

TOWNSHIPSHIP OF BLANDFORD-BLENHEIM

COUNCIL MEETING AGENDA

Wednesday, May 7th, 2025

Township Council Chambers

47 Wilmot St. S. Drumbo, ON

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 May 7th, 2025 Regular Meeting of Council be adopted as printed, and circulated.

4. Disclosure of Pecuniary Interest

5. Minutes

a. April 16th, 2025 Regular Meeting Minutes of Council

Recommendation:

That the minutes of the April 16th 2025 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, ZN1-25-02 Donald Mader (866598 Township Road 10)

Recommendation:

That Council approve the Zone Change Application submitted by Donald Mader, whereby the lands described as Part Lot 20, Concession 9 (Blenheim) As in 433815; S/T A11452, Township of Blandford-Blenheim are rezoned to 'A2-sp' with a special provision to permit a garden suite on the subject property as a temporary use for a period of 20 years.

8. Delegations / Presentations

- a. Dean Smith, Intelivote Systems Inc., re: Vote by Internet Method Demonstration
- b. Alan Dick, Resident of Plattsville, re: Speeding on River Road in Plattsville

9. Correspondence

a. Specific

- i. [City of Greater Sudbury re: Amendment to the Occupational Health and Safety Act to Clarify the Definition of Employer \(Supreme Court Decision\)](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim endorse the resolution from the City of Greater Sudbury petitioning the province to amend to Occupational Health and Safety Act to clarify the definition of “employer” to exclude owners that have contracted with a constructor for a project; and further,

That a copy of this resolution be forwarded to the Honourable Doud Ford Premier of Ontario, the Honourable David Piccini Minister of Labour, Immigration, Training and Skills Development, the Honourable James Flack Minister of Municipal Affairs and Housing, the Attorney General of Ontario Doug Downey, the MPP for Oxford County Ernie Hardeman, the Association of Municipalities of Ontario, the Council of Ontario Construction Associations, the Ontario Chamber of Commerce and the City of Greater Sudbury for further action.

- ii. [Karen Martin, Clerk, Township of Zorra re: Opposing Strong Mayor Powers](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim supports the Council of the Township of Zorra regarding the opposition of expansion of strong mayor powers to addition Ontario municipalities; and further,

That a copy of this resolution be forwarded to the Council of the Township of Zorra.

OR

Whereas the Ontario government has expanded the "strong mayor" powers to 169 additional municipalities under the proposed legislation,
[Township of Blandford-Blenheim Website](#)

which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions;

And Whereas this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

And Whereas the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community;

And Whereas concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

Now Therefore Be It Resolved That the Council of the Township of Blandford-Blenheim opposes the expansion of Strong Mayor Powers;

And That the Council formally expresses its opposition to the Ontario government's proposal to expand Strong Mayor Powers to preserve local democracy, transparency, and accountability;

And That the Council encourages advocacy for democratic principles and for municipal governance systems that prioritize collaboration, inclusivity, and democratic engagement;

Further Be It Resolved That a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, as well as the Association of Municipalities of Ontario (AMO) for further action.

b. General

None.

10. Staff Reports

a. Trevor Baer – Director of Community Services

i. CS-25-05 – Potential Partnership Agreement

Recommendation:

That Report CS-25-05 be received as information; and further,

That Council provide direction to staff on whether to proceed with a partnership agreement with the Drumbo Agricultural Society for the use of their facility to host EarlyON programming.

ii. CS-25-06 – Monthly Report

Recommendation:

That Report CS-25-06 be received as information.

b. Jim Borton – Director of Public Works

i. PW-25-07 – Monthly Report

Recommendation:

That Report PW-25-07 be received as information.

c. Sarah Matheson – Clerk

i. DC-25-05 – Noise Exemption Request – Great Lakes ATV Club

Recommendation:

That Report DC-25-05 be received as information; and,

That Council authorizes an exemption to Section 2 of the Township's Noise By-law 2357-2023 for the Great Lakes ATV Club for their members rides to be held on:

- Saturday, July 12th, 2025 or Saturday, July 19th, 2025;
- Saturday, August 23rd, 2025;
- Saturday, September 20th, 2025; and,
- Saturday, October 18th, 2025.

Each ride is to be held on the trail located on Township Road 9, 0.5 kilometers east of 846148 Township Road 9 in Bright, Township of Blandford-Blenheim;

And further, that Council provide direction to staff to notify enforcement staff and the OPP of the noise by-law exemption approved by Council.

11. Reports from Council Members

12. Unfinished Business

13. Motions and Notices of Motion

14. New Business

15. Closed Session

- a. Personal matters about an identifiable individual, including municipal employees. [s. 239 (2)(b)]

Re: ROEDC Board Member Appointment

16. By-laws

- a. 2495-2025, Being a By-Law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-25-02); and,
- b. 2496-2025, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-laws be now read a first and second time: 2495-2025 & 2496-2025.

Recommendation:

That the following By-laws be now given a third and final reading: 2495-2025 & 2496-2025.

17. Other

18. Adjournment and Next Meeting

Wednesday, May 21st, 2025 at 4:00 p.m.

Recommendation:

Whereas business before Council has been completed at _____ pm;

That Council adjourn to meet again on Wednesday, May 21st, 2025 at 4:00 p.m.

Wednesday, April 16th, 2025
Council Chambers
47 Wilmot St. S. Drumbo, ON
Streamed live to Township of Blandford-Blenheim YouTube Channel
4:00 p.m.

MINUTES

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

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

Staff: Baer, Belanger, Borton, Brick, Davidson, Krug, and Matheson.

Other: Robson, Planner.

Mayor Peterson in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the agenda for the April 16th, 2025 Regular Meeting of Council be adopted, as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

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

RESOLUTION #2

Moved by – Councillor Barnes
Seconded by – Councillor Young

Be it hereby resolved that the minutes of the April 2nd, 2025 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Public Meetings

a. Public Meeting under the Planning Act, Official Plan Amendment and Zone Change

RESOLUTION #5

Moved by – Councillor Banbury

Seconded by – Councillor Demarest

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

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

And that Mayor Peterson Chair the Public Meeting.

.Carried

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

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

RESOLUTION #6

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

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

.Carried

RESOLUTION #7

Moved by – Councillor Demarest
Seconded by – Councillor Young

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

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

.Carried

8. Delegations / Presentations

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

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

RESOLUTION #3

Moved by – Councillor Demarest

Seconded by – Councillor Young

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

.Carried

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

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

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

RESOLUTION #4

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

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

.Carried

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

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

RESOLUTION #8

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

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

.Carried

9. Correspondence

- a. Specific

None.

- b. General

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

RESOLUTION #9

Moved by – Councillor Young

Seconded by – Councillor Demarest

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

.Carried

RESOLUTION #10

Moved by – Councillor Banbury

Seconded by – Councillor Barnes

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

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

.Carried

10. Staff Reports

a. Drew Davidson – Director of Protective Services

- i. FC-25-06 – Year End Report

RESOLUTION #11

Moved by – Councillor Young

Seconded by – Councillor Demarest

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

.Carried

- ii. FC-25-07 – Monthly Report

RESOLUTION #12

Moved by – Councillor Barnes
Seconded by – Councillor Banbury

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

.Carried

b. Ray Belanger – Chief Building Official

- i. CBO-25-04 – Monthly Report

RESOLUTION #13

Moved by – Councillor Demarest
Seconded by – Councillor Young

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

.Carried

c. Jim Borton – Director of Public Works

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

RESOLUTION #14

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

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

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

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

.Carried

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

RESOLUTION #15

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

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

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

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

.Carried

d. Josh Brick – Chief Administrative Officer

i. CAO-25-10 – Strategic Plan Adoption

RESOLUTION #16

Moved by – Councillor Young
Seconded by – Councillor Demarest

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

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

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

.Carried

11. Reports from Council Members

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

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

None.

15. Closed Session

None.

16. By-laws

RESOLUTION #17

Moved by – Councillor Banbury
Seconded by – Councillor Barnes

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

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

.Carried

RESOLUTION #18

Moved by – Councillor Demarest
Seconded by – Councillor Young

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

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

.Carried

17. Other Business

None.

18. Adjournment and Next Meeting

RESOLUTION #19

Moved by – Councillor Barnes

Seconded by – Councillor Demarest

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

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

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Sarah Matheson, Clerk
Township of Blandford-Blenheim

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

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change

ZN 1-25-02 – Donald Mader

REPORT HIGHLIGHTS

- The subject Application for Zone Change proposes to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a garden suite on the subject lands for a twenty (20) year period, from May 7, 2025 to May 7, 2045. The proposed garden suite would be approximately 82.4 m² (888 ft²) in size.
- Planning staff are supportive of the application as the proposal is consistent with the policies of the Provincial Planning Statement and maintains the general intent and purpose of the Official Plan with respect to accessory residential uses in agricultural areas.

DISCUSSION

Background

OWNER: Donald Mader
866598 Township Road 10, Bright, ON N0J 1B0

APPLICANT: Linda Mader
866598 Township Road 10, Bright, ON N0J 1B0

LOCATION:

The subject lands are described as Part Lot 20, Concession 9 (Blenheim) As in 433815; S/T A11452. The lands front on the south side of Township Road 10, lying between Hubbard Road and King Road, and are currently municipally addressed as 866598 Township Road 10.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	'Agricultural Reserve', 'Open Space' and 'Environmental Protection'
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TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

Existing Zoning: General Agricultural Zone (A2)

Requested Zoning: General Agricultural Zone (A2-sp)

PROPOSAL:

The subject Application for Zone Change proposes to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit a garden suite on the subject lands for a twenty (20) year period, from May 7, 2025 to May 7, 2045. The proposed garden suite would be approximately 82.4 m² (888 ft²) in size.

The subject lands are approximately 39.1 ha (96.8 ac) in area. The lands contain an existing single detached dwelling (circa 2001) approximately 167.2 m² (1,800 ft²) in size and three accessory buildings that are accessory to the cash crop operation. Surrounding uses are predominately agricultural in nature.

Plate 1, Location Map and Existing Zoning, shows 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 area.

Plate 3, Aerial Photography (2020) – Zoomed In, provides an aerial view of the subject lands and surrounding area.

Plate 4, Applicant's Sketch, shows the proposed location of the garden suite and the location of the existing single detached dwelling, detached garage, and two barns.

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 following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 4.3 of the PPS directs that prime agricultural areas shall be protected for long term agricultural use. In prime agricultural areas, permitted uses include agricultural uses, agriculture-related uses, and on-farm diversified uses. All types, sizes, and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. New land uses, including the creation of new lots, shall comply with the Minimum Distance Separation formulae (MDS I).

Official Plan

The majority of the subject lands are located within the 'Agricultural Reserve' designation according to the Township of Blandford-Blenheim Land Use Plan in the Official Plan. Portions of the lands are also located within the 'Environmental Protection' and 'Open Space' designations, however, the location of the existing garden suite is located entirely within the 'Agricultural Reserve' designation.

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

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

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

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

Zoning By-law

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

The provisions of Section 5.11 (Garden Suites) require the owner to secure approval of the appropriate zoning prior to establishing the temporary use. Additionally, garden suites are permitted to a maximum gross ground floor area of 140 m² (1,506 ft²) and shall satisfy MDS requirements, or not further reduce an existing insufficient setback.

Agency Comments

The Grand River Conservation Authority (GRCA) does not object to the proposed application. It was indicated that the proposed location of the garden suite/mobile home and septic system should be confirmed and reviewed by the GRCA during the submission of the applicable permits to the Township of Blandford-Blenheim and/or County of Oxford.

The Township Chief Building Official has indicated that the garden suite will require a Building Permit. It was also indicated that the proposed location is in compliance with Minimum Distance Separation (MDS) and outside the area regulated by the Grand River Conservation Authority (GRCA).

The Oxford County Public Works Department and Canada Post have indicated no concerns or objections regarding the proposed zoning amendment.

Public Consultation

Notice of complete application and notice of public meeting regarding this application were circulated to surrounding property owners on April 10th and April 17th, 2025, respectively. At the time this report was written, no comments or concerns had been received from the public.

Planning Analysis

Section 39.1 of the Planning Act allows municipalities to permit garden suites as temporary residential uses for up to twenty (20) years. Additionally, Section 39.1(4) specifies that Council may grant further extensions of not more than three (3) years, if so requested. Staff are recommending that the proposed garden suite be permitted on the subject lands for a period of 20 years, being May 7, 2025 to May 7, 2045.

With regard to the Provincial Planning Statement, staff are satisfied that the proposed existence of the garden suite on the subject lands will not hinder surrounding agricultural uses.

The applicant is proposing to locate the garden suite in close proximity to the existing dwelling with a separation of 7.6 m (25 ft), ensuring that the garden suite will be located within the established building cluster. Further, the proposed garden suite will utilize the existing driveway from Township Road 10, and sufficient area exists for all required on-site servicing (i.e. well and septic system). Given this, staff are satisfied that the proposal is in keeping with the policy direction of the Official Plan.

Regarding the zoning provisions for garden suites, the proposed 82.4 m² (888 ft²) structure is well under the maximum permitted size of 140 m² (1,506 ft²). The purpose of the proposed garden suite is to permit the retiring landowner to reside in the garden suite while one the landowner's children live in the main dwelling, thus complying the zoning criteria on the matter.

Staff note that the proposed garden suite would be located in front of the existing single detached dwelling while the zoning provisions state that garden suites shall not be located within the front yard of the main dwelling. A front yard is determined to be the land between the front lot line and the closest point of the main dwelling. Given that the existing dwelling was constructed approximately 121 m (397 ft) from the front lot line, the front yard on the subject lands is significant. While the proposal is for the garden suite to be located within the front yard, staff are supportive as the garden suite will be set far back from the road and will be screened by an accessory building which will obscure it from the road. Further, requiring the garden suite to be located in the rear yard will move it significantly closer to a number of natural heritage features, including, a Provincially Significant Wetland (PSW), an Area of Natural and Scientific Interest (ANSI), and woodlands.

Based on the foregoing, Planning staff are satisfied that the proposal to permit a garden suite is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan, and staff are supportive of the applicant's request to permit the garden suite on the subject lands for a period of up to 20 years.

RECOMMENDATIONS

It is recommended that the Council of the Township of Blandford-Blenheim approve the Zone Change Application submitted by Donald Mader, whereby the lands described as Part Lot 20, Concession 9 (Blenheim) As in 433815; S/T A11452, Township of Blandford-Blenheim are rezoned to 'A2-sp' with a special provision to permit a garden suite on the subject property as a temporary use for a period of 20 years.

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

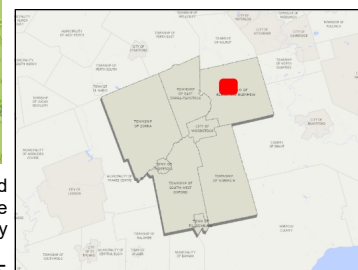
Zoning Floodlines

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



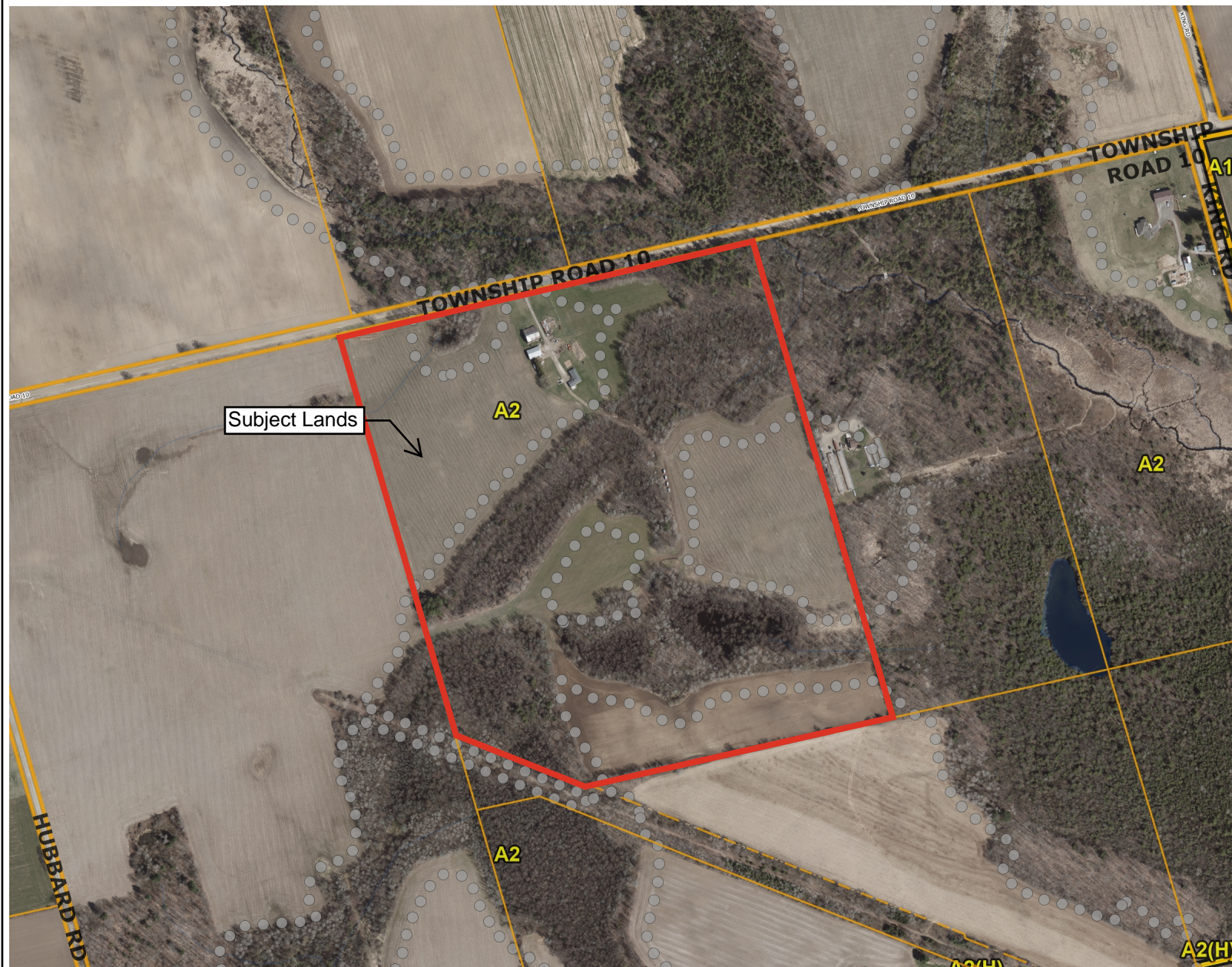
0 409 818 Meters

NAD_1983_UTM_Zone_17N



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

April 9, 2025



Legend

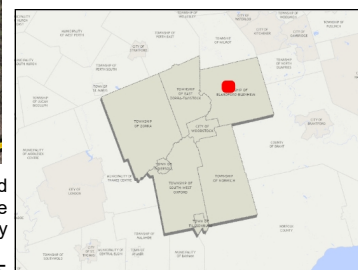
Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
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Zoning Floodlines Regulation Limit

- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 205 409 Meters

NAD_1983_UTM_Zone_17N



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

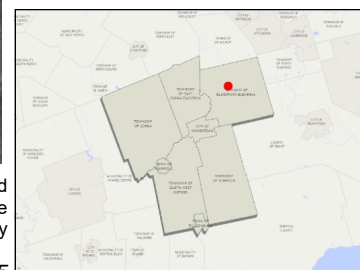
April 11, 2025



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 26 51 Meters

NAD_1983_UTM_Zone_17N



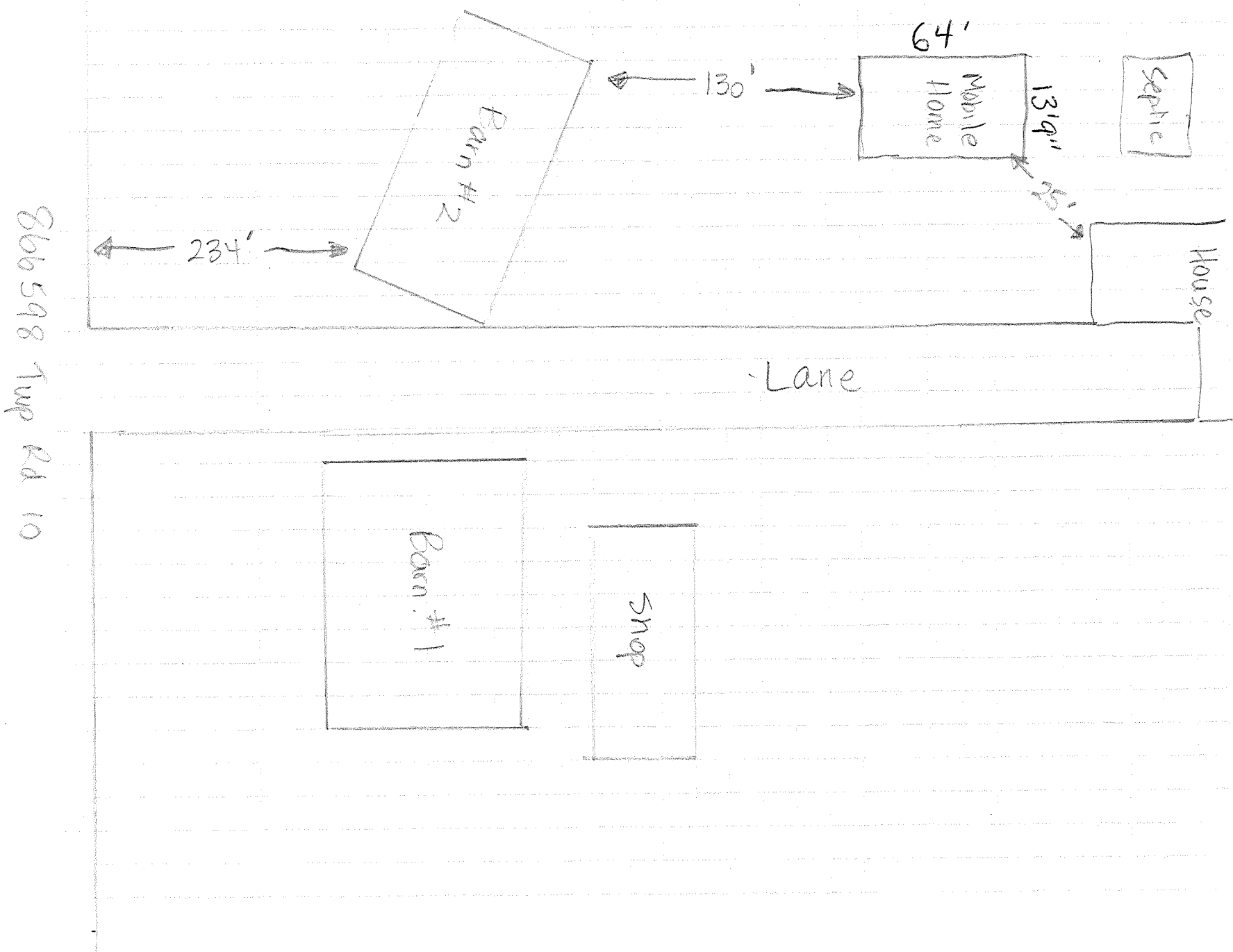
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

April 11, 2025

SCALE: _____

SKETCH/SITE PLAN

USE THIS PAGE FOR SKETCH (OR SURVEY PLAN IF AVAILABLE) AND ATTACH TO THE APPLICATION FORM.
WITHOUT SKETCH OR SURVEY PLAN, THE APPLICATION WILL NOT BE PROCESSED.
SKETCH OR SURVEY PLAN MUST CONTAIN THE INFORMATION SET OUT IN ITEM 5 OF THE ZONE CHANGE APPLICATION GUIDE.



Resolution Number CC2023-303

Title: Members' Motions

Date: Tuesday, December 5, 2023

Moved By Mayor Lefebvre

Seconded By Councillor Parent

WHEREAS in 2015 the City of Greater Sudbury (the "City") entered into a contract with a contractor experienced in road construction projects to complete a project on Elgin Street in the City's downtown core;

AND WHEREAS the contract provided that the contractor would be the constructor for the project as that term is defined in the Occupational Health and Safety Act (the "Act");

AND WHEREAS an employee of the constructor operating a grader on the project struck and killed a pedestrian;

AND WHEREAS the City was charged with offences under the Act as the constructor and the employer;

AND WHEREAS after being acquitted at trial and on appeal, the Ontario Court of Appeal, in a decision issued on April 23, 2021, found the City to be liable for contraventions of the Construction Regulations as an employer as it employed quality control inspectors to monitor the quality of work on the project from time-to-time;

AND WHEREAS the Supreme Court of Canada, in a decision issued on November 10, 2023, was evenly divided 4-4 on the issue resulting in dismissal of the City's appeal;

AND WHEREAS the consequence of this decision is that municipalities in Ontario, as well as all other owners of property in the province, who wish to undertake construction, are subject to being charged and convicted as an employer for offences in relation to project sites for which they have no control and have, in accordance with the Act, contracted with an entity to assume plenary oversight and authority over the work on such site as the constructor;

AND WHEREAS the potential of an owner being charged as an employer as that term is defined in the Act in circumstances where it has engaged a constructor disregards and renders meaningless the owner-constructor provisions contained in the Act and presents an unacceptable level of increased risk and confusion for owners and contractors throughout the province;

AND WHEREAS the City believes that the safety of workers is paramount however the safety of workers on construction projects in Ontario is not increased by placing liability on parties that do not have control of and are not responsible for the conduct of the work on such sites;

NOW THEREFORE BE IT RESOLVED THAT the Council for the City of Greater Sudbury requests that the province amend the Occupational Health and Safety Act to clarify the definition of "employer"

to exclude owners that have contracted with a constructor for a project;

AND BE IT FURTHER RESOLVED THAT this motion be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable David Piccini, Minister of Labour, Immigration, Training and Skills Development, the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, France Gelinas, MPP for Nickel Belt, Jamie West, MPP for Sudbury, the Association of Municipalities of Ontario, the Federation of Northern Ontario Municipalities, Ontario's Big City Mayors, Mayors and Regional Chairs of Ontario, Northern Ontario Large Urban Mayors, the Council of Ontario Construction Associations, the Ontario Chamber of Commerce and all Ontario municipalities.

CARRIED



April 24, 2025

Hon. Doug Ford
Premier of Ontario

Via email: Premier@ontario.ca

At the April 16, 2025 regular meeting of the Council of the Township of Zorra, the following resolution was passed:

WHEREAS the Ontario government has proposed expanding the "strong mayor" powers to 169 additional municipalities under the proposed legislation, which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions;

AND WHEREAS this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

AND WHEREAS the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community;

AND WHEREAS concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Zorra opposes the expansion of Strong Mayor Powers;

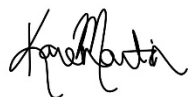
AND THAT the Council formally expresses its opposition to the Ontario government's proposal to expand Strong Mayor Powers to preserve local democracy, transparency, and accountability;

AND THAT the Council encourages advocacy for democratic principles and for municipal governance systems that prioritize collaboration, inclusivity, and democratic engagement;

FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO) for further action.

Disposition: Carried

Yours truly,



Karen Martin
Clerk
Township of Zorra

25-009

CC: Hon. Rob Flack, Minister of Municipal Affairs and Housing minister.mah@ontario.ca
All Ontario Municipalities
Association of Municipalities of Ontario (AMO) resolutions@amo.on.ca



TOWNSHIP OF BLANDFORD-BLENHEIM

To:	Members of Council	From: Trevor Baer, Manager of Community Services
Reviewed By:	Josh Brick , CAO	Date: April 28, 2025
Subject:	Potential Partnership Agreement	Council Meeting Date: May 7 2025
Report #:	CS-25-05	

Recommendation:

That Report CS-25-05 be received as information; and further,

That Council provide direction to staff on whether to proceed with a partnership agreement with the Drumbo Agricultural Society for the use of their facility to host EarlyON programming, and whether to:

- **Option A:** Accept the proposal from the Drumbo Agricultural Society, contingent on final confirmation of insurance coverage, execution of a use agreement, and EarlyON's commitment to run programs for a full one-year term (3 hours/week for 48 weeks) at the Drumbo Agricultural Hall. In addition, staff recommend that before finalizing any snow removal commitments, further clarification be sought from the Society regarding expected timelines for snow clearance. This information is critical for Public Works to assess operational feasibility, as their existing priority list includes essential Township facilities (e.g., fire halls, arena, Township office). If Council agrees to the Society's proposed terms, snow removal services would only proceed if: (1) the Township's insurer confirms coverage can be extended without increasing the policy cost, and (2) Public Works determines that a feasible schedule can be implemented without negatively impacting core service areas. A clause to this effect would be included in the agreement.
- **Option B:** Prepare and submit a counter-offer.
- **Option C:** Decline the partnership opportunity at this time.

Background:

At the December 18, 2024, meeting of Council, report CS-24-18 outlined the Township's initiative to pursue partnerships to enhance community programming in underserved areas. As a result of that directive, staff identified Drumbo as a key community lacking a municipally owned facility to host programs such as:

- **EarlyON programming**

- **VON (Victorian Order of Nurses) services**
- **OX on the Run**

Staff initiated discussions with the **Drumbo Agricultural Society** to explore the possibility of using their hall as a host facility. A preliminary meeting occurred on **January 13, 2025**, at which the Society formed a subcommittee to evaluate the feasibility of hosting Township-supported programs. A follow-up meeting was held on **March 14, 2025**, between Township staff and the Society's committee.

In parallel, staff reached out to **EarlyON Oxford**, who confirmed their willingness to run programming at the Drumbo Agricultural Hall **if the Township secures a formal agreement for the facility's use**. EarlyON would provide services at no cost to the Township or residents.

Current Proposal from the Drumbo Agricultural Society

The Society has proposed the following conditions for hosting **EarlyON programming only**:

- Township to provide **grass cutting** services at the hall (estimated cost: **\$1,000/year**)
- Township to provide **snow removal** (estimated seasonal cost: **\$2,000–\$3,000/year**, depending on weather)
- A **\$1,000 annual cash contribution** to support use of the facility
- Programs limited to **EarlyON only** (no VON or OX on the Run)
- Programming to run **3 hours/week for 48 weeks/year**

Total usage would amount to **144 hours/year**, representing an approximate rental value of \$35/hour hall rate, based on total annual expenses of **\$5,000.00**.

Analysis:

Negotiation Framework & Considerations

If Council chooses to proceed with **Plan A**, staff propose the following steps to formalize the arrangement:

- The Township and Drumbo Agricultural Society would enter into a **facility use agreement**, clearly outlining roles, responsibilities, duration, and conditions.
- Township staff would be responsible for **conducting a seasonal inspection** prior to programming and ensuring the facility meets EarlyON safety and accessibility standards.
- The **Township's insurance provider** has been contacted to determine the implications of maintaining the grounds (grass and snow). A formal response is pending. **The partnership would only proceed if the insurer approves the Township's role** and coverage can be added under the Township's existing policy.
- EarlyON would **sign a commitment** to run their full seasonal program (3 hrs/week for 48 weeks) at the Drumbo Agricultural Hall once the agreement is finalized.

Staff will report back to Council if any of the above steps are unable to be completed prior to implementation.

Discussion:

Blandford-Blenheim Township is proud to support a variety of community-based programs aimed at children and families. We host several early childhood development and community wellness programs in township facilities throughout Drumbo, Plattsville, and Princeton. These programs are offered at no cost to the organizers, as part of our commitment to supporting growing families and community engagement in our township.

Current Programs and Locations

- **EarlyON Programs**
 - **Locations:**
 - **Princeton Hall** – Weekly- Wednesdays 9am-11am
 - **Plattsville Hall** – Weekly- Thursday 9am-11am
 - EarlyON provides high-quality programming for children aged 0–6 and their caregivers, focusing on early learning and family support.
- **OX on the Run**
 - **Location:**
 - **Bright, Drumbo, Plattsville, and Princeton Park and the Township Office**
 - A mobile library program that brings fun, interactive activities directly to rural communities.
- **VON Programs**
 - **Locations:**
 - **Princeton Hall** – Weekly
 - **Plattsville Hall** – Weekly
 - The Victorian Order of Nurses (VON) offers wellness-based sessions with a focus on fitness.

By welcoming these initiatives into our community spaces, we help ensure that essential early childhood and family wellness services remain accessible to residents across the township.

Financial Implications:

Cost Component	Estimated Annual Cost
Grass Cutting	\$1,000
Snow Removal	\$3,000
Cash Contribution to Society	\$1,000
Total Estimated Cost	\$5,000

EarlyON programs are fully funded by the Province and administered by Oxford County; **there is no cost to the Township for program delivery.**

Options for Consideration

Option A – Accept the Proposal

Accept the Drumbo Agricultural Society's proposal as presented, contingent on successful execution of a facility use agreement, confirmation of insurance coverage, and a commitment from EarlyON to run the full season of programming.

- **Option B – Counter Offer**

Return to the Society with a revised proposal (e.g., reduced cash contribution, shared maintenance responsibilities, or inclusion of additional programs). This option may prolong the negotiation timeline and may result in a revised or withdrawn offer.

- **Option C – Decline Partnership**

Decline the proposed partnership and explore alternative service delivery methods for Drumbo, such as mobile programming, alternate venues, or capital planning for future infrastructure.

Conclusion:

This partnership opportunity offers an immediate and cost-effective method to bring valuable early childhood programming to Drumbo residents. While the program scope is currently limited to EarlyON, it aligns with Council's strategic goals to increase community access to programs. Staff recommend Council provide direction on how to proceed, with a preferred option and next steps.

Attachments:

Appendix A.

Respectfully submitted by:

Trevor Baer,
Manager of Community Services



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To: Members of Council

From: Trevor Baer

Reviewed By: Josh Brick , CAO

Date: April 30 2025

Subject: Monthly Report – April

Council Meeting Date:
May 7 2025

Report #: CS-25-06

Recommendation

That Report CS-25-06 be received as information.

Background

This report provides Council with an update on the activities of the Community Services Department for April 2025.

Community Staff Update

We have extended offers to two candidates for the position of Operator I within the Community Services Department. Both individuals are scheduled to commence their roles on **May 7, 2025**.

Township's 50th Anniversary

The Princeton Heritage Committee has finalized plans for the Township's 50th-anniversary celebration. An event is scheduled for **Saturday, May 10, 2025**, from **10:00 AM to 1:00 PM** at the **Princeton & District Museum**, located at **25 Main Street South, Princeton, Ontario**. The open house will feature exhibits highlighting the Township's history over the past 50 years. [Princeton & District Museum](#)

Event highlights include:

- Free perennial plant giveaways
- Snacks and refreshments
- Distribution of promotional flyers throughout the Township

Flyers promoting the event are attached to this report.

The other two community groups are in the process of finalizing their respective event plans. The Township Clerk has provided relevant information to assist all groups with their preparations.

SPECIAL EDITION

50th Anniversary

SPECIAL EDITION

VOL. 10, NO. 8 * PRINCETON EDITION * 10MAY2025

YOU'RE INVITED!

**TO HONOUR THE 50TH ANNIVERSARY OF THE
AMALGAMATION OF BLANDFORD-BLENHEIM
MORE COMMUNITY CELEBRATIONS TO FOLLOW—STAY TUNED!**



Date & Time	Address	Details
May 10 th , 2025 10:00am to 1:00pm	Princeton Museum 25 Main Street South Princeton ON N0J1V0	Light Snacks & Refreshments

**GRAB YOUR FREE PERENNIAL – LIMITED TO THE
FIRST 50 FAMILIES!**

Arena Activities

The arena ice was removed on **April 8, 2025**, marking the end of the skating season. Since then, the facility has hosted a lacrosse tournament, PDP minor ball practices, and various other lacrosse practices.

Roller skating sessions are scheduled every **Thursday from 10:00 AM to 12:00 PM**, continuing through the end of August.

Parks and Recreation

Staff have been preparing the baseball diamonds for the upcoming season. Several groups utilized the fields during the last week of April for practices and preseason games.

All park amenities, including washrooms, are ready for the 2025 season. Health inspections for the splash pads are scheduled for the week following **May 20, 2025**. Pending successful inspections and favorable weather conditions, we aim to open the splash pads by **June 1, 2025**, or earlier, consistent with previous years.

Cemetery Maintenance Update

Spring cleanup activities are currently underway across our cemeteries. During this process, it was discovered that brass plaques have been stolen from headstones. After speaking with neighboring cemeteries, we have learned that similar thefts have occurred throughout the region.

As part of our spring maintenance, staff have been focused on the following tasks:

- Top dressing graves
- Removing sticks, leaves, and other debris
- Repairing any damages caused by winter weather

In response to the thefts, our staff are actively communicating with other cemeteries to determine what kind of public release or notice may be appropriate to inform families and the community.

The Community Services Department remains committed to fostering community engagement and enhancing recreational opportunities throughout the Township. Further updates will be provided as projects progress.



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Borton Director of Public Works
Reviewed By:	Josh Brick	Date:	April 30, 2025
Subject:	Monthly Report	Council Meeting Date:	May 7, 2025
Report #:	PW-25-07		

Recommendation:

That Report PW-25-07 be received as information.

Capital

- Princeton Pond Expansion project – The ponds are completed and Ducks Unlimited have been notified to come in and do their plantings. The east side pond still requires the fill to be removed and the walking trail to be installed. The west side requires the fill to be moved and a maintenance road to be installed. Both ponds are full functional.
- Princeton phase 4 (South section) – Started in early April. The pipe connections through the field to the pond are complete. Emma street is currently under construction, Cassidy expects to start on Main St. in early May. There has been good communication with Emergency services to ensure they are up to date and have vehicles available if required.
- Bridge 24 EA – The archaeological dig is expected to take place in May. Some of the previously reported information that was provided has helped speed up the process.
- Bridge 38 deck repair on Twp Rd 5. VanDriel construction has started the deck rehab. Everything is going as expected, completion is expected by the end of May.
- New Grader – Staff has reached out CAT & John Deere for information on current models, availability and participated in a couple of demos. Staff is working on the specs required for the new grader.
- Surface treatment – The conversion of Township Rd 6 has been scheduled for May 29 & 30. The FibreMat work will be done later in August.

County Shared Service/Road Association/Training

- Shared Services meeting – The service sharing committee met at the Oxford County building. We discussed aligning all the municipalities to have the same load restricted times and the ability to allow the Directors of Public Works the authority to put the restrictions on early or remove them early. The MTO has a tracking tool currently being used by Oxford County that seems to be fairly accurate. A separate staff report will follow in the coming months.

- Road Association – The 2025 Safety Truck Rodeo was held on April 17th. Dennis Boulton & Shawn Crozier finished tied for 3rd in Oxford County. Members are meeting regularly for the upcoming trade show.
- AORS – Most of my executive meetings are virtual. The Trade Show is coming up very quickly and planning is going well. AORS will be doing presentations to all Oxford Municipalities in May. They will be in Blandford-Blenheim on May 21.

Drainage

- Now that the weather has been getting nicer, Adam is starting to get calls about drains to check and repairs that may be required.
- Adam has also been working with KSmart by running the camera down the existing drain along Main St. and marking the current private drain connections. This will ensure that they are not missed during the installation of the new pipe.
- Adam has been reviewing legislation on SWM (Storm Water Management Ponds) what future legislation may contain as far as monitoring processes and maintenance functions and timelines.
- As drain inquiries come in, they are reviewed and the appropriate response is generated.

Other

- Staff was happy to see the weather improving during the month. Public Works staff have been able to get grading completed, sweeping in the villages, signs repaired, mail boxes repaired and we have started and will continue to complete sod damage repairs from winter operations.
- Reviewing EA documents for Bridge 24
- 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.
- By-weekly meetings for the Princeton project.
- Staff is continuing to meet with land owners at outdoor sites to discuss ditch or road issues.
- Attended the Good Roads conference.

Attachments Service Sharing minutes from February

Respectfully submitted by:



Jim Borton CRS-S
Director of Public Works



TOWNSHIP OF BLANDFORD-BLENHEIM

To: Members of Council **From:** Sarah Matheson, Clerk

Reviewed By: Josh Brick, CAO **Date:** May 30, 2025

Subject: Noise Exemption Request – **Council Meeting Date:** May 7, 2025
Great Lakes ATV Club

Report #: DC-25-05

Recommendation:

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

That Council authorizes an exemption to Section 2 of the Township's Noise By-law 2357-2023 for the Great Lakes ATV Club for their members rides to be held on:

- Saturday, July 12th, 2025 or Saturday, July 19th, 2025;
- Saturday, August 23rd, 2025;
- Saturday, September 20th, 2025; and,
- Saturday, October 18th, 2025.

Each ride is to be held on the trail located on Township Road 9, 0.5 kilometers east of 846148 Township Road 9 in Bright, Township of Blandford-Blenheim;

And further, that Council provide direction to staff to notify enforcement staff and the OPP of the noise by-law exemption approved by Council.

Background:

The Township of Blandford-Blenheim Noise By-law 2357-2024, Section 2 states that "No person shall make, cause or permit to be made, any noise or vibration, at any time, which is likely to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the inhabitants of the Township".

The By-law further states that any person may apply to Council for an exemption to any provision of the by-law with respect to noise to allow a person to permit such noise for the period of time as set out in their request. If granted, Council may set out any conditions of the exemption as they consider appropriate.

The set fines for different contraventions of the Township's Noise By-law are \$125.00.

The Township By-law requires publication in a newspaper of general circulation within the Township, preceding the event. In lieu of publishing in the newspaper, staff prepared a news release on the corporate website to inform local residents of the event. This serves the purpose of preemptively addressing any concerns regarding amplified sound coming from the area for the event.

Analysis / Discussion:

Township staff are in receipt of a noise by-law exemption request from the Great Lakes ATV Club Vice President for their members rides for summer 2025. This event is to be held on the trail located on Township Road 9, 0.5 kilometers east of 846148 Township Road 9 in Bright, Township of Blandford-Blenheim. The ride shall be completed by 10:30 p.m. with all noise from loading on trailers to cease by 11:00 p.m.

The exemption request has been posted to the Township's website as a public notice. As of the date of writing this report, no comments or concerns have been received in relation to the event. The commenting period closes May 6th, 2025. A verbal update will be given if any comments or concerns are received.

In 2024, the same group requested an exemption request for one date in September and were granted the request. The event proceeded with no issues to the Township staff's knowledge.

Staff are recommending that Council approve the Noise By-law exemption request subject to staff notifying Township's enforcement staff and the Oxford OPP of the noise by-law exemption granted by Council.

Financial Considerations:

There are no financial implications in relation to this report.

Attachments:

Letter from Great Lakes ATV Club Vice President outlining the request.

Public Notice as posted to the Corporate Website on April 24th, 2025, giving minimum 10 days notice of intent to hear an exemption request.

Respectfully submitted by:

Sarah Matheson
Clerk



Great Lakes ATV Club
PO Box 331
Innerkip ON N0J 1M0

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

April 11, 2025

Dear Ms Matheson,

As you know Great Lakes ATV club has held a number of nighttime members rides in the past accompanied by collecting donations for the Blandford-Blenheim Food Bank.

Our members truly enjoy the opportunity to ride at night. It is a whole different experience riding through the trails as the sun sets!

Great Lakes ATV Club would like to again apply for an exemption permit to the Noise or Vibration By-Law NUMBER 2357-2023 Section 2 and request additional days to add to our summer schedule giving our members more opportunities to ride at night.

Date requesting:

July 12 or 19, 2025 → anticipating to tie this date with a midday fire fighters training event and charity BBQ

August 23, 2025

September 20, 2025

October 18, 2025 → this date will be a fall theme charity event for the Blandford-Blenheim Food Bank

The trail-head is located on Township Rd 9, 0.5km east of farm address 846148 Township Rd 9, Bright.

For the continued respect to the neighbors of the trail property, all night rides would terminate at 10:30pm where all ATVs will be back at the parking lot and loaded on their respected trailers ensuring that all noise from exhausts or motors will be ceased by 11pm. On the 2 special charity event dates we would also plan to limit the rider attendance to 30 ATVs MAX, splitting the group into smaller riding packs.

We look forward to hearing your feedback on this request for the nighttime ride.

Sincere Regards,

Great Lakes ATV Club
c/o Lisa Rocheleau, Club Vice President



TOWNSHIP OF BLANDFORD-BLENHEIM
NOTICE OF INTENT TO REQUEST EXEMPTION FROM NOISE BY-LAW

TAKE NOTICE that the Council of the Township of Blandford-Blenheim through the Municipal Clerk has received a request for an exemption from the Noise By-law 2357-2023;

AND TAKE NOTICE that any person or organization may make comment, by filing with the Clerk of the Township of Blandford-Blenheim on or before the **6th of May, 2025** a comment setting out the objection to the by-law exemption request and the reasons supporting the objection.

The purpose of the exemption request is to allow for the Great Lakes ATV Club to host a member's ride on the following dates:

- Saturday, July 12th, 2025 or Saturday, July 19th, 2025;
- Saturday, August 23rd, 2025;
- Saturday, September 20th, 2025; and,
- Saturday, October 18th, 2025.

Each ride will occur on the trail located on Township Road 9, 0.5 kilometers east of 846148 Township Road 9 in Bright, Township of Blandford-Blenheim. The ride shall be completed by 10:30 p.m. with all noise to cease by 11:00 p.m.

The Council of the Township of Blandford-Blenheim will be considering the exemption request at their May 7th, 2025 Meeting of Council to be held at 4:00 p.m. at the Township of Blandford-Blenheim Administration Office Council Chambers at 47 Wilmot St. S. Drumbo, Ontario N0J 1G0.

This Notice hereby satisfies By-law 2357-2023 Section 6, xi., exemption granted by permit of Council, proof of publication of notice.

DATED at the Township of Blandford-Blenheim, 47 Wilmot St. S. Drumbo, Ontario this 24th day of April, 2025.

Sarah Matheson
Municipal Clerk

7.4.8.3 That all provisions of the 'A2' Zone in Section 7.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law,

as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

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

READ a first and second time this 7th day of May, 2025.

READ a third time and finally passed this 7th day of May, 2025.

Mark Peterson – Mayor

(SEAL)

Sarah Matheson, Clerk

ZN1-25-02

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2495-2025

EXPLANATORY NOTE

The purpose of By-law Number 2495-2025 is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-G8)' to permit the establishment of a Garden Suite on the subject lands for a 20-year timeframe from May 7, 2025 to May 7, 2045. A special provision is included to permit a garden suite within a front yard.

The subject lands are described as Part Lot 20, Concession 9 (Blenheim) As in 433815; S/T A11452. The lands are lying between Hubbard Road and King Road. The subject lands are currently municipally addressed as 866598 Township Road 10.

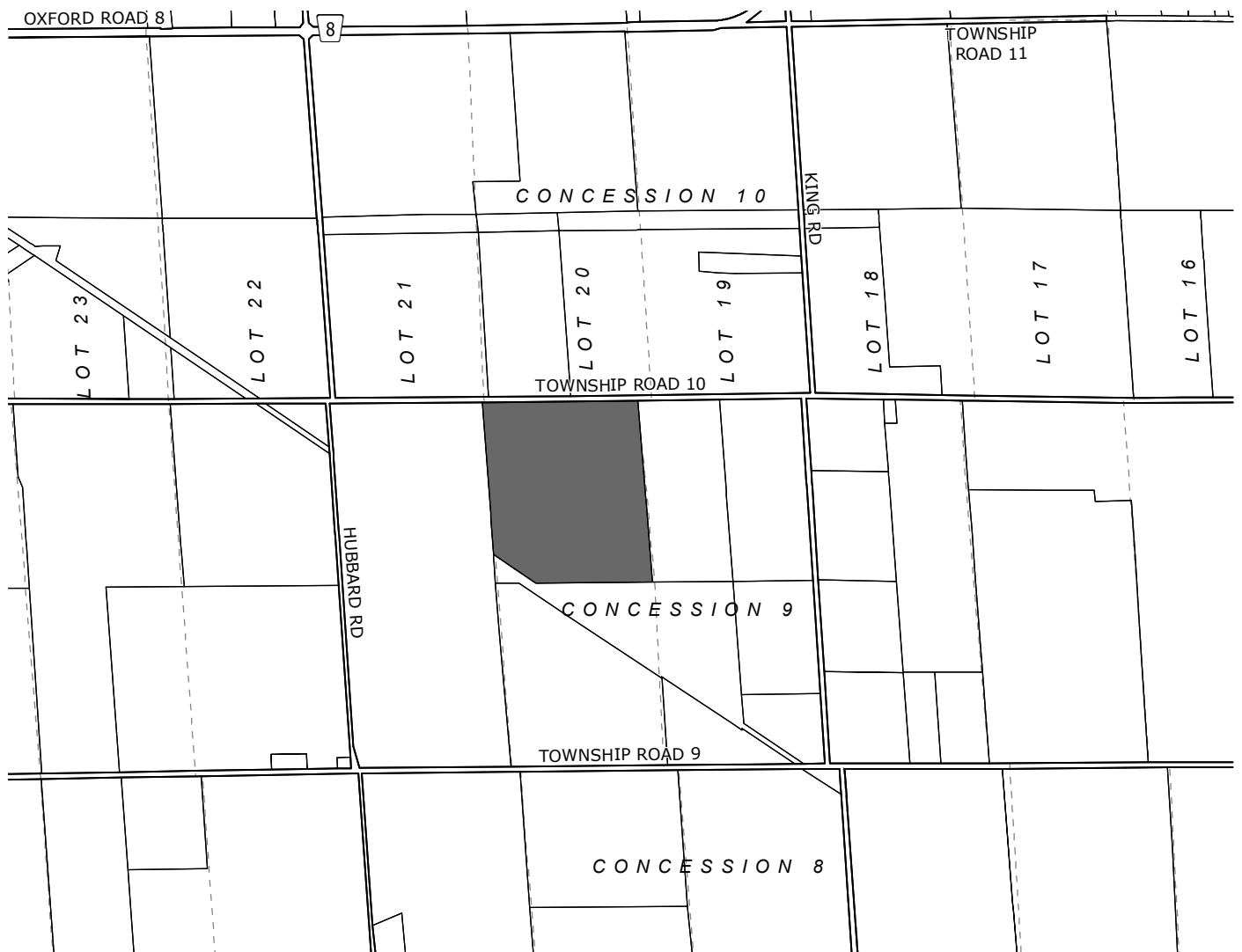
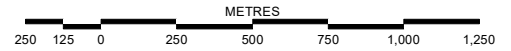
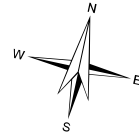
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted the amending By-law Number 2495-2025. The public hearing was held on May 7, 2025 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2495-2025 may contact the undersigned.

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

Telephone: 463-5347

KEY MAP

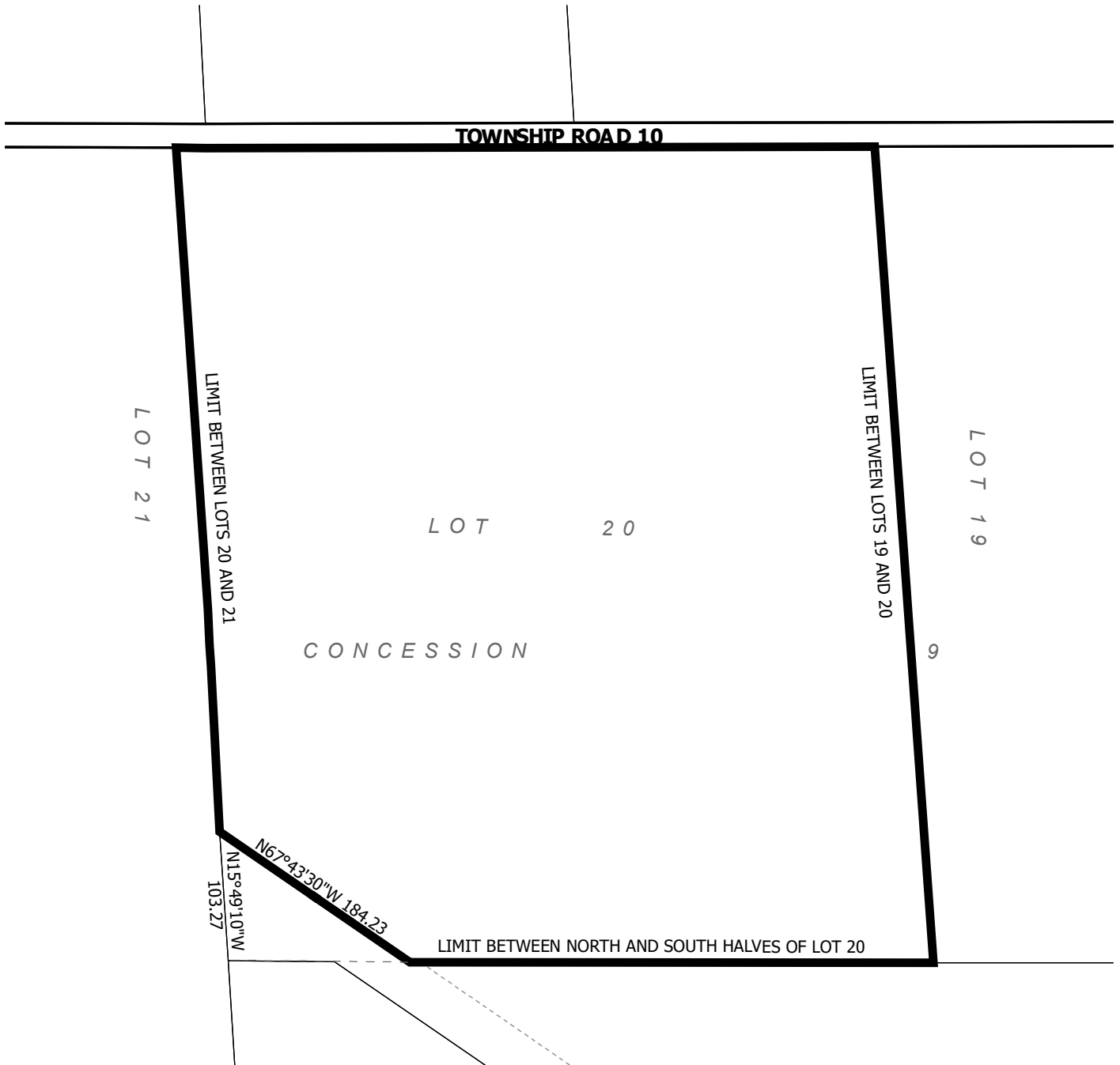
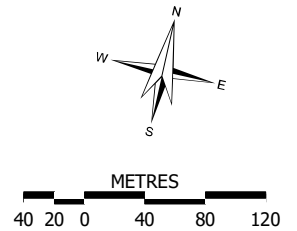


LANDS TO WHICH BYLAW 2495-2025 APPLIES

SCHEDULE "A"

TO BY-LAW No. 2495-2025

PART LOT 20, CONCESSION 9 (BLENHEIM)
TOWNSHIP OF BLANDFORD-BLENHEIM



 AREA OF ZONE CHANGE TO A2-G8

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

TO BY-LAW No. 2495-2025, PASSED

THE _____ DAY OF _____, 2025

MAYOR

CLERK

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER **2496-2025**

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 May 7th, 2025 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 7th day of May, 2025.

By-law read a third time and finally passed this 7th day of May, 2025.

MAYOR
MARK PETERSON

CLERK
SARAH MATHESON