

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, 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 Banbury

Be it hereby resolved that the agenda for the December 4th, 2024 Regular Meeting of Council be adopted as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

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

RESOLUTION #2

Moved by – Councillor Young
Seconded by – Councillor Barnes

Be it hereby resolved that the minutes of the November 20th, 2024 Regular Meeting Minutes 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, Zone Change

RESOLUTION #3

Moved by – Councillor Demarest
Seconded by – Councillor Young

Be it hereby resolved that Council rise and go into a Public Meeting under the Planning Act to consider application for zone change and an application for plan of subdivision, official plan amendment and zone change:

ZN1-24-21 (2162037 Ontario Inc.), &

SB21-02-1; OP21-06-1; and ZN1-21-01 (Tiffany Development Corporation);

And that Mayor Peterson Chair the Public Meeting.

.Carried

i. Application for Zone Change – ZN1-24-21 (2162037 Ontario Inc.)

The Planner presented the Report, recommending approval. The applicant and agent were present. Councillor Demarest asked a question regarding septic system decisions. The Planner responded that both options for septic are viable.

ii. Application for 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.

The Planner presented the Report, recommending approval-in-principle the zone change application and support for the plan of subdivision and official plan amendment, with 47 units. The Applicant and Agent were present. Councillor Demarest questioned the 25-unit protocol in place, specifically, if allowing 47 units is an efficiency gain in terms of public works. The Planner responded in the affirmative. The Agent spoke to the proposed development's additional units, particularly townhouse dwellings. The applicant's Agent spoke in regard to the application, specifically regarding the number of units, proposing 62 units for the first phase of development, citing reasoning such as street completion and investment requirements. Councillor Banbury questioned the capacity for the wastewater treatment plant. The Planner responded there are 94 units of capacity in the queue for the Village of Drumbo. Tashia Mackenzie spoke regarding another development on Peterson Street, CAO Brick responded, the Planner further responded. Ryan Porter spoke regarding clarification for the proposal. The Planner responded that phase one would not be the property

abutting to Porter's property. Porter further commented regarding the area being finished in a timely manner and not left in a state of disarray. Dave Kimmons spoke regarding capacity concerns, specifically regarding school and emergency service capacity. Mayor Peterson spoke to the school capacity, citing an approximate 75-80% capacity and commented regarding emergency services. Mayor Peterson spoke to dedicated policing services, specifically the cost and level of service. Councillor Demarest asked CAO Brick to speak regarding development charges. CAO Brick explained the collection of development charges, to be used for new development as a control to fund growth and future costs that are brought on by growth. Kimmons further asked a question regarding the village as a whole, whether or not capacity for water and wastewater has been considered for other lands designated for other types of development. Mayor Peterson responded that the Drumbo Secondary Plan is the strategic document for development within the Village. The Planner responded that the Ministry of Environment is being consulted regarding capacity of wastewater servicing. The Planner noted that the second phase of waste water treatment plant will not be enough to service the entirety of lands proposed to be developed within the village of Drumbo. Planner commented that capacity is first come, first served basis. Mayor Peterson spoke to the capital costs of the wastewater treatment plant and the drainage required. Mayor Peterson further spoke to fire services, specifically the purchase of a ladder truck. Councillor Demarest spoke to the Secondary Plan in the Village of Drumbo. John Libbrecht spoke regarding the storm water management pond, specifically the grading of the pond and the capacity of the drain to outlet properly. Drainage Superintendent Degier commented that both the Township's and the developer's engineers would ensure the capacity would be sufficient. CAO Brick responded that staff will follow up and respond to Libbrecht with further information. The Planner pointed to condition 11, as outlined in his report, indicates that the storm water management pond must be approved by Township Engineers. The Agent spoke regarding questions and comments made, specifically speaking to the storm water management pond. Councillor Young spoke regarding the number of units preferring to allow for the finishing of the proposed street versus leaving undeveloped space. Councillor Banbury concurred with Councillor Young. Councillor Demarest spoke regarding density, proposing that the 62 units being asked for be approved. Councillor Barnes concurred with Councillor Demarest. Mayor Peterson commented on allowing the 62 units, ultimately deciding to allow them.

RESOLUTION #4

Moved by – Councillor Young
Seconded by – Councillor Banbury

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

.Carried

RESOLUTION #5

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved 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.

.Carried

RESOLUTION #6

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the Township of Blandford-Blenheim approve-in-principle the zone change application (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),' 'Special Residential Type 3 Zone (R3-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 15 townhouse 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, 15 townhouse dwelling lots, 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, as amended.

.Carried

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

RESOLUTION #7

Moved by – Councillor Young
Seconded by – Councillor Barnes

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

.Carried

10. Staff Reports

a. Adam Degier – Drainage Superintendent

- i. DS-24-20 - Petition for Drainage, Appointment of Engineer

RESOLUTION #8

Moved by – Councillor Demarest
Seconded by – Councillor Young

Be it hereby resolved 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.

.Carried

ii. DS-24-21 – Monthly Report

RESOLUTION #9

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Report DS-24-21 be received as information.

.Carried

b. Trevor Baer – Director of Community Services

i. CS-24-17 – Monthly Report

RESOLUTION #10

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that Report CS-24-17 be received as information.

.Carried

c. Jim Borton – Director of Public Works

i. PW-24-27 – Monthly Report

RESOLUTION #11

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that Report PW-24-27 be received as information.

.Carried

11. Reports from Council Members

Councillor Demarest spoke regarding a Tractor Parade to be added to the event in Drumbo on December 20th, to be driven behind the fire truck with Santa. Mayor Peterson reminded of the Santa Claus Parades, Saturday, December 7th at 2:00 pm in Bright, 6:30 pm in Plattsville.

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

None.

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

RESOLUTION #12

Moved by – Councillor Demarest
Seconded by – Councillor Young

Be it hereby resolved that Council move into Closed Session under the authority of Section 239 of the Municipal Act at 5:28 p.m. to discuss:

- 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

.Carried

RESOLUTION #13

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 5:40 p.m. and reports the following:

That Council provided direction to staff regarding Report CAO-24-45 and CAO-24-46.

.Carried

16. By-laws

RESOLUTION #14

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

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

- 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.

.Carried

RESOLUTION #15

Moved by – Councillor Young
Seconded by – Councillor Demarest

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

- 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.

.Carried

17. Other Business

None.

18. Adjournment and Next Meeting

RESOLUTION #16

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 5:42 p.m.;

Be it hereby resolved that Council adjourn to meet again on Wednesday,
November 20th, 2024 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Sarah Matheson, Clerk
Township of Blandford-Blenheim