.00
Sale of Recycled Asphalt (as available) pick up only	3 yard bucket	Yes	\$12.00	\$12.00	\$15.00	\$15.00
Sale of Recycled Concrete (as available) pick up only	3 yard bucket	Yes	\$12.00	\$12.00	\$15.00	\$15.00
Laying a private drain across Township Road Allowance	Separate Agreement					
Laying utility lines along, under, in or upon municipal roads	Separate Agreement					

**THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM**

BY-LAW NUMBER 2467-2024

Being a By-law to appoint By-law Enforcement Officers.

WHEREAS Section 15(1) of the Police Services Act, R.S.O. 1990, c. P.15, as amended, authorizes a municipal council to appoint people to enforce the by-laws of the municipality;

AND WHEREAS Section 227(c) of the Municipal Act, 2001, c. 25, as amended, stipulates that it is the role of the officers and employees of a municipality to carry out duties assigned by the municipality;

AND WHEREAS the Council of The Corporation of the Township of Blandford-Blenheim deems it expedient and necessary for the purposes of the Corporation or for carrying into effect the provisions of any Act of the Legislature or By-laws of the Council;

AND WHEREAS Council deems it desirable to have additional human resources available to handle by-law enforcement/prosecution and property standards services because of other work commitments, sickness or vacation periods with the existing staff of the Township.

NOW THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim **HEREBY ENACTS AS FOLLOWS:**

1. THAT the people listed on Schedule "A" as attached be and they are hereby appointed as Provincial Offences Officers and By-law Enforcement Officers for The Corporation of the Township of Blandford-Blenheim under this or any other applicable regulation.
2. THAT the said Provincial Offences Officers and By-law Enforcement Officers shall hold office during the pleasure and subject to the By-laws of The Corporation of the Township of Blandford-Blenheim, and shall with respect to the enforcement of its by-laws, exercise all the authority, powers and rights, and shall perform all the duties and obligations which by statutes or the Corporation's By-laws are or may be conferred or imposed upon them as Provincial Offences Officers and By-law Enforcement Officers.

3. THAT the people listed on Schedule "A" are hereby authorized to act as the Blandford-Blenheim Township Officials in Court if any Court attendances are required.
4. That By-Law 2329-2022 be hereby repealed.
5. That any By-Law inconsistent with this By-Law is hereby repealed.

READ a FIRST and SECOND time this 4th day of December, 2024.

READ a THIRD time and FINALLY PASSED this 4th day of December, 2024.

MAYOR
MARK PETERSON

CLERK
SARAH MATHESON

SCHEDULE 'A'
TO
BY-LAW NUMBER 2367-2024

People Appointed as Provincial Offences Officers and By-law Enforcement
Officers for The Corporation of the Township of Blandford-Blenheim:

Dave Robertson
Drew Davidson
Jim Borton
Ray Belanger
Adam Degier

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2468-2024

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

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

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

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

READ a first and second time this 4th day of December, 2024.

READ a third time and finally passed this 4th day of December, 2024.

Mark Peterson – Mayor

(SEAL)

Sarah Matheson, Clerk

ZN1-24-13

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2468-2024

EXPLANATORY NOTE

The purpose of By-law Number 2468-2024 is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Aggregate Industrial Zone (ME).' The purpose of the rezoning is to facilitate a future aggregate extraction operation.

The subject lands are described as Part Lot 12, Concession 11 (Blenheim), Township of Blandford-Blenheim. The lands are located on the south side of Township Road 12, lying between Oxford Road 3 and Blenheim Road. The lands are currently municipally addressed as 907110 Township Road 12.

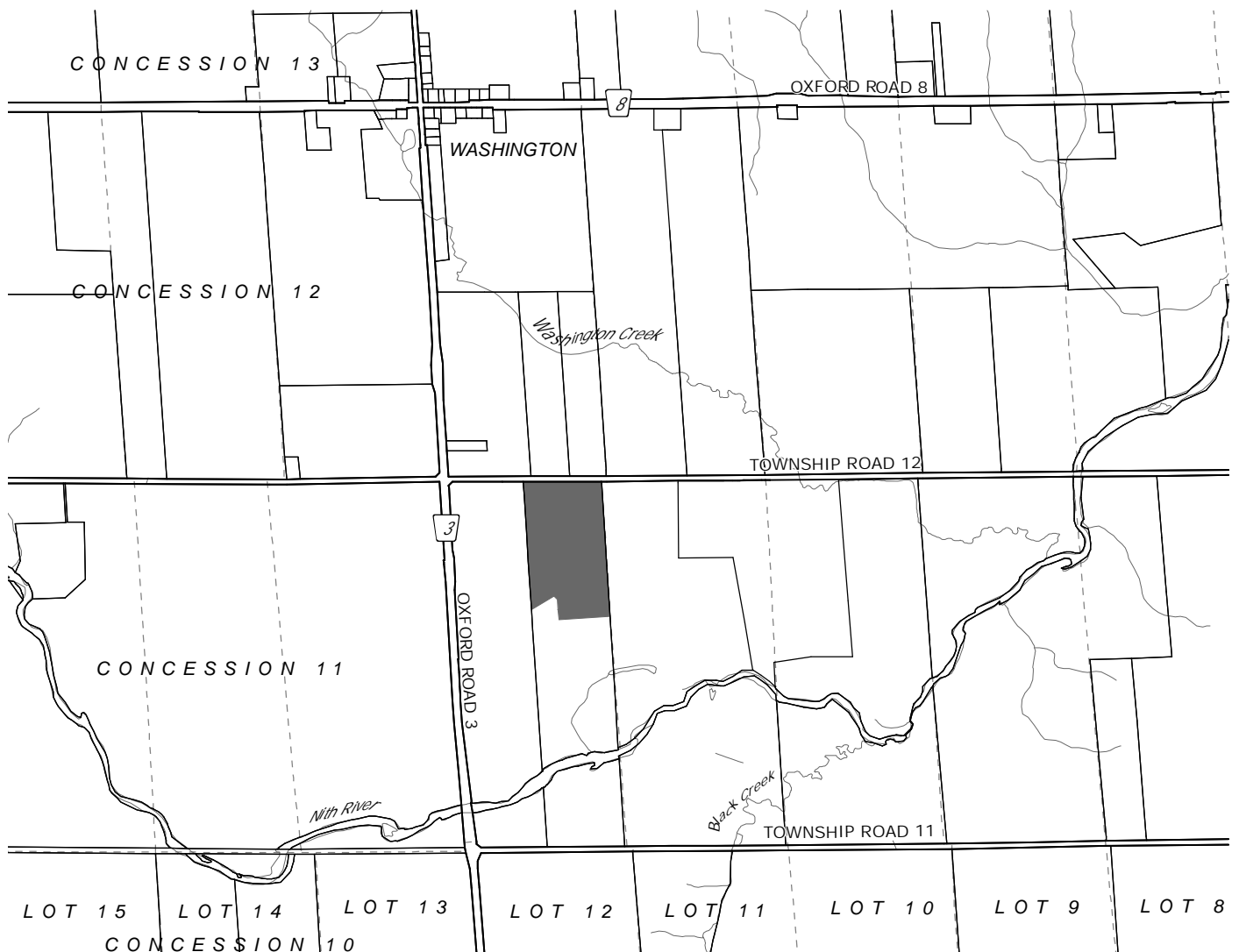
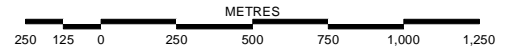
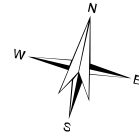
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2468-2024. The public hearing was held on September 18, 2024 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2468-2024 may contact the undersigned.

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

Telephone: 463-5347

KEY MAP



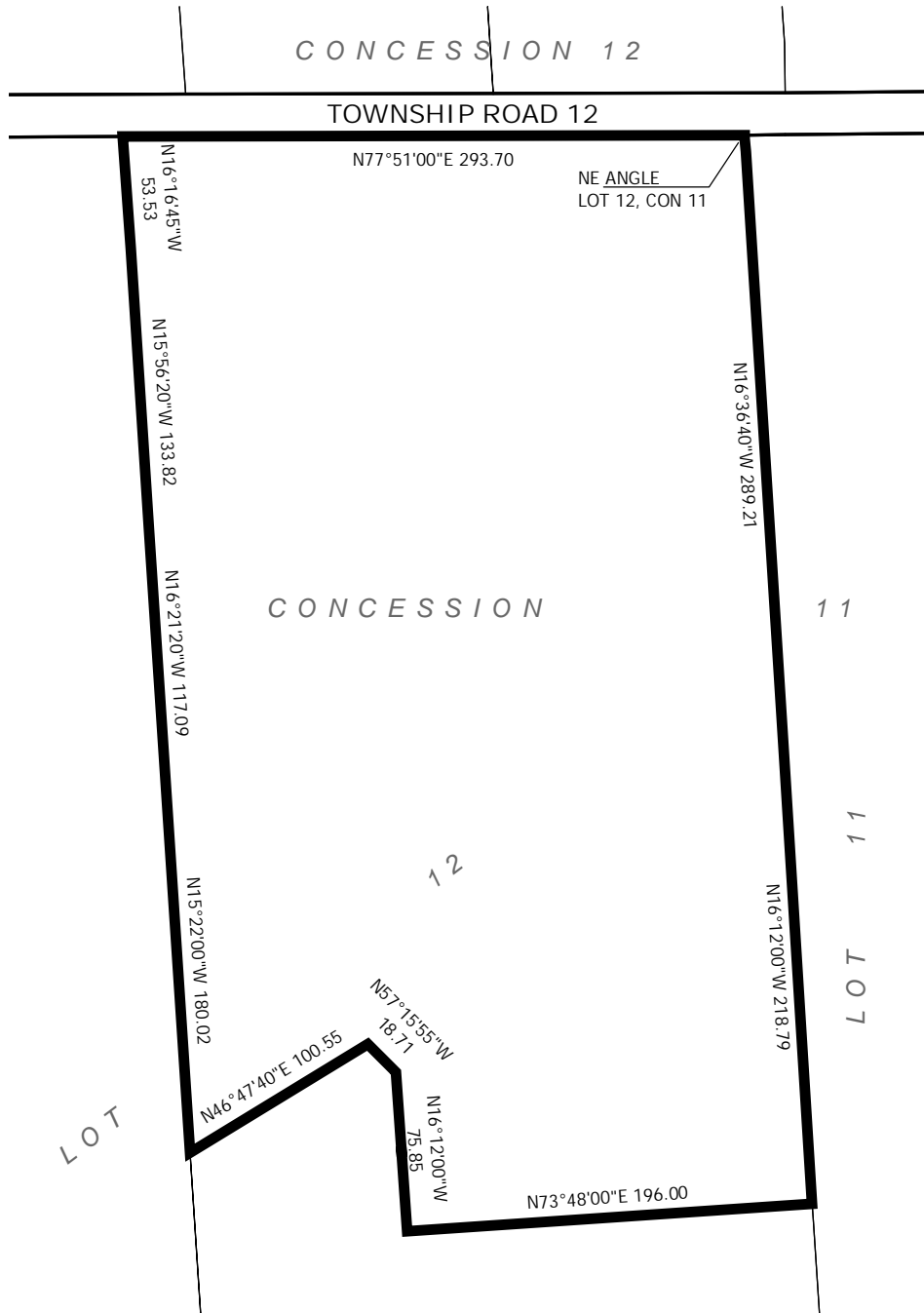
 LANDS TO WHICH BYLAW 2468-2024 APPLIES



SCHEDULE "A"

TO BY-LAW No. 2468-2024

PART LOT 12, CONCESSION 11 (BLENHEIM)
TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO ME

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services
Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No. 2468-2024, PASSED

THE _____ DAY OF _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2469-2024

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

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

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

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

READ a first and second time this 4th day of December, 2024.

READ a third time and finally passed this 4th day of December, 2024.

Mark Peterson – Mayor

(SEAL)

Sarah Matheson, Clerk

ZN1-24-14

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2469-2024

EXPLANATORY NOTE

The purpose of By-law Number 2469-2024 is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the use of the subject lands for non-farm rural residential purposes as a result of a farm consolidation.

The subject lands are described as Part Lots 9 & 10, Concession 9 (Blenheim), are located on the north side of Township Road 9 and are municipally addressed as 847275 Township Road 9.

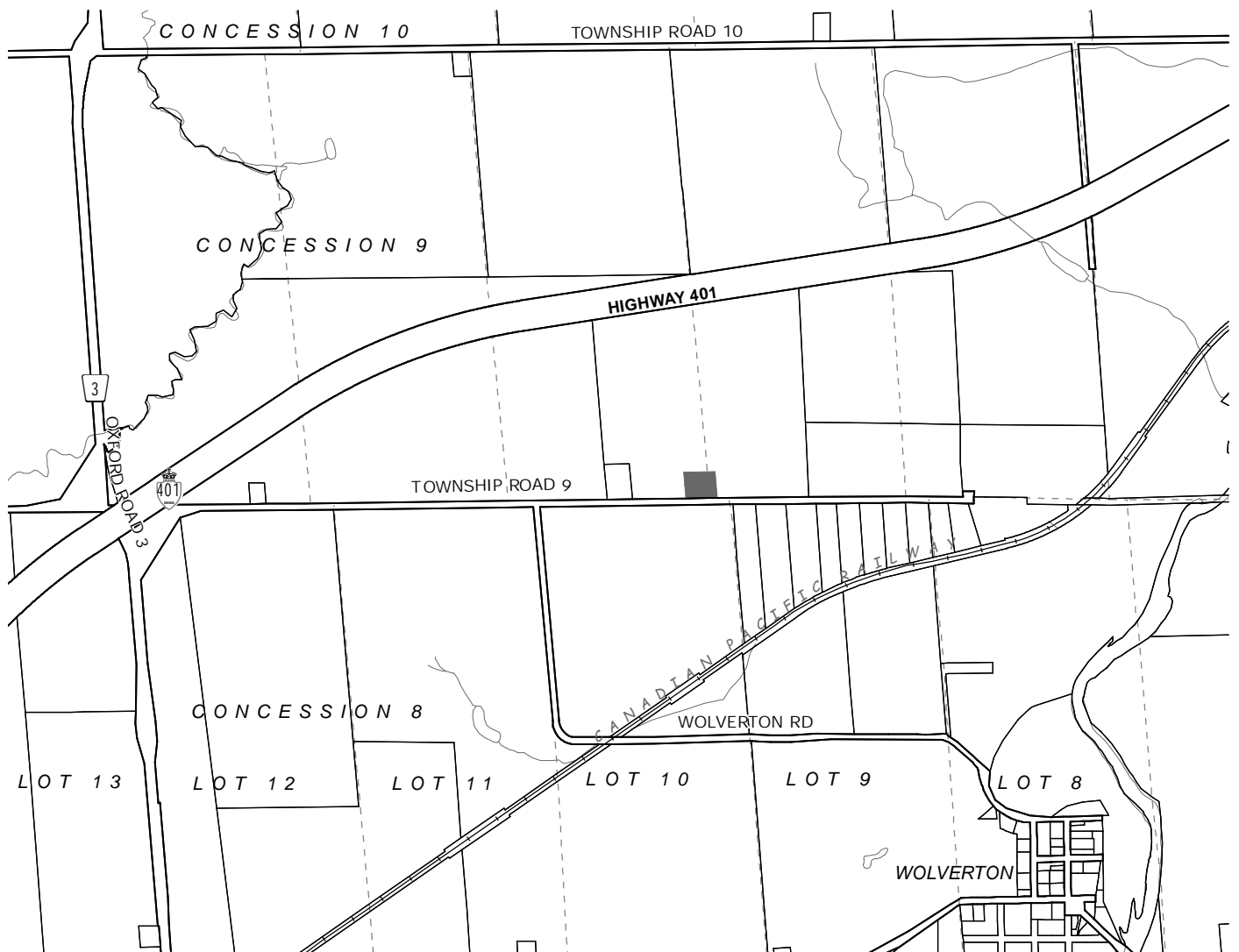
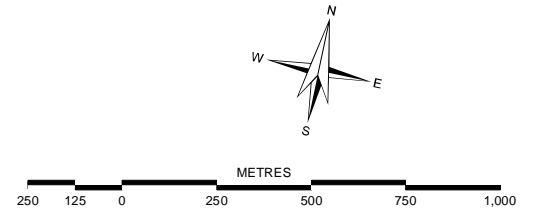
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2469-2024. The public hearing was held on October 2, 2024 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2469-2024 may contact the undersigned.

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

Telephone: 463-5347

KEY MAP



 LANDS TO WHICH BYLAW 2469-2024 APPLIES

 **OxfordCounty**

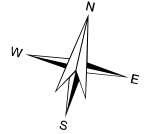
Growing stronger together

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Information Services ©2024

SCHEDULE "A"

TO BY-LAW No. 2469-2024

PART LOTS 9 AND 10, CONCESSION 9 (BLENHEIM)
TOWNSHIP OF BLANDFORD-BLENHEIM



CONCESSION 9

LOT

10

LOT

9

N77°14'00"E 95.00

N16°57'20"W 80.09

N16°57'20"W 80.09

SE ANGLE
LOT 10 CON 9

N77°13'10"E 66.38

N77°16'10"E
28.62

TOWNSHIP ROAD 9

CONCESSION 8

THIS IS SCHEDULE "A"

TO BY-LAW No. 2469-2024, PASSED

THE _____ DAY OF _____, 2024

MAYOR

CLERK

 AREA OF ZONE CHANGE TO RR

NOTE: ALL DIMENSIONS IN METRES

 **OxfordCounty**
Growing stronger together

Produced By The Department of Corporate Services
Information Services ©2024

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2470-2024

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

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

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

1. That Schedule "A" to By-law Number 1360-2002, as amended, is hereby further amended by changing to 'A2' the zone symbol of the lands so designated 'A2' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 4th day of December, 2024.

READ a third time and finally passed this 4th day of December, 2024.

Mark Peterson – Mayor

(SEAL)

Sarah Matheson, Clerk

ZN1-24-15

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2470-2024

EXPLANATORY NOTE

The purpose of By-law Number 2470-2024 is to rezone the subject lands from 'Residential Existing Zone (RE)' to 'General Agricultural Zone (A2)' to recognize the use of the subject lands for agriculture.

The subject lands are described as Part Lots 9 & 10, Concession 9 (Blenheim), Part 1, RP 41R626, are located on the north side of Township Road 9 and are municipally addressed as 847253 Township Road 9.

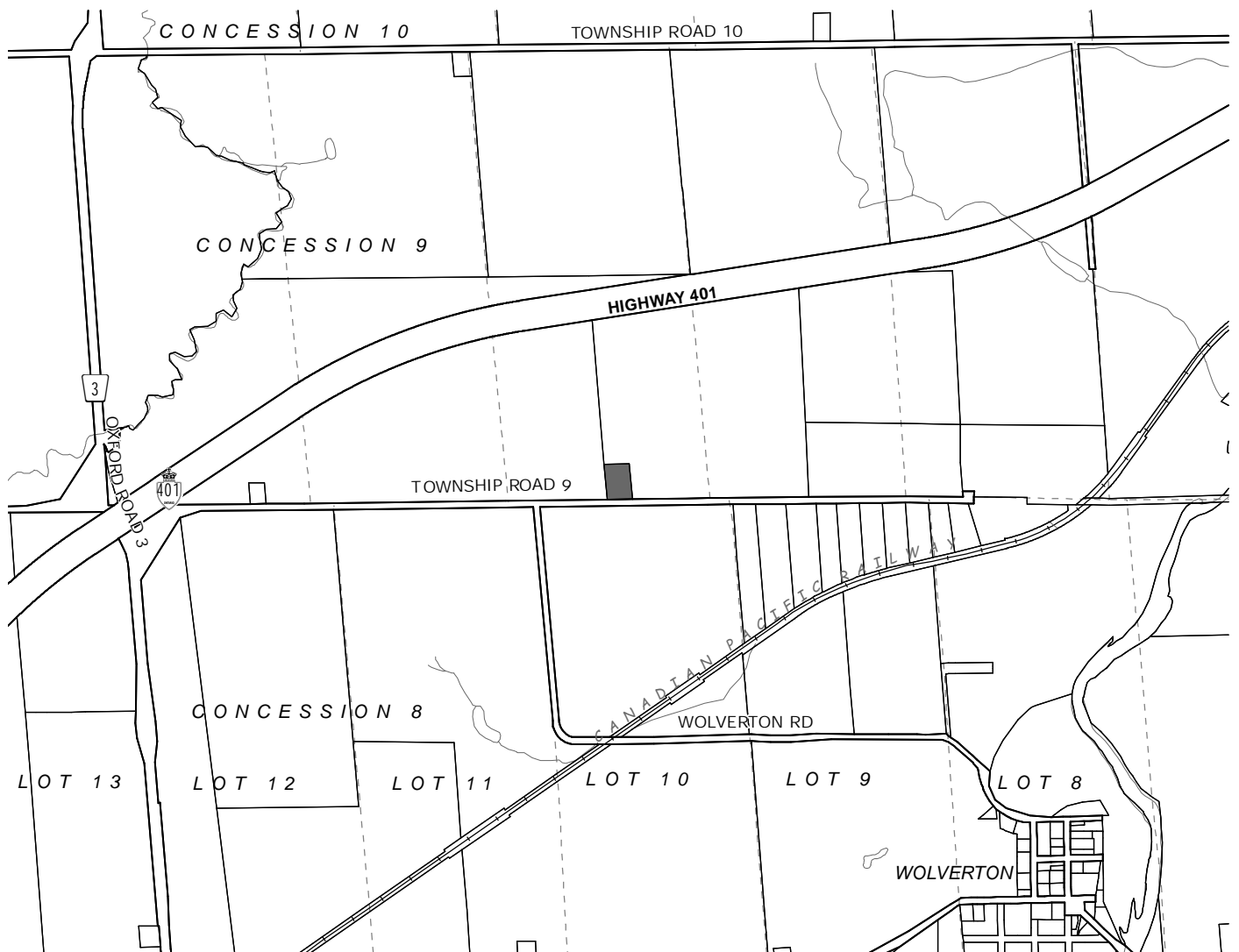
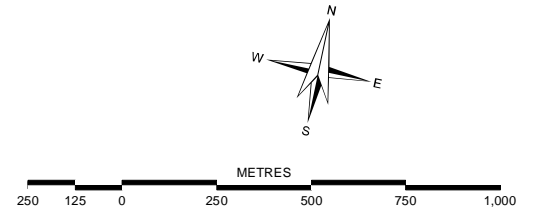
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2470-2024. The public hearing was held on October 2, 2024 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2470-2024 may contact the undersigned.

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

Telephone: 463-5347

KEY MAP



 LANDS TO WHICH BYLAW 2470-2024 APPLIES

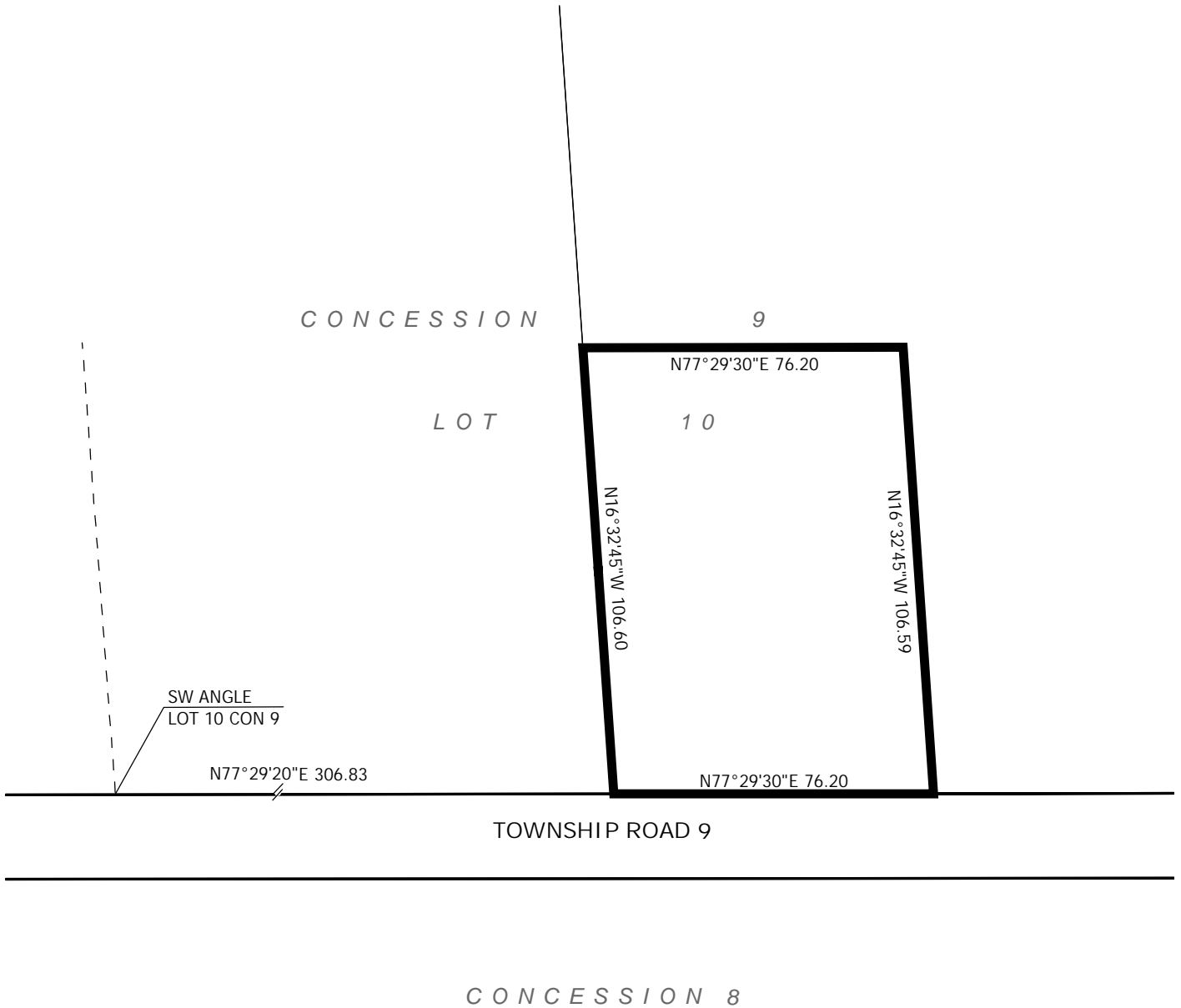
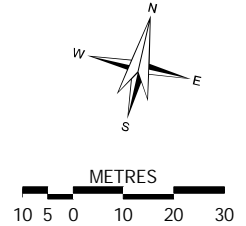


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SCHEDULE "A"

TO BY-LAW No. 2470-2024

PART LOT 10, CONCESSION 9 (BLENHEIM)
PART 1, REFERENCE PLAN 41R-626
TOWNSHIP OF BLANDFORD-BLENHEIM



 AREA OF ZONE CHANGE TO A2

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services
Information Services ©2024

THIS IS SCHEDULE "A"

TO BY-LAW No. 2470-2024, PASSED

THE _____ DAY OF _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2471-2024

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

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

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

1. That Schedule "A" to By-law Number 1360-2002, as amended, is hereby further amended by changing to 'RE-7' the zone symbol of the lands so designated 'RE-7' on Schedule "A" attached hereto.
2. That Section 10.5 to By-law Number 1360-2002, as amended, is hereby further amended by adding the following subsection at the end thereof:

"10.5.7 **Location: Part Lot 4, Concession 2 (Blenheim), 955216 Canning Road, RE-7 (Key Map 62)**

10.5.7.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any RE-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 10.1 of this Zoning By-Law.

10.5.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any RE-7 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

10.5.7.2.1 SPECIAL PROVISIONS FOR ACCESSORY BUILDINGS AND STRUCTURES

10.5.7.2.1.1 *HEIGHT*

Maximum	6.7 m (21.9 ft)
---------	------------------------

10.5.7.2.1.2 *LOT COVERAGE*

Maximum	408 m² (4,391.6 ft ²)
---------	---

10.5.7.3 That all the provisions of the 'RE' Zone in Section 10.2 to this Zoning By-law, as amended, shall apply, and further that all the 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 4th day of December, 2024.

READ a third time and finally passed this 4th day of December, 2024.

Mark Peterson – Mayor

(SEAL)

Sarah Matheson, Clerk

ZN 1-24-19

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2471-2024

EXPLANATORY NOTE

The purpose of By-Law Number 2471-2024 is to rezone the lands from 'Residential Existing Lot Zone (RE)' to 'Special Residential Existing Lot Zone (RE-7).' Special provisions are included to permit an increase in the maximum height and lot coverage for accessory buildings and structures.

The subject lands are described as Part Lot 4, Concession 2 (Blenheim), in the Township of Blandford-Blenheim. The lands are located on the east side of Canning Road, lying between Township Road 2 and Township Road 3, and are municipally addressed as 955216 Canning Road.

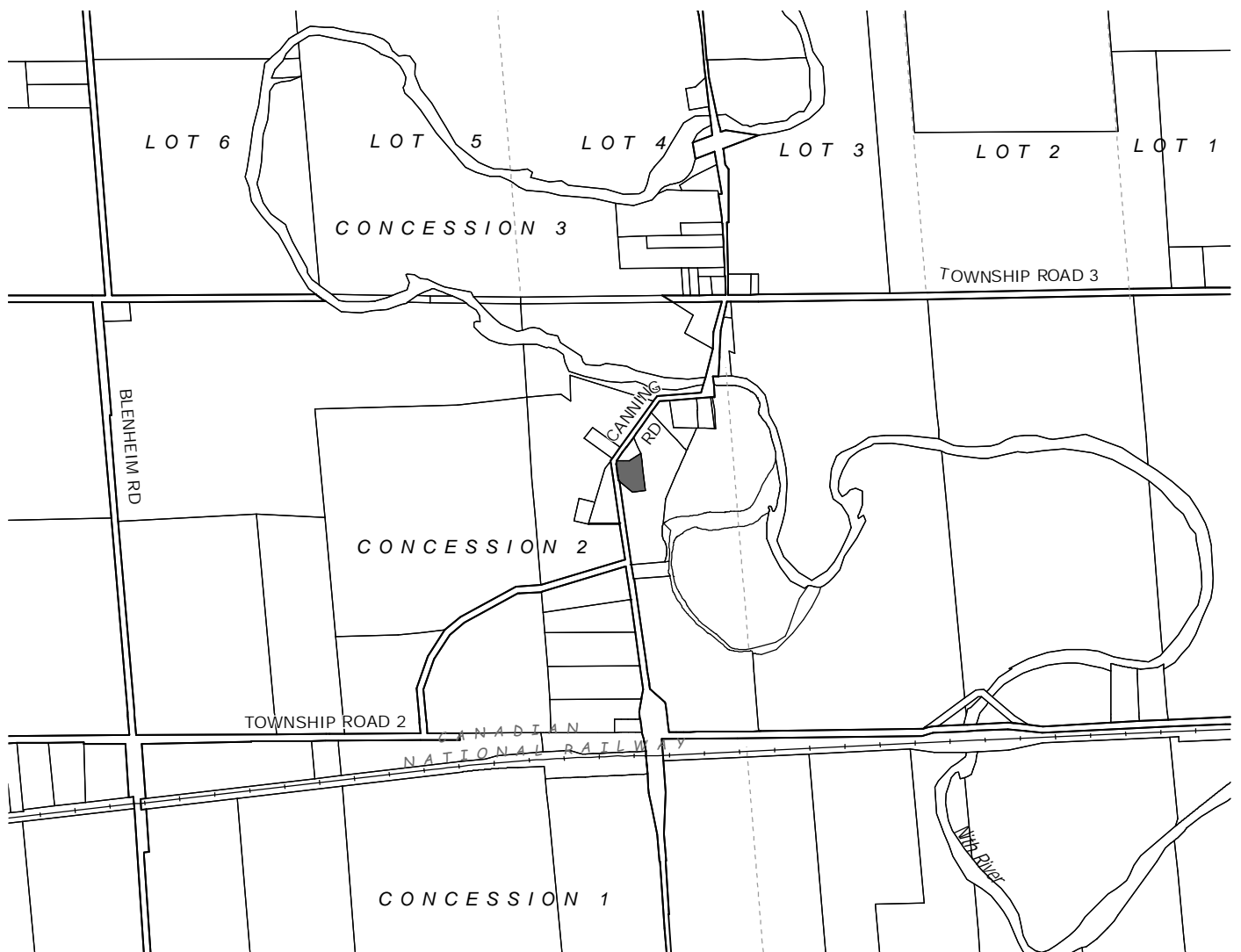
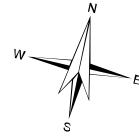
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted amending By-law Number 2471-2024. The public hearing was held on November 6, 2024 and Council considered comments from the public respecting this application, where applicable.

Any person wishing further information regarding Zoning By-Law Number 2471-2024 may contact the undersigned.

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

Telephone: 519-463-5374

KEY MAP

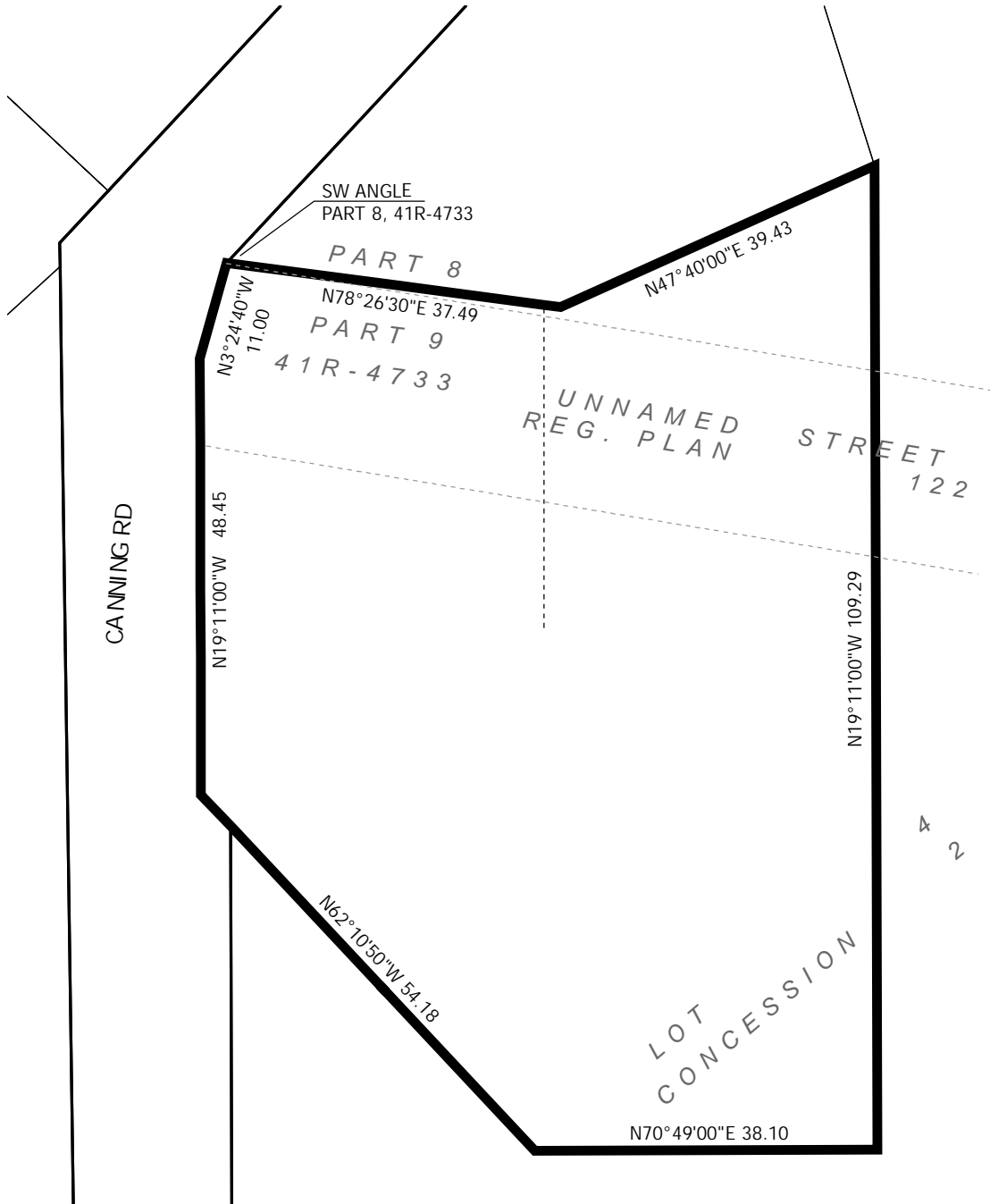


LANDS TO WHICH BYLAW 2471-2024 APPLIES

SCHEDULE "A"

TO BY-LAW No. 2471-2024

PT LOT 4, CONCESSION 2 (BLENHEIM)
PARTS 9 & 10, REF. PLAN 41R4733 & PARTS 1 & 2, REF. PLAN 41R5375
TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO RE-7

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2471-2024, PASSED

THE _____ DAY OF _____, 2024



Produced By The Department of Corporate Services
Information Services ©2024

MAYOR

CLERK

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2472-2024

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

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

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

1. That Schedule "A" to By-Law Number 1360-2002, as amended, is hereby amended by changing to 'R1-21' the zone symbol of the lands so designated 'R1-21' on Schedule "A" attached hereto.
2. That Section 11.5 to By-Law Number 1360-2002, as amended, is hereby amended by adding the following subsection at the end thereof:

11.5.21 **Location: Part Lot 11, Lots 12 and 13, Plan 65** **R1-21 (Key Map 58)**

11.5.21.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-21' Zone *use any lot, or erect, alter or use any building or structure* for the purpose except the following:

a single detached dwelling.

11.5.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-21' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.21.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

11.5.21.2.1.1 LOT AREA

Minimum	1,812 m² (19,504.2 ft ²)
---------	--

11.5.21.2.1.2 LOT DEPTH

Minimum	45 m (147.6 ft)
---------	------------------------

11.5.21.3 That all provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the *Planning Act*, R.S.O. 1990, as amended.

READ a first and second time this 4th day of December, 2024.

READ a third time and finally passed this 4th day of December, 2024.

Mark Peterson - Mayor

(SEAL)

Sarah Matheson – Clerk

ZN 1-24-21

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2472-2024

EXPLANATORY NOTE

The purpose of By-Law Number 2472-2024 is to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-21)' to permit the establishment of a single detached dwelling on the subject lands with site specific provisions in place for minimum lot area and minimum lot depth.

The subject lands are described as Part Lot 11, Lots 12 and 13, Plan 65. The lands are located on the southeast corner of the McQueen Street and Victoria Street West intersection. The subject lands are not currently municipally addressed.

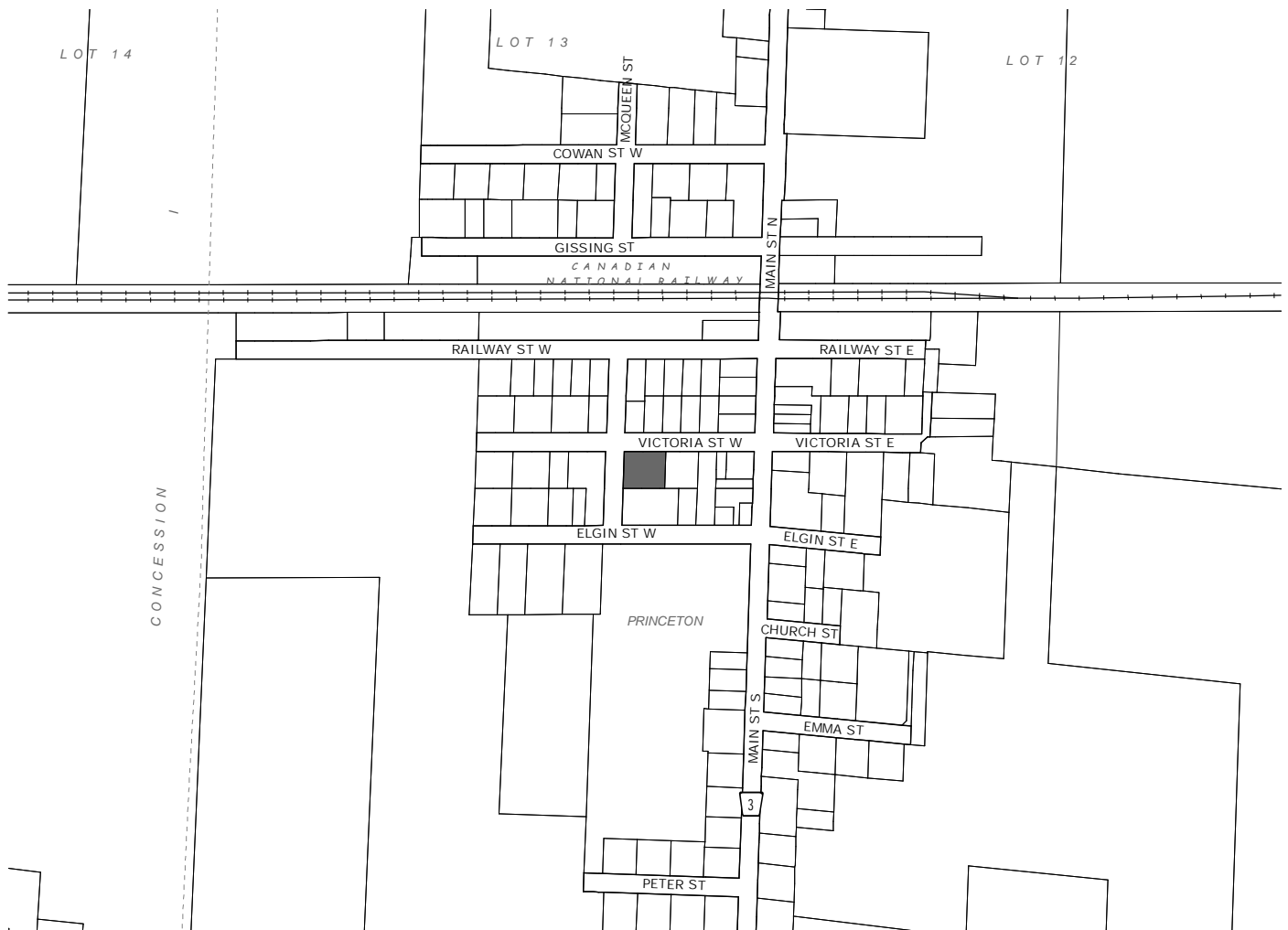
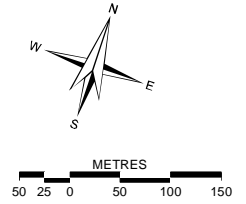
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2472-2024. The public hearing was held on December 4, 2024 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2472-2024 may contact the undersigned.

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

Telephone: 463-5347

KEY MAP



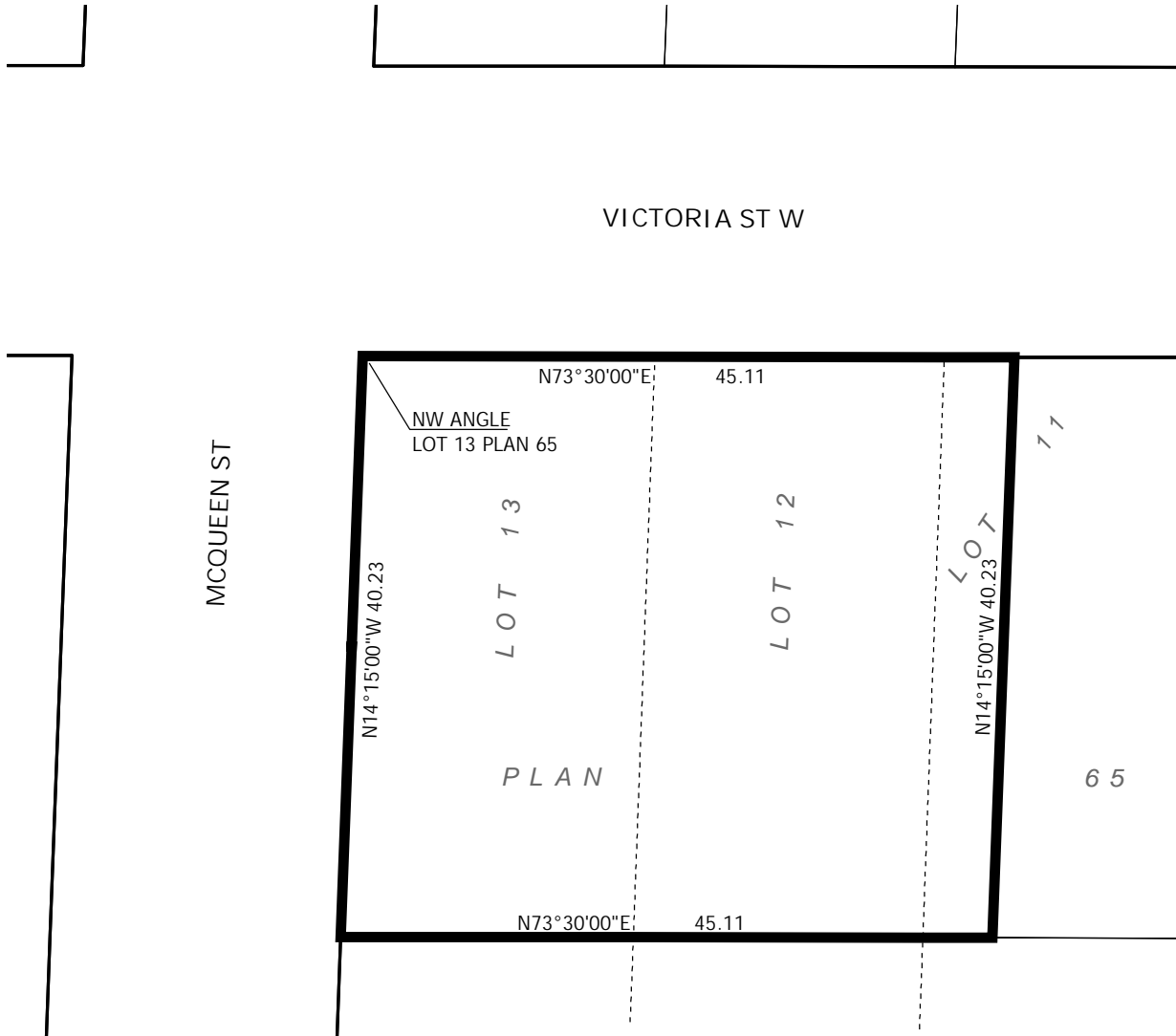
 LANDS TO WHICH BYLAW 2472-2024 APPLIES

SCHEDULE "A"

TO BY-LAW No. 2472-2024



PART LOT 11, LOTS 12 & 13 S OF VICTORIA ST, PLAN 65 (PRINCETON)
TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO R1-21

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

TO BY-LAW No. 2472-2024, PASSED

THE _____ DAY OF _____, 2024

MAYOR

CLERK

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER **2473-2024**

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

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

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

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

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

1. That the actions of the Council of the Corporation of the Township of Blandford-Blenheim in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Blandford-Blenheim, at this meeting held on December 4th, 2024 is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. That the Mayor and proper officials of the Corporation of the Township of Blandford-Blenheim are hereby authorized and directed to do all things necessary to give effect to the actions of the Council referred to in the proceeding section hereof.
3. That the Mayor and the Clerk be authorized and directed to execute all documents in that behalf and to affix thereto the seal of the Corporation of the Township of Blandford-Blenheim.

By-law read a first and second time this 4th day of December, 2024.

By-law read a third time and finally passed this 4th day of December, 2024.

MAYOR
MARK PETERSON

CLERK
SARAH MATHESON