

# TOWNSHIPSHIP OF BLANDFORD-BLENHEIM

## COUNCIL MEETING AGENDA - AMENDED

Wednesday, September 18<sup>th</sup>, 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 September 18<sup>th</sup>, 2024 Regular Meeting of Council be adopted as printed, and circulated.

### 4. Disclosure of Pecuniary Interest

### 5. Minutes

#### a. September 4<sup>th</sup>, 2024 Minutes of Council

Recommendation:

That the minutes of the September 4<sup>th</sup>, 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 – ZN1-24-13 \(1000001149 Ontario Inc.\)](#)

Recommendation:

That the Township of Blandford-Blenheim approve-in-principle the zone change application submitted by 1000001149 Ontario Inc. whereby a portion of the lands described as Part Lot 12, Concession 11 (Blenheim), Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Aggregate Industrial Zone (ME)' to permit a new Class 'A' below water aggregate operation.

## **8. Delegations / Presentations**

- i. [Kathy Deweerd, Staff Member, Oxford County Library, re: Ox on the Run Progress Update](#)

Recommendation:

That the presentation from Kathy Deweerd, Staff Member of Oxford County Library regarding Ox on the Run Progress Update be received as information.

## **9. Correspondence**

### **a. Specific**

None.

### **b. General**

- i. [Louise Wardrop, Executive Director, Oxford Community Foundation, re: 2024 Fall Newsletter; and,](#)
- ii. [Louise Wardrop, Executive Director, Oxford Community Foundation, re: 2023 Annual Report.](#)

Recommendation:

That the general correspondence item be received as information.

## **10. Staff Reports**

### **a. Drew Davidson – Director of Protective Services**

- i. [FC-24-19 – Monthly Report](#)

Recommendation:

That Report FC-24-19 be received as information.

### **b. Ray Belanger – Chief Building Official**

- i. [CBO-24-08 – Monthly Report](#)

Recommendation:

That Report CBO-24-08 be received as information.

- i. [CBO-24-09 – Monthly Report](#)

Recommendation:

That Report CBO-24-09 be received as information.

**c. Jim Borton – Director of Public Works**

**i. PW-24-21 – Bridge 38 Deck**

Recommendation:

That Report PW-24-21 be received as information; and,

That Council accepts the tender bid submitted by VanDriel Excavating Inc. of Clinton ON. for the amount of \$544,325.32 plus HST; and further,

That Council directs staff to provide options for increasing Public Works Reserve contributions for consideration during 2025 Budget Deliberations.

**ii. PW-24-22 – Monthly Report**

Recommendation:

That Report PW-24-22 be received as information.

**d. Trevor Baer – Director of Community Services**

**i. CS-24-13 – Purple Bench DART**

Recommendation:

That Report CS-24-13 be received as information.

**e. Denise Krug – Director of Finance**

**i. TR-24-13 – 2025 Budget Survey Results**

Recommendation:

That Report TR-24-13 and the 2025 Budget Survey Responses be received as information.

**f. Josh Brick – Chief Administrative Officer**

**i. CAO-24-37 – Severance Agreement**

Recommendation:

That Report CAO-24-37 be received as information; and,

That Council authorizes staff to execute the Severance Agreement related to Severance Application B23-82-1.

**11. Reports from Council Members**

**12. Unfinished Business**

### **13. Motions and Notices of Motion**

### **14. New Business**

### **15. Closed Session**

a. Report DC-24-08 - Third party information supplied in confidence to the municipality, which, if disclosed, could significantly prejudice a competitive position or interfere with negotiations [s. 239 (2)(i)]

Re: Municipal Accountability Officer

b. Report CAO-24-36 – Personal matters about an identifiable individual, including municipal employees. [s. 239 (2)(b)]

Re: Personal Matters

### **16. By-laws**

a. 2451-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-03);

b. 2452-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-10);

c. 2453-2024, Being a By-law to confirm the proceedings of Council;

d. 2454-2024, Being a By-law to appoint a Fire Prevention Officer for the Township of Blandford-Blenheim; and,

e. 2455-2024, Being a By-law to appoint Building Officials under the Building Code Act for the Corporation of the Township of Blandford-Blenheim.

Recommendation:

That the following By-law be now read a first and second time: 2451-2024, 2452-2024, 2453-2024, 2454-2024 & 2455-2024.

Recommendation:

That the following By-laws be now given a third and final reading: 2451-2024, 2452-2024, 2453-2024, 2454-2024 & 2455-2024.

### **17. Other**

### **18. Adjournment and Next Meeting**

Wednesday, October 2<sup>nd</sup>, 2024 at 4:00 p.m.

Recommendation:

Whereas business before Council has been completed at \_\_\_\_\_ pm;

That Council adjourn to meet again on Wednesday, October 2<sup>nd</sup>, 2024 at 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, and Young.

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

Other: Robson, Planner.

Regrets: Councillor Demarest

Mayor Peterson in the Chair.

## 1. Welcome

## 2. Call to Order

## 3. Approval of the Agenda

### RESOLUTION #1

Moved by – Councillor Young

Seconded by – Councillor Banbury

Be it hereby resolved that the agenda for the September 4<sup>th</sup>, 2024 Regular Meeting of Council be adopted as printed and circulated.

.Carried

## 4. Disclosure of Pecuniary Interest

None.

## 5. Adoption of Minutes

### a. August 7<sup>th</sup>, 2024 Minutes of Council

### RESOLUTION #2

Moved by – Councillor Young

Seconded by – Councillor Barnes

Be it hereby resolved that the minutes of the July 3<sup>rd</sup>, 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, Zone Change

#### i. Application for Zone Change – ZN1-24-17 (Shantz)

#### **RESOLUTION #3**

Moved by – Councillor Banbury

Seconded by – Councillor Barnes

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

ZN1-24-03 (Faul);

And that Mayor Peterson Chair the Public Meeting.

.Carried

The Planner presented the Report, recommending approval. No member made comment or had questions. The applicant was present. No one in the audience spoke further for or against the application.

#### **RESOLUTION #4**

Moved by – Councillor Banbury

Seconded by – Councillor Young

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

.Carried

#### **RESOLUTION #5**

Moved by – Councillor Barnes

Seconded by – Councillor Young

Be it hereby resolved that the Township of Blandford-Blenheim approve the zone change application submitted by Kevin Shantz, whereby the zoning affecting lands described as Part Lots 4 and 5, Concession 14 (Blenheim), Township of Blandford-Blenheim will be amended to permit a Garden Suite on the subject lands for a ten (10) year period from September 4, 2024 to September 4, 2034.

.Carried

## 8. Delegations / Presentations

- i. Alex Golden, Staff Member, Big Brothers Big Sisters Oxford County, re: Big Brothers Big Sisters Month in September

Alex Golden and Elizabeth Quinto presented information regarding Big Brothers Big Sisters Oxford County to raise awareness.

### **RESOLUTION #6**

Moved by – Councillor Banbury

Seconded by – Councillor Barnes

Be it hereby resolved presentation from Alex Golden, Big Brothers Big Sisters Oxford County, regarding Brothers Big Sisters Month in September be received as information.

.Carried

## 9. Correspondence

### a. Specific

- i. Frances Campbell, Secretary Treasurer, Drumbo Agricultural Society, re: Petition to Wave Permit Fee for Tent Installation for the Drumbo Fair

### **RESOLUTION #7**

Moved by – Councillor Young

Seconded by – Councillor Banbury

Be it hereby resolved that the correspondence from Frances Campbell be received as information;

And further, that Council grants the fee being waived for the tent installation for the Drumbo Fair.

.Carried

- ii. Andre Dittrich & Genevieve Bittner, Co-Chairs, 2024 Bright Water Security Committee, re: Petition regarding Bright Water Supply

### **RESOLUTION #8**

Moved by – Councillor Young

Seconded by – Councillor Barnes

Be it hereby resolved that the correspondence from Andre Dittrich & Genevieve Bittner be received as information.

.Carried



- iii. Audrey Pascal, Deputy Clerk, City of Stratford, re: Prince Edward County's Call to Action to Meet the Deadline to an Accessible Ontario by 2025

**RESOLUTION #9**

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Be it hereby resolved that the correspondence from City of Stratford be received as information,

And further, that 2024-151, being a resolution from Prince Edward County regarding a call to action to meet the deadline of an accessible Ontario by 2025, be endorsed.

.Carried

- iv. Audrey Pascal, Deputy Clerk, City of Stratford, re: Township of Otonabee-South Monaghan's Resolution regarding Regulations for the Importation and Safe Use of Lithium-ion Batteries

**RESOLUTION #10**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that the correspondence from City of Stratford be received as information,

And further, that 2024-151, being a resolution from Township of Otonabee-South Monaghan regarding regulations for importation and safe use of lithium-ion batteries, be endorsed.

.Carried

b. General

- i. Cynitha St. John, Chief Executive Officer, Southwestern Public Health, re: Household Food Insecurity in the SWPH Region and Effective Policy-Based Solutions; and,
- ii. Rebecca Smith, Manager of Housing Development, Oxford County, re: Housing for All, Housing and Homelessness Plan, 2024-2033.

**RESOLUTION #11**

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-24-16 – Monthly Report**

#### **RESOLUTION #12**

Moved by – Councillor Young

Seconded by – Councillor Banbury

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

.Carried

### **b. Trevor Baer – Director of Community Services**

#### **i. CS-24-13 – Monthly Report**

#### **RESOLUTION #13**

Moved by – Councillor Young

Seconded by – Councillor Barnes

Be it hereby resolved that Report CS-24-13 be received as information.

.Carried

### **c. Drew Davidson – Director of Protective Services**

#### **i. FC-24-18 – Monthly Report**

#### **RESOLUTION #14**

Moved by – Councillor Banbury

Seconded by – Councillor Young

Be it hereby resolved that FC-24-18 be received as information.

.Carried

### **d. Denise Krug – Director of Finance**

#### **i. TR-24-12 – Debenture – Princeton Drainage System**

#### **RESOLUTION #15**

Moved by – Councillor Banbury

Seconded by – Councillor Barnes

Be it hereby resolved that Report TR-24-12 be received as information;

And further that By-law 2447-2024, being a by-law to authorize the submission of an application to the Ontario Infrastructure Lands Corporation for financing certain capital works through the issue of debentures, be presented to Council for enactment;

And further that Council authorize the Mayor, Clerk and Treasurer to sign any documents required to complete the debenture, in the amount of \$1,500,000.

.Carried

**e. Josh Brick – Chief Administrative Officer**

- i. CAO-24-32 – Legal Non-Conforming Verification Process

**RESOLUTION #16**

Moved by – Councillor Banbury

Seconded by – Councillor Young

Be it hereby resolved that Report CAO-24-32 be received as information; and,

That Council approves the Legal Non-Conforming Verification Process as presented.

.Carried

**11. Reports from Council Members**

Mayor Peterson commended the U20 Youth PDP Minor Ball Team on their playing in the Nationals for Canada and winning 4 – 1, with four boys from the Township of Blandford-Blenheim. Councillor Banbury commented that the Princeton Cemetery Decoration Day was a successful event and well-attended as well as thanked the staff for their efforts in maintaining the cemetery so well. Drumbo Cemetery Decoration Day went well, according to staff. Mayor Peterson reported on his attendance at the Association of Municipalities of Ontario, noting the event was successful and commented on the health services and long-term care crisis. Mayor Peterson reported regarding the tornado that skimmed over the north east part of Blandford-Blenheim.

## **12. Unfinished Business**

None.

## **13. Motions and Notices of Motion**

None.

## **14. New Business**

None.

## **15. Closed Session**

- a. Report CAO-24-35 – A proposed or pending acquisition or disposition of land by the municipality [s. 239(2)(c)]

Re: Land Disposition

### **RESOLUTION #17**

Moved by – Councillor Young

Seconded by – Councillor Barnes

Be it hereby resolved that Council move into Closed Session under the authority of Section 239 of the Municipal Act at 4:57 p.m. to discuss:

- a. Report CAO-24-35 – A proposed or pending acquisition or disposition of land by the municipality [s. 239(2)(c)]

Re: Land Disposition

.Carried

### **RESOLUTION #18**

Moved by – Councillor Banbury

Seconded by – Councillor Young

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 5:13 p.m. and reports the following:

- That Council gave direction to the CAO regarding Report CAO-24-35.

.Carried

## **16. By-laws**

### **RESOLUTION #19**

Moved by – Councillor Young  
Seconded by – Councillor Barnes

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

- a. 2447-2024, Being A By-law to Authorize the Submission of an Application to Ontario Infrastructure and Lands Corporation (OILC) for Financing certain Ongoing Capital Work(s) of the Corporation of the Township of Blandford-Blenheim (the “Lower Tier Municipality”); to Authorize Temporary Borrowing from OILC to Meet Expenditures in Connection with such Capital Work(s); and to Authorize Long-Term Borrowing for such Capital Work(s) through the Issue of Debentures by the County of Oxford (the “Upper-Tier Municipality”) to OILC;
- b. 2448-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-17);
- c. 2449-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-06 Housekeeping); and,
- d. 2450-2024, Being a By-law to confirm the proceedings of Council.

## **RESOLUTION #20**

Moved by – Councillor Banbury  
Seconded by – Councillor Barnes

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

- a. 2447-2024, Being A By-law to Authorize the Submission of an Application to Ontario Infrastructure and Lands Corporation (OILC) for Financing certain Ongoing Capital Work(s) of the Corporation of the Township of Blandford-Blenheim (the “Lower Tier Municipality”); to Authorize Temporary Borrowing from OILC to Meet Expenditures in Connection with such Capital Work(s); and to Authorize Long-Term Borrowing for such Capital Work(s) through the Issue of Debentures by the County of Oxford (the “Upper-Tier Municipality”) to OILC;
- b. 2448-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-17);

c. 2449-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-06 Housekeeping); and,

d. 2450-2024, Being a By-law to confirm the proceedings of Council.

.Carried

## 17. Other Business

- a. Mayor Peterson reported that Ducks Unlimited Canada is holding an event for Oxford County, north of Washington and Plattsville, on September 11<sup>th</sup> and 12<sup>th</sup> with tree planting and a tour.
- b. Mayor Peterson reported that PeopleCare in Tavistock will be hosting tours on Friday, September 13<sup>th</sup>, 2024.

## 18. Adjournment and Next Meeting

### RESOLUTION #21

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Whereas business before Council has been completed at 5:17 p.m.;

Be it hereby resolved that Council adjourn to meet again on Wednesday, September 18<sup>th</sup>, 2024 at 4:00 p.m.

.Carried

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Mark Peterson, Mayor  
Township of Blandford-Blenheim

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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 1-24-13 – 1000001149 Ontario Inc.

### REPORT HIGHLIGHTS

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- The applicant proposes to rezone a portion of the subject lands from 'General Agricultural Zone (A2)' to 'Aggregate Industrial Zone (ME)' to facilitate the establishment of licensed sand and gravel pit (below water table).
- The proposed pit will share an existing haul road with the existing licensed gravel pit to the immediate west, known as the Gofton Pit.
- The site plans required through the Aggregate Resources Act (ARA) approval process were revised by the applicant in response to agency comments. The Ministry of Natural Resources and Forestry (MNRF) has since indicated that their comments have been resolved.
- Planning staff recommend approval-in-principle of the subject zone change it is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan with respect to aggregate pit operations.

### DISCUSSION

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#### Background

APPLICANT/OWNER: 1000001149 Ontario Inc.  
895474 Oxford Road 3, RR 3, Bright, ON N0J 1B0

AGENT: Ron Davidson Land Use Planning Consultant Inc.  
265 Beattie Street, Owen Sound, ON N4K 6X2

LOCATION:

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.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “B-1”	Township of Blandford-Blenheim Land Use Plan	‘Open Space and Agricultural Reserve’
Schedule “C-1”	County of Oxford Environmental Features Plan	‘Significant Valleylands’
Schedule “C-2”	County of Oxford Development Constraints Plan	‘Erosion Hazard Lands’

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

Existing Zoning:	General Agricultural Zone (A2)
Requested Zoning:	Aggregate Industrial Zone (ME) General Agricultural Zone (A2)

PROPOSAL:

The application for zone change proposes to rezone a portion of the subject lands from ‘General Agricultural Zone (A2)’ to ‘Aggregate Industrial Zone (ME)’ to facilitate the establishment of a licensed sand and gravel pit. The subject lands comprise of approximately 30.5 ha (75.4 ac) of agricultural land, currently cropland, and natural heritage features but is vacant of any buildings or structures.

The applicant has applied to the Ministry of Natural Resources and Forestry (MNRF) under the Aggregate Resources Act for a Class “A” Pit Below Water licence. The maximum annual tonnage limit is 300,000 tonnes, and extraction is proposed to occur sequentially in phases as shown on the site plans. The applicant has advised that the expected lifespan on the extended pit is 10-15 years.

In support of the proposed zone change and aggregate licence applications, the following documents were submitted:

- Summary Report by Harrington McAvan Ltd.
- Hydrogeologic Assessment by Groundwater Science Corp.
- Natural Environment Report and Environmental Impact Study by Dance Environmental Inc.
- Archaeological Assessment (Stage 1 and 2) by Timmins Martelle Heritage Consultants Inc.
- Noise Impact Assessment Report by Howe Gastmeier Chapnik Ltd.
- Planning Justification Report by Ron Davidson Land Use Planning Consultant Inc.
  - Existing Features Plan
  - Operational Plan, Phase A
  - Operational Plan, Phase B-E
  - Sections and Details
  - Rehabilitation Plan

Site preparation, extraction, processing, shipping, and rehabilitation are proposed to only occur during daytime hours (7 am to 7 pm, Monday to Friday and 7 am to 12 pm on Saturdays). The proposed pit will be accessed via Oxford Road 3, sharing the access utilized by the existing



'Gofton Pit' to the immediate west. Trucks leaving the site with aggregate material will exit onto Oxford Road 3 moving north or south. Overall, it is anticipated that the expanded Gofton Pit will generate a peak of 15 one-way trips per hour.

All topsoil and overburden will be stripped in advance of extraction and used in the construction of berming and for progressive rehabilitation of the site. Berms are shown on the Operational Plan and have been designed to meet the specifications recommended in the Noise Impact Study. Progressive rehabilitation of the extracted area will occur as the aggregate operation proceeds across the lands so that each phase is rehabilitated prior to the subsequent phase being extracted. The final rehabilitated site will be restored with appropriate grading, drainage, topsoil and planting and/or pasture. Some of the rehabilitated site will be an open pond, with other areas being established as wetland and cropland. Some imported topsoil will be required to ensure appropriate grades and soil quality after rehabilitation.

The applicant has also submitted a license application under the Aggregate Resources Act to the Ministry of Natural Resources (MNR). The Ministry, by correspondence dated July 12, 2024, has indicated that MNR has reviewed the application package and previous comments have been resolved.

Plate 1, Location Map and Existing Zoning, shows the location of the subject lands and the existing zoning.

Plate 2, Aerial Photography (2020), provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Site Plan – Existing Features Plan, shows the existing features of the subject lands.

Plate 4, Applicant's Site Plan – Operation Plan Phase A, shows Area 1 and Area 2 of the proposed extraction.

Plate 5, Applicant's Site Plan – Operational Plan Phase B-E, shows the details of extraction.

Plate 6, Applicant's Site Plan - Sections & Details – shows the cross sections of the proposed extraction with groundwater levels.

Plate 7, Applicant's Site Plan - Rehabilitation Plan – shows the proposed rehabilitation plan for the area upon the completion of extraction activities.

Plate 8, Extent of the Proposed Rezoning – shows the extent of the proposed ME zone on the subject lands.

## **Application Review**

### 2020 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of 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 2.5 – *Mineral Aggregate Resources* state that these resources shall be protected for long-term use. The policies support maximizing the availability of resources to the market and do not require the development proponent (licensee) to demonstrate market need in support of a proposal for extraction. Such extraction operations are to be undertaken in a manner that minimizes social and environmental impacts. Mineral aggregate operations are to be protected from incompatible development and activities that would hinder their expansion.

Additionally, the policies of Section 2.5.3 – Rehabilitation, require progressive and final rehabilitation of extraction operations to accommodate subsequent land uses, to promote land use compatibility and to recognize the interim nature of the extraction. The PPS (under 2.5.3.2) also encourages 'comprehensive rehabilitation' where there is a concentration of mineral aggregate operations.

Specifically with respect to extraction in Prime Agricultural Areas, outside of a specialty crop area, Section 2.5.4.1, states that where extraction is proposed in prime agricultural areas, such activity is permitted as an interim use provided that the site is rehabilitated back to a condition in which substantially the same areas and same average soil capability for agriculture are restored. Further, in an area outside of a specialty crop area, rehabilitation, as described above, is not required if there is substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of the planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible. Further, rehabilitation is not required if other alternatives have been considered are found to be unsuitable and agricultural rehabilitation in remaining areas is maximized.

### Official Plan

The subject lands are located within the 'Agricultural Reserve' and 'Open Space' designations in the Land Use Plan for the Township of Blandford-Blenheim, as contained in the Official Plan. The entirety of the proposed aggregate pit would be located in the Agricultural Reserve lands. Within the Agricultural Reserve, a wide range of agricultural uses together with accessory residential uses and farm buildings and structures are permitted. Sand and gravel, oil, gas and gypsum extraction and ancillary uses are also permitted as interim uses in accordance with the policies in Section 3.4 - Resource Extraction Policies.

An amendment to the Zoning By-law will be required for any new or expanding sand or gravel extraction operation. Where a truck traffic and haul route assessment has been completed, the owner/operator of the extraction operation may be required to enter into an agreement with the County and/or Area Municipality that addresses issues including, but not limited to: monitoring truck traffic to and from the operation; maintenance of the roads; and penalties for non-compliance.

According to Section 3.4.1.3.2, the following criteria shall be evaluated when reviewing an application for zone change to permit a new or expanding mineral aggregate operation:

- Demonstration that the proposal is consistent with the principles, strategic initiatives, objectives and policies of the Official Plan.
- Impacts and cumulative impacts have been assessed and found to be acceptable relative to:
  - the transportation system;
  - natural heritage features and areas, and the broader natural heritage system;

- quantity and quality of surface water and groundwater and municipal water supplies;
  - agricultural resources and operations;
  - residents and the community regarding noise, dust, particulate matter, air quality, traffic, and other social and economic impacts; and,
  - cultural heritage resources.
- The proposed after-use is compatible with existing and proposed land uses in the surrounding area, will provide net environmental gain and is technically feasible, environmentally sound and in compliance with the permitted uses and policies of the underlying land use designation.
- Confirmation from the Ministry of Natural Resources and Forestry (MNRF) that the Ministry has no objections to the licence application, subject to any required amendments to the Official Plan and/or Zoning By-law being approved.
- Confirmation that all the requirements of the Ministry of Environment and Climate Change (MOECC) with respect to noise, vibration, particulate and any other air emissions requirements have been satisfied.
- Confirmation that all the requirements of the MOECC or the Conservation Authority with respect to relevant environmental concerns relating to surface and groundwater quality and quantity have been met.

In considering an application to amend the Zoning By-law to allow any new or expanding mineral aggregate extraction operation, Council will require the submission of the following information:

- All information required to satisfy licence application requirements under the Aggregate Resources Act, including: site plans, existing features plans, operational plans, progressive rehabilitation and final rehabilitation plans and any reports and/or technical studies;
- A comprehensive land use study that assesses the impacts and cumulative impacts, and shall include:
  - Identification of all relevant policies of the PPS and Official Plan and demonstration of consistency with those policies;
  - An assessment of:
    - cumulative traffic impacts, including a haul route assessment;
    - natural heritage features and areas;
    - water resources;
    - agricultural impact;
    - noise and vibration impacts;
    - dust and air quality impacts;
    - cultural heritage resources;
    - visual impacts; and,
    - social and economic impacts.

Section 3.4.1.6, Natural and Cultural Features provides additional policies to conserve and protect the quality of the natural environment and cultural heritage resources in the review of new or expanded pits or quarry operations, including:

- Extraction shall not be permitted within significant wetlands and extraction within fish habitat or habitat of endangered and threatened species shall only be permitted in accordance with provincial and federal requirements.
- Extraction within or adjacent to lands in the County's natural heritage system will be subject to the policies of Section 3.2.6, Environmental Impact Studies.
- The policies of Section 3.2.2.4, Archaeological Sites, apply.
- Extraction on lands identified as an Earth Science ANSI will satisfy Section 3.2.5.2.2.

- The policies of Section 3.2.7.2, Water Resources and Section 3.2.8, Environmental Constraints apply.

### Zoning By-law

The subject lands are currently zoned 'General Agricultural Zone (A2)' according to the Township of Blandford-Blenheim Zoning By-law. The 'A2' zone permits a variety of agricultural uses.

The portion of the lands subject to the ARA licence application are proposed to be rezoned 'Aggregate Industrial Zone (ME)' to permit the proposed gravel pit.

The 'ME' zone does not include a minimum lot area, frontage or depth, but does require a minimum setback of 30 m (98.4 ft) from any property line for buildings, structures or stockpiles, as well as a 90 m (295.3 ft) setback from any residential or development zone.

Section 2.3 of the Zoning By-Law provides that where a lot is divided into more than one zone, each such portion of the lot shall be considered as a separate lot for the purposes of determining zone provisions of this Zoning By-Law for the applicable zones.

### Agency Comments

The Oxford County Public Works Department, the Township Chief Building Official, Grand River Conservation Authority (GRCA), Canada Post, and Southwestern Public Health have indicated they have no concerns with respect to the proposed application.

### Public Consultation

Notice of Complete Application and Notice of Public Meeting for the zone change application were provided to the public and surrounding landowners in accordance with the requirements of the Planning Act on July 17<sup>th</sup> and August 29<sup>th</sup>, respectively. At the time of writing this report, no comments or concerns had been received from the public. Further, the applicant held a public information session on February 15, 2024. No member of the public attended this information session.

## **Planning Analysis**

The applicant proposes to rezone a portion of the subject lands from 'General Agricultural Zone (A2)' to 'Aggregate Industrial Zone (ME)' to facilitate the establishment of a Class A, below water licensed sand and gravel pit.

The proposal appears to be consistent with the policies of the Provincial Policy Statement (PPS) that speak to mineral extraction within prime agricultural areas. The proposed gravel pit is considered an interim use within the broader agricultural area and the lands will be rehabilitated in accordance with the rehabilitation plan submitted as part of the application and included as Plate 7 in Report No. 2024-294. Given that the planning extraction is below water, and rehabilitation back to an agricultural condition which is substantially the same as pre-extraction is unfeasible, the post-extraction condition will be that of an open pond, wetland features and agricultural lands. This rehabilitated condition, while not substantially the same as the subject lands current site, is in keeping with the policy direction of the PPS. In addition, the proposal has

addressed concerns related to matters to minimize social, economic and environmental impacts as described in the review of Official Plan policies below.

The proposed gravel pit is permitted within the Agricultural Reserve according to the Official Plan. The criteria in Section 3.4.1.3.2 of the Official Plan shall be evaluated when reviewing an application for zone change to permit a new pit operation or ancillary use. The following paragraphs provide a review of how the criteria in the Official Plan have been satisfactorily addressed.

The proposed Gofton Pit expansion is located in a prime agricultural area. The Official Plan recognizes the importance of mineral aggregate resources as essential non-renewable resources that are important to the local and Provincial economy. The wise use and management of aggregate resources should be ensured, while at the same time protecting prime agricultural areas for long-term use. Rehabilitation will be undertaken once extraction is complete (i.e., 'progressive rehabilitation') to minimize the amount of land that is disturbed at any given time and to allow land to take on its future condition, as outlined above, of an open pond, wetland areas, and agricultural land.

The proposed pit will be owned and operated by the same owner/operator (Mar-Co Clay Product Inc.) of the existing Gofton Pit to the immediate west and the operation of the two pits will be coordinated to minimize new impacts from the proposed pit and achieve operational efficiencies. As a result of the coordination of the two pits, no ancillary uses, such as asphalt and concrete batching, are proposed for the expanded Gofton Pit and trucks will travel existing haul routes.

The Noise Study indicates that the requirements of the Ministry of the Environment, Conservation and Parks (MECP) Noise Guidelines can be met provided that measures to mitigate noise impacts are implemented, including construction of acoustical barriers and the processing plant being located on in the southern area of the lands. Assumptions used for the Noise Study included: the proposed phasing of extraction from 'west to east'; the hours of operation; location of pit entrance; and a peak of 15 truck movements per hour; and the use of portable screening equipment. It is identified in the notes of the Operation Plan that water and calcium chloride will be applied to internal haul roads and processing areas as often as required to mitigate dust. With respect to potential visual impacts, the pit will be screened by berms as well as perimeter plantings throughout the site. To date no concerns have been expressed by neighbouring residents and the community.

With respect to cultural heritage resources, a Stage 1 & 2 Archaeological Assessment was undertaken and resulted in the discovery of four archaeological sites. All necessary sites were fully investigated and documented to the extent required under the Standards and Guidelines for Consultant Archaeologists (MTC 2011) and the site is now considered free of archaeological concern.

Once extraction is complete and the site has been rehabilitated in accordance with the approved ARA site plans and the license has been surrendered, the entirety of the lands should revert back to the A2 agricultural zoning.

Planning staff is of the opinion that the proposal is consistent with the principles, strategic initiatives, objectives and policies of the Official Plan. The impacts and cumulative impacts have been assessed and found to be acceptable and the proposed after use is compatible with existing and proposed land uses in the surrounding area, is technically feasible, environmentally sound, and is in compliance with the permitted uses and policies of the underlying land use designation.

In light of the foregoing, Planning staff are satisfied that the proposal is consistent with the policies of the PPS and the County Official Plan and can be supported from a planning perspective. The implementing by-law and associated mapping will be brought forward to Council once finalized.

## **RECOMMENDATIONS**

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**It is recommended that the Council of the Township of Blandford-Blenheim approve-in-principle the zone change application submitted by 1000001149 Ontario Inc. whereby a portion of the lands described as Part Lot 12, Concession 11 (Blenheim), Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' to 'Aggregate Industrial Zone (ME)' to permit a new Class 'A' below water aggregate operation.**

## **SIGNATURES**

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**Authored by:** *original signed by:*

Dustin Robson, MCIP, RPP  
Development Planner

**Approved for submission:** *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

July 16, 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



0 205 409 Meters

NAD\_1983\_UTM\_Zone\_17N

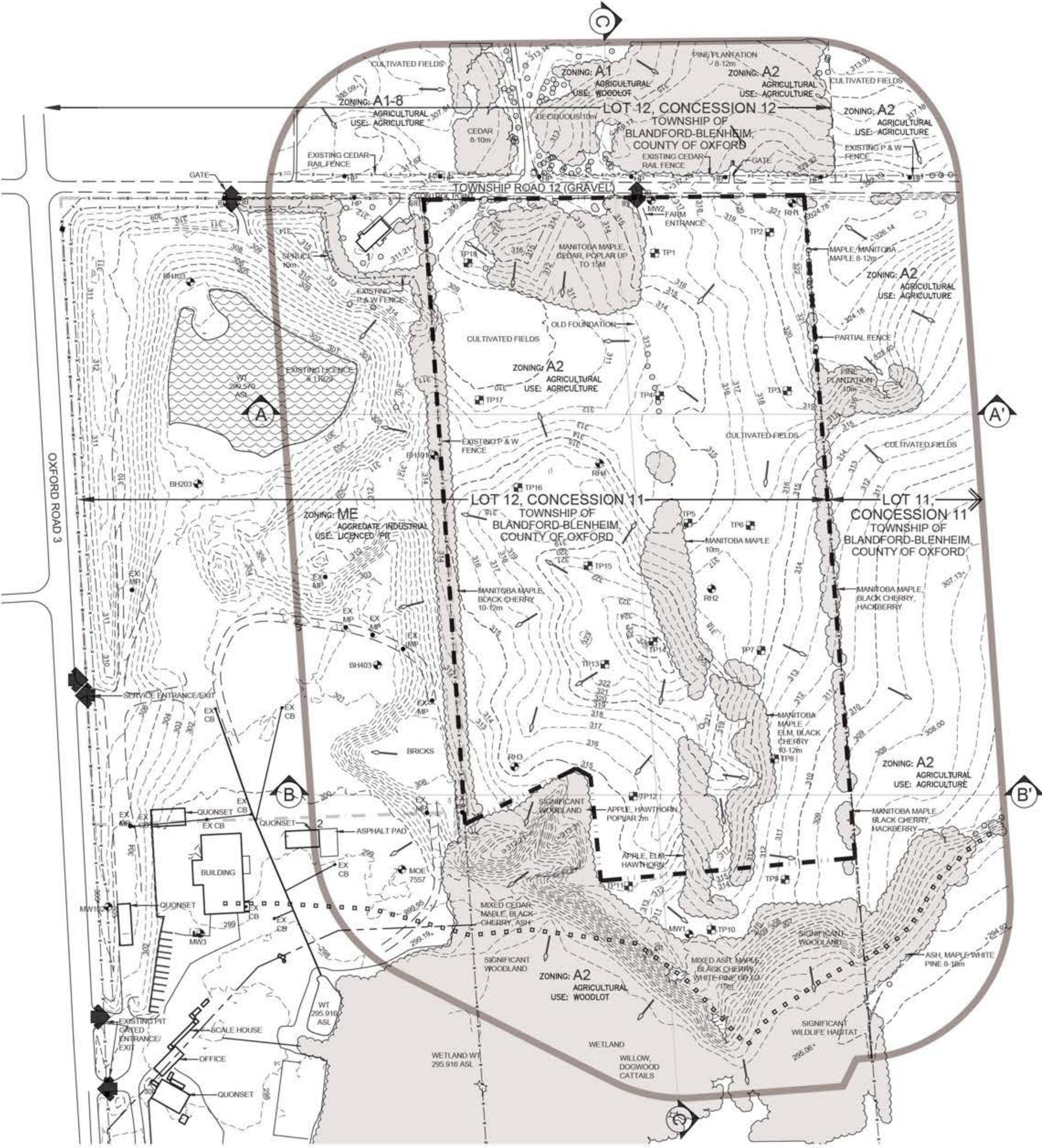


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

July 16, 2024



Plate 3: Applicant's Site Plan - Existing Features Plan  
File No. ZN1-24-13 (1000001149 Ontario Inc.)  
Part Lot 12, Concession 11 (Blenheim), Township of Blandford-Blenheim - 907110 Township Road 12



EXISTING FEATURES NOTES

GENERAL SITE PLAN INFORMATION

1. THIS SITE PLAN CONSIST OF 5 DRAWINGS AND MUST BE READ COLLECTIVELY.
2. ALL MEASUREMENTS SHOWN ON THIS SITE PLAN ARE IN METRES.
3. THIS SITE PLAN IS PREPARED FOR SUBMISSION TO THE MINISTRY OF NATURAL RESOURCES AND FORESTRY UNDER THE AGGREGATE RESOURCES ACT FOR A CLASS 'A' LICENCE, PIT BELOW THE WATER TABLE.
4. APPLICANT:  
MAR-CO CLAY PRODUCTS INC.  
RR#3 BRIGHT, ONTARIO  
N0J 1B9
5. TOTAL AREA TO BE LICENCED: 14.8 ha

BASE INFORMATION AND REFERENCES

6. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM FIRST BASE SOLUTIONS APRIL 2022 AND SURVEY BY KEITH FREY, UNDATED. ALL ELEVATIONS ARE GEODETIC AND ABOVE SEA LEVEL (ASL). THE SITE WAS FIELD CHECKED BY HARRINGTON MCAVAN LTD. MARCH 11, 2022.
7. ZONING INFORMATION OBTAINED FROM SCHEDULE A, COUNTY OF OXFORD ZONING BY-LAW BY-LAW NO. 2077-2018, KEY MAP NO. 12, DATED NOVEMBER 26, 2018. PROPOSED LICENCE IS PRESENTLY ZONED A2 (AGRICULTURE).
8. HYDROGEOLOGICAL INFORMATION INCLUDING GROUNDWATER ELEVATION WAS OBTAINED FROM REPORT BY GROUNDWATER SCIENCE CORP. DATED JUNE 2023.
9. THE WATER TABLE ELEVATION VARIES ACROSS THE EXTRACTION AREA FROM 295.9m TO 306.1m ABOVE SEA LEVEL (A.S.L.) BASED ON ABOVE REPORT.
10. THIS SITE IS LOCATED OUTSIDE OF SOURCE WATER PROTECTION AREAS, WATER PROTECTION POLICIES DO NOT APPLY TO THIS SITE (REFER TO HYDROGEOLOGICAL REPORT).
11. HYDROGEOLOGICAL INFORMATION WAS OBTAINED FROM REPORT BY GROUNDWATER SCIENCE CORP. DATED OCTOBER 2023 (REFER TO SHEET 3 OF 5 FOR TECHNICAL RECOMMENDATIONS).
12. NATURAL ENVIRONMENT INFORMATION WAS OBTAINED FROM REPORT BY DANCE ENVIRONMENTAL INC. DATED SEPTEMBER 2023 (REFER TO SHEET 3 OF 5 FOR TECHNICAL RECOMMENDATIONS).
13. ARCHAEOLOGICAL INFORMATION WAS OBTAINED FROM REPORT BY TMHC DATED MAY 18, 2022 (REFER TO SHEET 3 OF 5 FOR TECHNICAL RECOMMENDATIONS).
14. ACOUSTICAL INFORMATION WAS OBTAINED FROM NOISE REPORT BY HGC ENGINEERING DATED JUNE 23, 2023 (REFER TO SHEET 3 OF 5 FOR TECHNICAL RECOMMENDATIONS).

TECHNICAL REPORTS

LEGEND

- BOUNDARY OF AREA TO BE LICENCED
- 120m INFORMATION BOUNDARY
- EXISTING LICENCED AREA
- LOT LINE
- PROPERTY LINE
- REGULATORY FLOOD/FILL LINE
- EXISTING FENCE
- EXISTING 5m CONTOUR LINE
- EXISTING 1m CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING VEGETATION
- EXISTING OPEN WATER
- LOCATION OF CROSS SECTION
- EXISTING GATED ACCESS
- EXISTING PIT ENTRANCE/EXIT
- EXISTING BUILDING AND NUMBER
- EXISTING HYDRO POLE
- DIRECTION OF SURFACE WATER DRAINAGE
- TEST PIT LOCATION AND IDENTIFICATION (DUG BY APPLICANT ON MAY 21, 2023)
- EXISTING BOREHOLE
- EXISTING MONITORING WELL
- MONITORING WELL INSTALLED BY GROUNDWATER SCIENCE MAR 9-11, 2022
- RESOURCE HOLE DUG BY GROUNDWATER SCIENCE MAR 9-11, 2022
- MARKER POST

BUILDING LIST

No.	
1.	HOUSE
2.	QUONSET

NO.	DATE	REVISIONS	OWNER	HA	WAP
1	MAY 2024	PER MINRF AND OMAFRA COMMENTS			

NO.	DATE	REVISIONS	OWNER	HA	WAP

Pre Licence Review

Site Plan Amendments

**Harrington McAvan Ltd.**  
41 Main Street, Unit 102  
Unionville, Ontario L3R 2E5  
Tel: 905-294-6282 Fax: 905-294-7623  
www.harringtonmcavan.com

Project Name

MAR-CO CLAY  
GOFTON PIT

LICENCE No. 626631  
LICENCEE SIGNATURE  
LOT 12, CONCESSION 11,  
TOWNSHIP OF BLANDFORD-BLENHEIM, (FORMERLY  
TOWNSHIP OF BLENHEIM), COUNTY OF OXFORD

Scale 1:2000	North	Stamp
Drawing Status FOR LICENCE APPROVAL		
Drawn SB	Checked RM/BJ	Issue Date MAY 2024
Drawing Title		Project Number 21-44
		Drawing Number 1 OF 5

KEY MAP

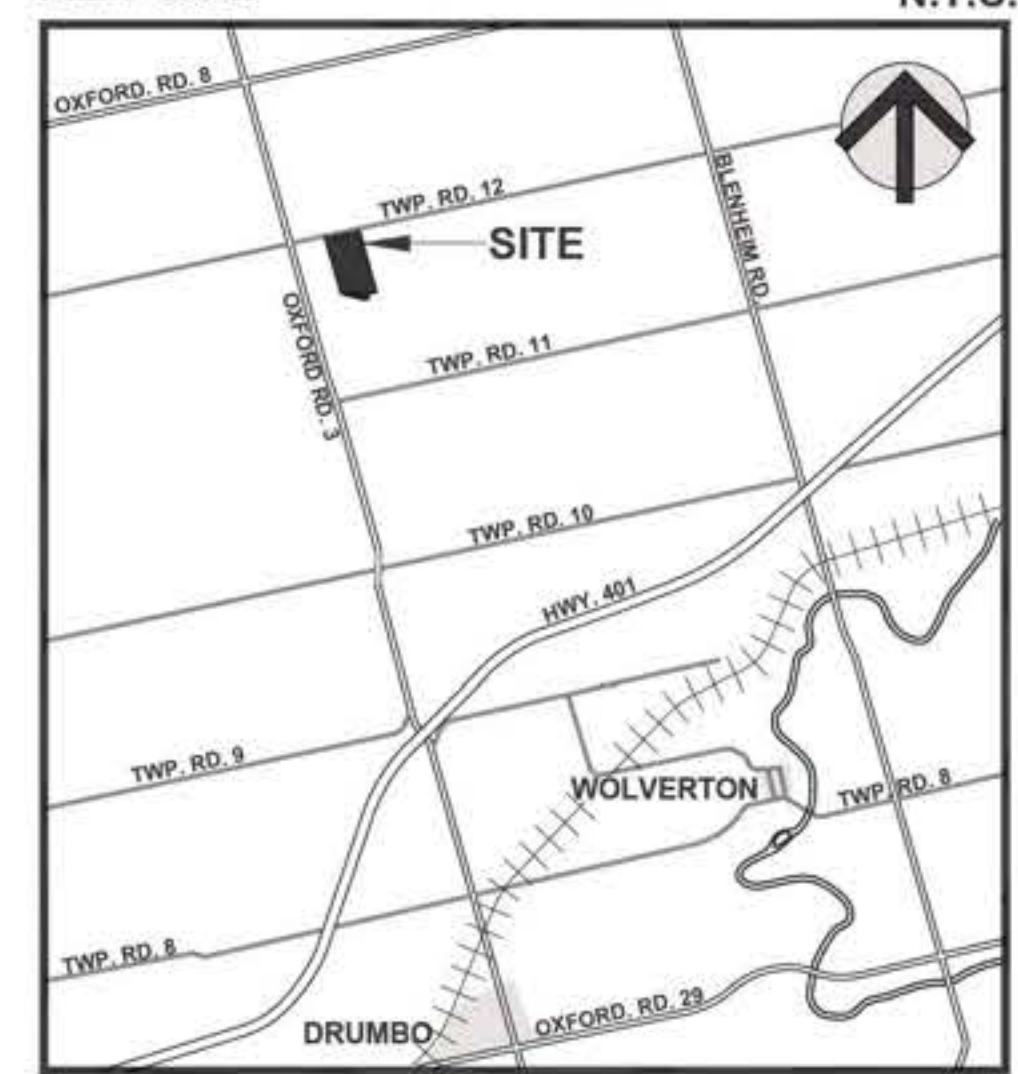
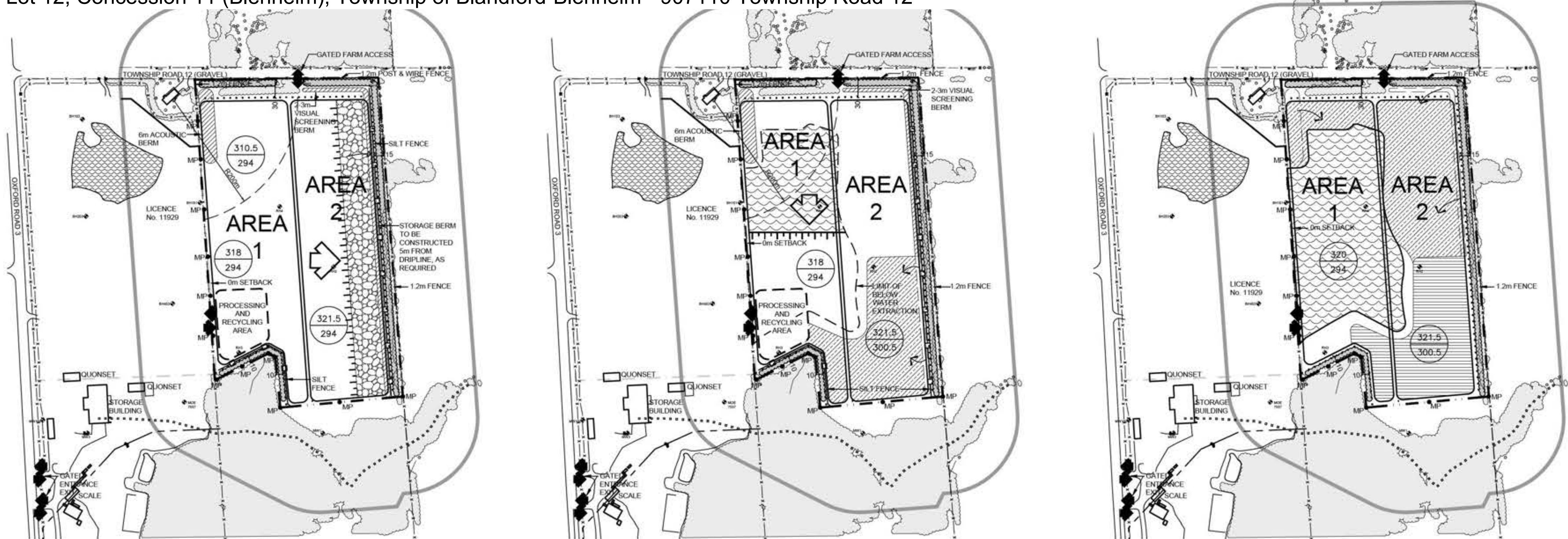








Plate 5: Applicant's Site Plan - Operational Plan Phase B-E  
File No. ZN1-24-13 (1000001149 Ontario Inc.)  
Part Lot 12, Concession 11 (Blenheim), Township of Blandford-Blenheim - 907110 Township Road 12



PHASE B  
PHASE B NOTES

1. COMPLETE ABOVE WATER EXTRACTION IN AREA 1.
2. PRIOR TO EXTRACTION IN AREA 2, STRIP TOPSOIL AND OVERBURDEN SEPARATELY AND STORE IN BERMS AS SHOWN. EXCESS MATERIAL MAY BE STOCKPILED ON PIT FLOOR.
3. BEGIN ABOVE WATER EXTRACTION IN AREA 2 IN DIRECTION SHOWN.

PHASE C  
PHASE C NOTES

1. BEGIN PROGRESSIVE REHABILITATION OF SIDE SLOPES AND PIT FLOOR IN SOUTH END OF AREA 1 AND 2. 50% OF AREA 2 SHALL BE REHABILITATED PRIOR TO BELOW WATER EXTRACTION COMMENCING IN AREA 1.
2. COMPLETE ABOVE WATER EXTRACTION IN AREA 2.
3. BEGIN BELOW WATER EXTRACTION OF AREA 1 IN DIRECTION SHOWN. MATERIAL EXTRACTED FROM BELOW WATER WILL BE PLACED IN WINDROWS ON THE PIT FLOOR TO DRAIN BEFORE BEING TRANSPORTED TO TEMPORARY PLANT SITE (NOT SHOWN, PORTABLE PROCESSING EQUIPMENT TO BE USED) FOR PROCESSING.

PHASE D  
PHASE D NOTES

1. BEGIN REHABILITATION OF NORTH HALF OF AREA 2 AND NORTH SIDE SLOPES AND SHORELINE IN AREA 1.
2. COMPLETE BELOW WATER EXTRACTION IN AREA 2.
3. BEGIN PROGRESSIVE REHABILITATION OF SHORELINE, PIT FLOOR AND REMAINING SIDE SLOPES IN AREA 1 AND 2.

PHASE E (NOT SHOWN)  
PHASE E NOTES

1. REMOVE ALL SCRAP AND EQUIPMENT.
2. COMPLETE REHABILITATION OF ALL REMAINING AREAS (INCLUDING ALL INTERNAL HAUL ROADS) USING TOPSOIL AND OVERBURDEN STOCKPILED IN BERMS.
3. REHABILITATION WILL BE TO POND AND NATURAL AREAS.

TECHNICAL RECOMMENDATIONS

THE FOLLOWING ARE THE TECHNICAL RECOMMENDATIONS FROM ALL OF THE EXPERTS' REPORTS AS OF NOVEMBER 2023. ADDITIONAL RECOMMENDATIONS MAY BE INCLUDED AS A RESULT OF THE LICENCE REVIEW PROCESS.

ARCHAEOLOGICAL ASSESSMENT - TMHC, MAY 18, 2022

SHOULD PREVIOUSLY UNDOCUMENTED (I.E. UNKNOWN OR DEEPLY BURIED) ARCHAEOLOGICAL RESOURCES BE DISCOVERED, THEY MAY BE A NEW ARCHAEOLOGICAL SITE AND THEREFORE SUBJECT TO SECTION 48(1) OF THE ONTARIO HERITAGE ACT. THE PROPONENT OR PERSON DISCOVERING THE ARCHAEOLOGICAL RESOURCES MUST CEASE ALTERATION OF THE SITE IMMEDIATELY AND ENGAGE A LICENSED CONSULTANT ARCHAEOLOGIST TO CARRY OUT ARCHAEOLOGICAL FIELDWORK, IN COMPLIANCE WITH SECTION 48(1) OF THE ONTARIO HERITAGE ACT.

THE FUNERAL, BURIAL AND CREMATION SERVICES ACT, 2002, S.O. 2002, C.33 REQUIRES THAT ANY PERSON DISCOVERING HUMAN REMAINS MUST NOTIFY THE POLICE OR CORONER AND A REGISTRAR OF BURIAL SITES, ONTARIO MINISTRY OF GOVERNMENT AND CONSUMER SERVICES.

HYDROGEOLOGICAL ASSESSMENT - GROUNDWATER SCIENCE CORP., OCTOBER 2023, UPDATED PER COMMENTS MARCH 2024

WHERE THE MINISTRY OF NATURAL RESOURCES AND FORESTRY WITH THE ASSISTANCE OF THE MINISTRY OF THE ENVIRONMENT CONSERVATION AND PARKS, ACCORDING TO EXISTING WATER WELL INTERFERENCE COMPLAINT PROTOCOLS, HAS DETERMINED THAT THE OPERATION OF THE PIT HAS CAUSED ANY WELL WATER TO BE ADVERSELY AFFECTED, THE LICENSEE SHALL, AT THE LICENSEE'S EXPENSE, EITHER DEEPEN THE WELL OR REPLACE THE WELL TO ENSURE THAT HISTORIC WATER PRODUCTION QUALITY STANDARDS ARE MAINTAINED FOR THAT WELL. IF THIS PIT OPERATION HAS CAUSED A WATER SUPPLY PROBLEM, THE LICENSEE SHALL, AT THEIR EXPENSE, ENSURE A CONTINUOUS SUPPLY OF POTABLE WATER TO THE AFFECTED LANDOWNER.

IN ORDER TO CONFIRM WATER TABLE ELEVATIONS AT THE SITE, THE FOLLOWING MONITORING PROGRAM IS RECOMMENDED:

1. AFTER LICENCE APPROVAL AND BEFORE EXCAVATION ACTIVITIES WITHIN THE GOFTON PIT THE OPERATOR SHALL INSTALL A NEW WATER TABLE MONITORING WELL (MW3) AT THE NORTHWEST CORNER OF THE GOFTON PIT SITE. THE WELL SCREEN OF THE NEW WATER TABLE MONITOR SHALL EXTEND FROM 298 TO 301 MASL. A MINIMUM OF TWO WATER LEVEL MEASUREMENTS SHALL BE OBTAINED ON DIFFERENT DAYS PRIOR TO EXTRACTION ACTIVITIES.
2. WATER LEVEL MEASUREMENTS SHALL BE OBTAINED ON A QUARTERLY (SEASONAL) BASIS AT MW1, MW2, MW3, BH101 (UNTIL DESTROYED) AND BH103, AS ACCESSIBLE.
3. THE MONITORING WELLS SHALL BE MAINTAINED OVER THE OPERATIONAL LIFE OF THE PIT, AND WITH THE EXCEPTION OF BH101 SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH MECF REGULATIONS IF DAMAGED OR DESTROYED.
4. THE MONITORING RESULTS SHALL BE SUMMARIZED ANNUALLY BY THE OPERATOR AND MADE AVAILABLE TO MNR AND MECF UPON REQUEST.

ACOUSTIC REPORT - HGC ENGINEERING - JUNE 30, 2023

1. THE FOLLOWING TABLE PRESENTS THE REFERENCE SOUND LEVELS USED FOR THE ACOUSTIC MODELING PRESENTED HEREIN. THESE SOUND LEVELS WERE BASED ON SITE MEASUREMENTS OF PROCESSING EQUIPMENT CURRENTLY IN USE IN THE ADJACENT PIT AND TO BE USED IN THIS PIT AND ADDITIONAL INFORMATION TAKEN FROM OUR FILES FOR OTHER SIMILAR FACILITIES.

REFERENCE SOUND POWER LEVELS OF PROCESSING EQUIPMENT

EQUIPMENT	REFERENCE SOUND PRESSURE LEVEL AT 30m
CRUSHING AND SCREENING PLANT AND ASSOCIATED LOADER COMBINED	114 dBA (72 dBA, SPL AT 50m)
EXCAVATOR	108 dBA (66 dBA, SPL AT 50m)
ADDITIONAL LOADER	104 dBA (62 dBA, SPL AT 50m)

IF OTHER EQUIPMENT IS PROPOSED FOR OPERATION IN THE GRAVEL PIT, IT SHALL BE CONFIRMED THROUGH MEASUREMENT TO PRODUCE SOUND LEVELS CONSISTENT WITH THE ABOVE REFERENCED SOUND LEVELS OR ADDITIONAL MITIGATION MEASURES MAY BE REQUIRED.

2. THE PROCESSING (CRUSHING AND SCREENING) PLANT SHALL BE LOCATED IN THE SOUTHERN AREA OF AREA 1 ONLY AS INDICATED IN THE OPERATIONAL PLAN.
3. A MINIMUM OF 7 m HIGH ACOUSTICAL BARRIERS SHALL BE CONSTRUCTED ON THE PIT FLOOR BESIDE THE PROCESSING (CRUSHING AND SCREENING) PLANT IN THE DIRECTION OF R1.
4. PRIOR TO EXTRACTION IN AREA 1, A 6 m HIGH ACOUSTICAL BARRIER ABOVE EXISTING GRADE SHALL BE CONSTRUCTED AT THE NORTHERN SECTION OF THE WESTERN BOUNDARY OF AREA 1, APPROXIMATELY 120 m IN LENGTH, NEAR R1.
5. THE PROCESSING PLANT SHALL NOT OPERATE SIMULTANEOUSLY IN THE DESIGNATED AREA WHEN THE EXCAVATOR IS OPERATING WITHIN 200 m OF R1 OR A QUIETER EXCAVATOR SHALL BE USED.
6. ACTIVITIES USED TO PREPARE THE SITE FOR EXCAVATION, SUCH AS THE STRIPPING OF TOPSOIL AND CONSTRUCTION OF BERMS, OR ACTIVITIES RELATED TO THE REMEDIATION OF THE SITE AFTER THE EXTRACTION IS COMPLETED ARE CONSIDERED TO BE CONSTRUCTION ACTIVITIES. THEY ARE REGULATED UNDER MUNICIPAL BYLAWS AND NRC-115 SOUND LEVEL LIMITS FOR MOTORIZED CONSTRUCTION EQUIPMENT.
7. ANY PROPOSED CHANGES TO THE ASPECTS OF THE EXTRACTION, PROCESSING AND SHIPPING OPERATIONS DEALT WITH ABOVE AS RELATING TO NOISE CONTROL SHALL BE REVIEWED BY A QUALIFIED ACOUSTICAL CONSULTANT FOR COMPLIANCE WITH THE RELEVANT NOISE CRITERIA.

NATURAL ENVIRONMENT REPORT - DANCE ENVIRONMENTAL INC., SEPTEMBER, 2023

1. PRIOR TO TOPSOIL REMOVAL, SILT FENCE SHALL BE PLACED 10m FROM THE DRIPLINE OF THE WOODLAND PRESENT TO THE SOUTH OF THE PROPOSED EXTRACTION AREA AND AT THE OUTER LIMIT OF THE 15m WIDE EASTERN SETBACK.
2. THE SILT FENCE SHALL BE INSPECTED AT WEEKLY INTERVALS AND SHOULD BE REPAIRED AS SOON AS IS PRACTICAL, AS NEEDED, UNTIL SUCH TIME AS THE GROUND COVER VEGETATION IS ESTABLISHED.
3. EXTRACTION SHALL OCCUR NO CLOSER THAN 10m FROM THE NORTHERN DRIPLINE OF THE SIGNIFICANT WOODLAND.
4. THE LIMITS OF EXTRACTION SHALL BE FENCED WITH POST AND WIRE FENCING OR OTHER POSTS, TO PREVENT EQUIPMENT FROM IMPACTING THE SIGNIFICANT NATURAL FEATURES.
5. CLEARING OF ANY VEGETATION WITHIN THE LIMIT OF EXTRACTION SHALL OCCUR BETWEEN OCTOBER 1 AND MARCH 31 TO PREVENT ANY DESTRUCTION OF BIRDS, EGGS OR NESTS, AS WELL AS, ANY POTENTIAL IMPACT TO SAR BATS.
6. THE SOUTHERN AND EASTERN SETBACKS SHALL BE LEFT UNDISTURBED AND UNGRADED AND SHALL BE LEFT TO NATURALIZE EXCEPT WHERE MITIGATION PLANTINGS OF NATIVE TREES AND SHRUBS WILL OCCUR.
7. ANY NOISE OR SCREENING BERMS SHALL BE SEEDED WITH A SUITABLE GRASS-LEGUME MIX AND NATIVE TREE SPECIES COULD ALSO BE PLANTED.
8. EFFECTIVE DUST CONTROL SHALL BE MAINTAINED ALONG THE ACCESS ROAD AND IN THE PIT SO THAT DUST DOES NOT IMPACT ADJACENT VEGETATION AND WILDLIFE.
9. EQUIPMENT FUELING, MAINTENANCE AND FUEL STORAGE SHALL BE LOCATED ON THE PORTION OF THE SITE RECOMMENDED BY THE HYDROGEOLOGIST, AWAY FROM THE WOODLAND FEATURE.
10. PRIOR TO EXTRACTION, TWO BAT BOXES SHALL BE ERECTED ON WOODEN POSTS IN THE 15m BUFFER ALONG THE EASTERN LICENCE BOUNDARY.
11. THE PROPOSED STORAGE BERM SHOWN LOCATED IN THE SOUTHEASTERN CORNER OF THE EASTERN 15m BUFFER, SHALL NOT EXTEND SOUTH INTO THE SETBACK FROM THE SIGNIFICANT WOODLAND.
12. ECOLOGICAL MONITORING SHALL BE CONCENTRATED ON ENSURING THAT THE ENHANCEMENT MEASURES PROPOSED IN THE SETBACKS OF THE NORTH AND EAST LICENCE EDGES ARE SUCCESSFUL. THIS IS FOCUSED ON THE TREE PLANTING IN THE NORTH AND EAST SETBACKS OF THE LICENCE AREA WITH ECOLOGICAL MONITORING RECOMMENDED AS FOLLOWS:
  - a) THE PLANTING AREAS WILL BE MONITORED FOR THE FIRST 3 YEARS AFTER THE ENHANCEMENT AREA HAS BEEN PLANTED.
  - b) INSPECTION OF THE PLANTING AREAS WILL BE UNDERTAKEN ONCE IN JULY/AUGUST AND WILL INCLUDE:
    - IDENTIFYING ANY DEADFAILING TREES OR SHRUBS AND MAPPING THEIR LOCATIONS;
    - THE SPECIES AND NUMBERS OF TREES OR SHRUBS THAT NEED TO BE REPLACED AND THE LOCATIONS
  - c) AT THE SAME TIME AS THE MONITORING OF THE TREE PLANTINGS OCCURS, THE TWO BAT BOXES WILL BE CHECKED TO ENSURE THE STRUCTURES ARE STILL STANDING, AND FOR ANY SIGNS OF USE BY BATS. IF THE BAT BOXES ARE DAMAGED OR ANY ISSUES WITH THE POSTS ON WHICH THEY ARE PLACED ARE FOUND, RECOMMENDATIONS TO THE PIT OPERATOR WILL BE MADE ON HOW TO REPAIR THE ISSUE.
13. IF BANK SWALLOWS BEGIN TO NEST IN THE NEW PIT MARGINS, PERTINENT REGULATORY REQUIREMENTS IN EFFECT AT THE TIME SHOULD BE FOLLOWED TO AVOID IMPACTS ON THIS SPECIES; AND

LEGEND

	BOUNDARY OF AREA TO BE LICENCED		EXISTING BUILDING
	120m INFORMATION BOUNDARY		EXISTING HYDRO POLE
	EXISTING LICENSED AREA		EXISTING BOREHOLE
	LOT LINE		MONITORING WELL INSTALLED BY GROUNDWATER SCIENCE MAR 9-11, 2022
	PROPERTY LINE		RESOURCE HOLE DUG BY GROUNDWATER SCIENCE MAR 9-11, 2022
	REGULATORY SETBACK LINE		DIRECTION OF EXTRACTION
	REGULATORY FLOOD/FILL LINE		DIRECTION OF TOPSOIL AND OVERBURDEN MOVEMENT
	EXISTING FENCE		EXISTING ELEVATION
	EXISTING 6m CONTOUR LINE		PROPOSED ELEVATION
	EXISTING 1m CONTOUR LINE		EXISTING GATED ACCESS
	EXISTING SPOT ELEVATION		ENTRANCE/EXIT
	EXISTING VEGETATION		
	EXISTING OPEN WATER		
	EXISTING PIT FACE		
	BERM (MIN. HEIGHT AS SHOWN)		
	UNDISTURBED AREA		
	AREA STRIPPED OF TOPSOIL AND OVERBURDEN		
	PROPOSED VEGETATION		
	PROGRESSIVE REHABILITATION		
	FINAL REHABILITATION		

NO.	DATE	REVISIONS	OWNER	HM	WMP
1.	MAY 2024	PER MECF & MNR COMMENTS			

NO.	DATE	REVISIONS	OWNER	HM	WMP

Pre Licence Review

Site Plan Amendments



41 Main Street, Unit 102  
Unionville, Ontario L3R 2E5  
Tel: 905-294-8282 Fax: 905-294-7623  
www.harringtonmcavan.com

Project Name

MAR-CO CLAY  
GOFTON PIT

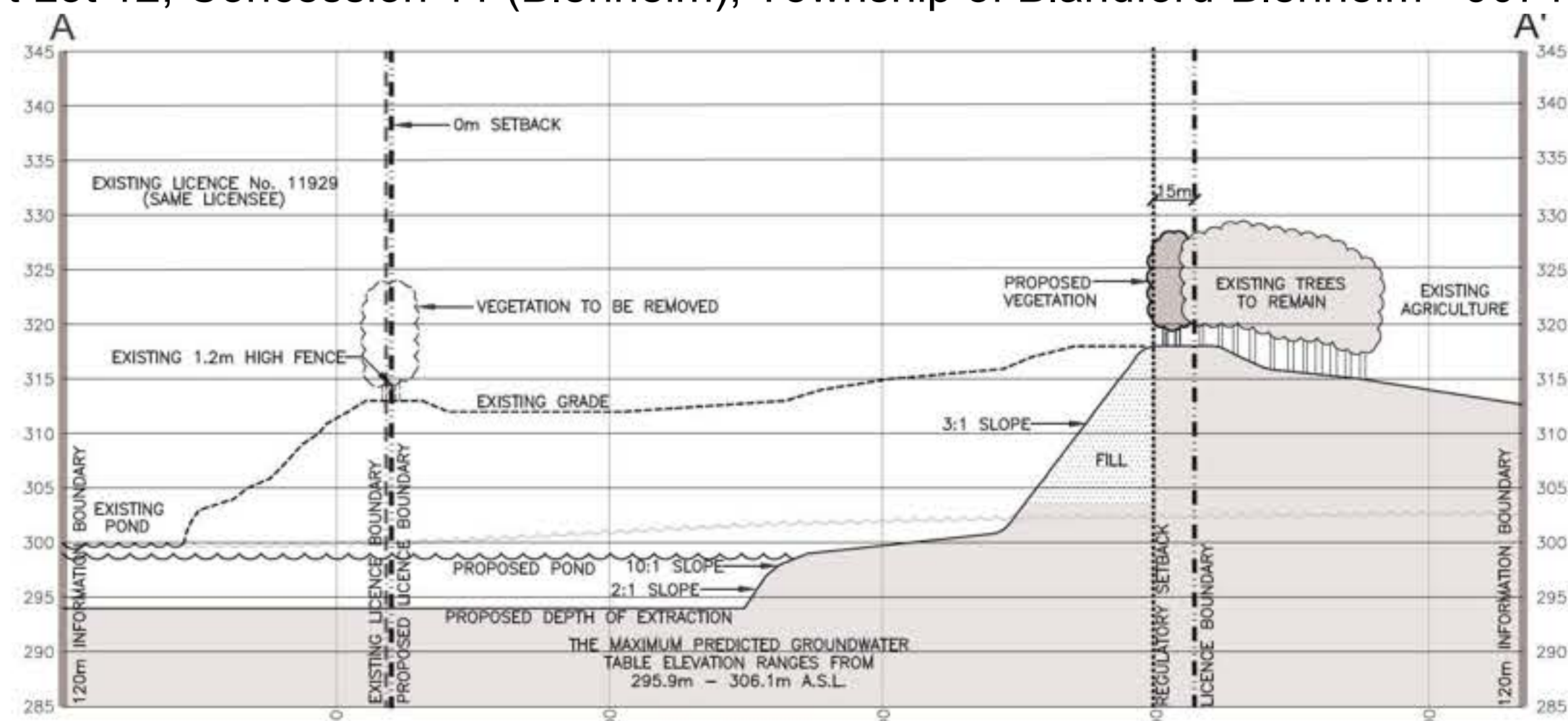
LICENCE No. 626631  
LICENSEE SIGNATURE  
LOT 12, CONCESSION 11,  
TOWNSHIP OF BLANDFORD-BLENHEIM, (FORMERLY  
TOWNSHIP OF BLENHEIM), COUNTY OF OXFORD

Scale 1:4000	North	Stamp
Drawing Status FOR LICENCE APPROVAL		
Drawn SB	Checked RM/BJ	Issue Date MAY 2024
Drawing Title OPERATIONAL PLAN PHASE B-E		Project Number 21-44
		Drawing Number 3 OF 5

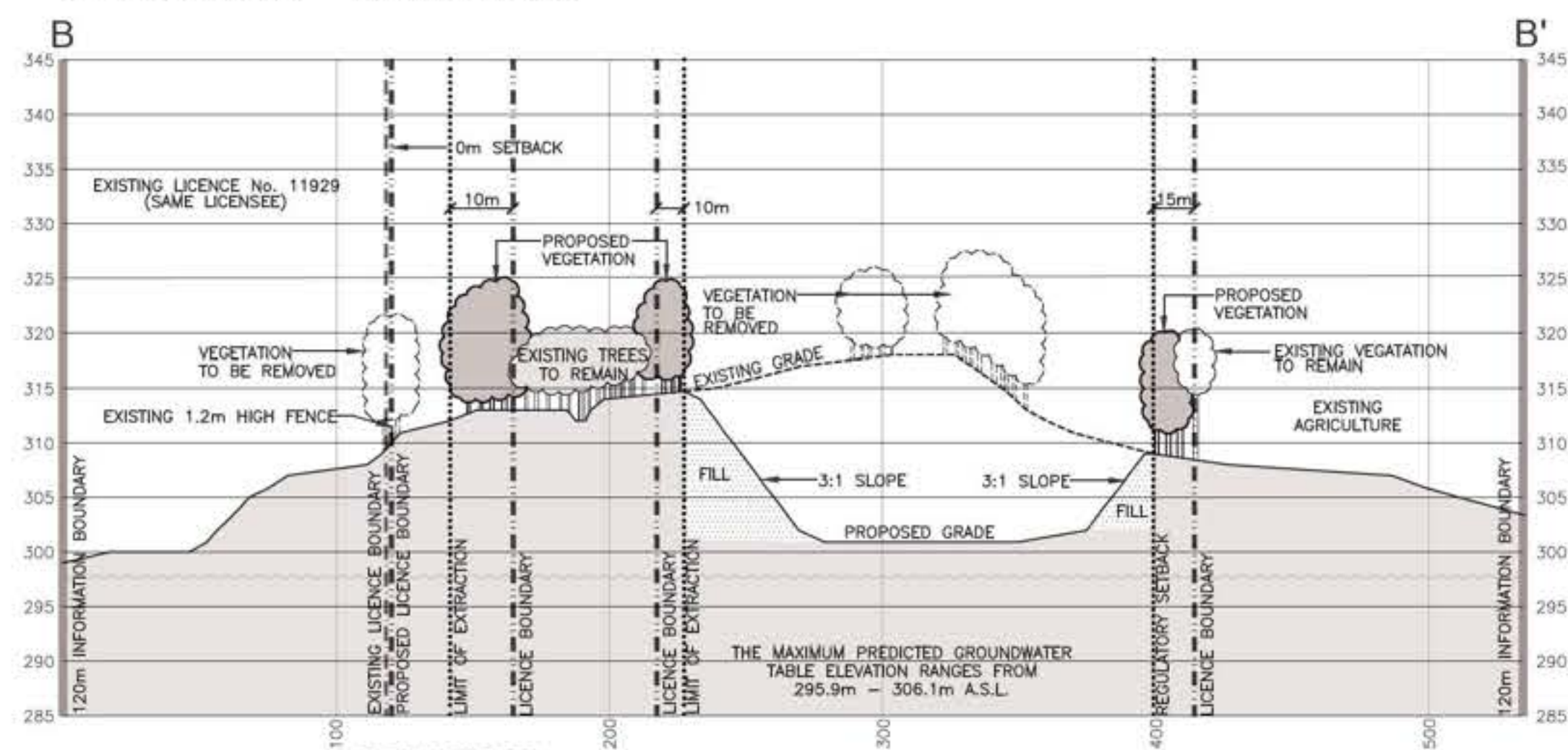
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PLOT DATE: MAY 17, 2024



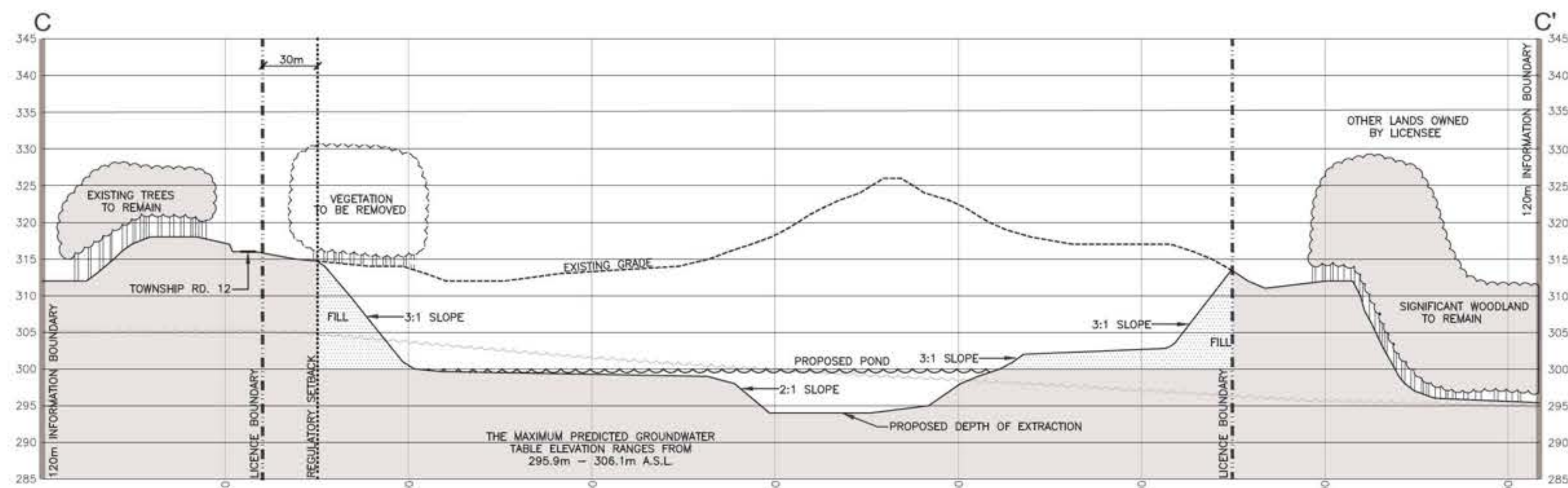
Plate 6: Applicant's Site Plan - Sections and Details  
File No. ZN1-24-13 (1000001149 Ontario Inc.)  
Part Lot 12, Concession 11 (Blenheim), Township of Blandford-Blenheim - 907110 Township Road 12



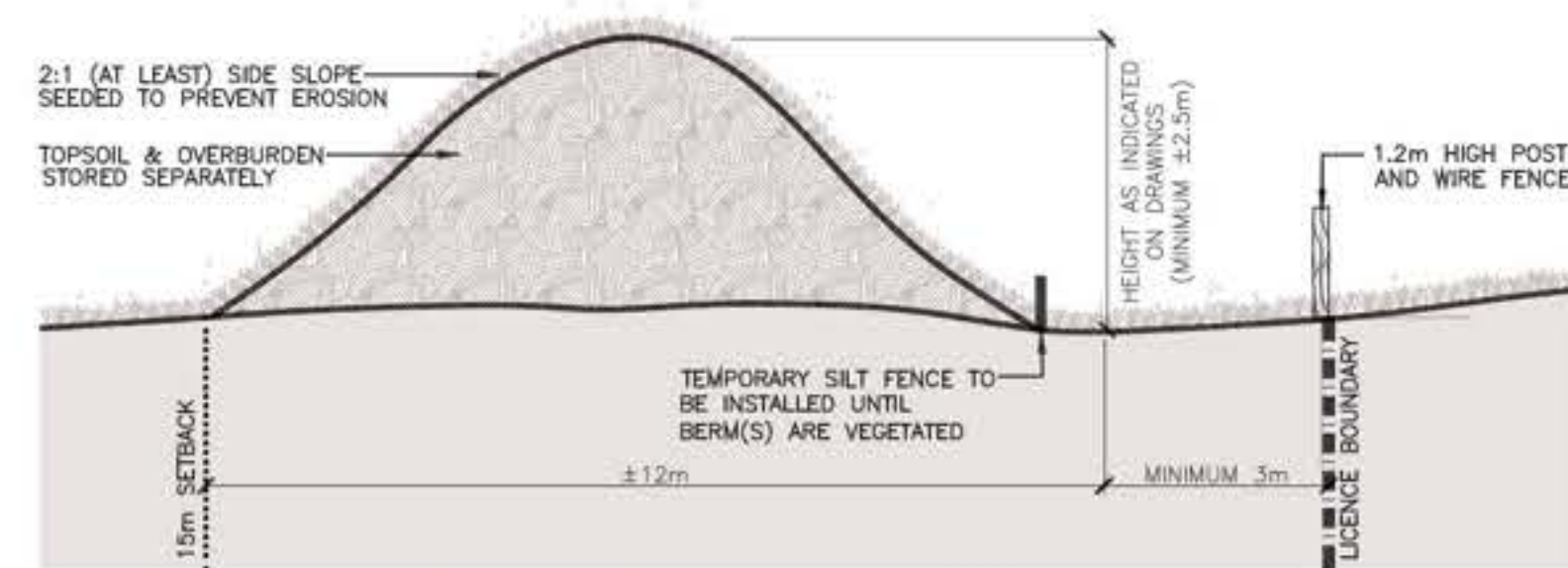
SECTION A-A' VERTICAL SCALE 1:500 HORIZONTAL SCALE 1:2000



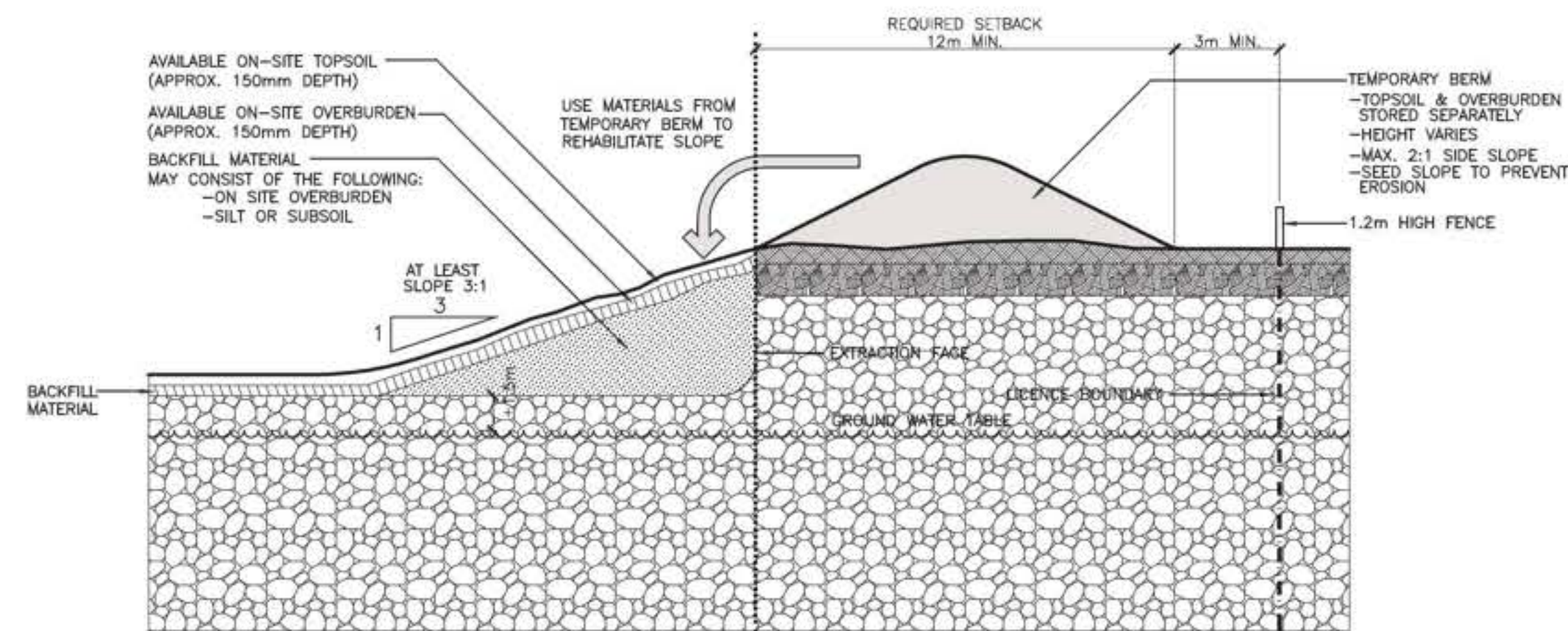
SECTION B-B' VERTICAL SCALE 1:500 HORIZONTAL SCALE 1:2000



SECTION C-C' VERTICAL SCALE 1:500 HORIZONTAL SCALE 1:2000



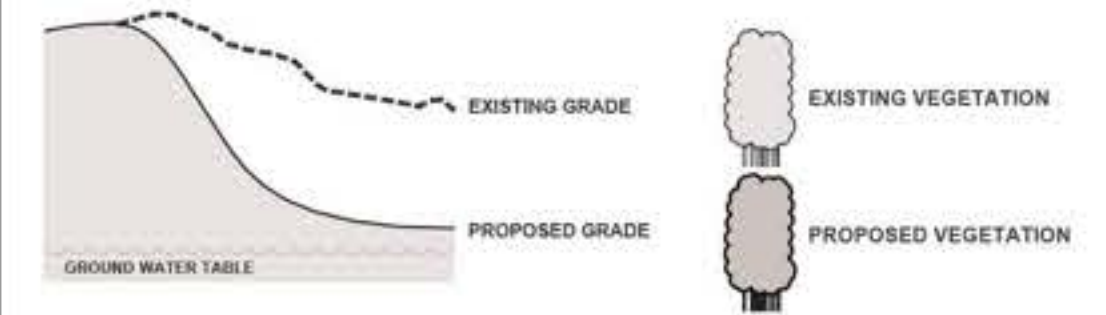
TYPICAL BERM SECTION N.T.S.



TYPICAL SIDESLOPE REHABILITATION BY BACKFILLING N.T.S.

LEGEND

- BOUNDARY OF AREA TO BE LICENCED
- 120m INFORMATION BOUNDARY
- REGULATORY SETBACK LINE
- EXISTING LICENCED AREA



SECTION NOTES

GENERAL INFORMATION

- SECTION LINES ARE INDICATED ON DRAWINGS 1, 2 AND 5.

NO.	DATE	REVISIONS	OWNER	HW	WH	NO.	DATE	REVISIONS	OWNER	HW	WH
1.	MAY 2024	PER MNRF AND OMAFRA COMMENTS									

Pre Licence Review

Site Plan Amendments

**Harrington McAvan Ltd**  
41 Main Street, Unit 102  
Unionville, Ontario L3R 2E5  
Tel: 905-284-6282 Fax: 905-284-7623  
www.harringtonmcavan.com

Project Name

# MAR-CO CLAY GOFTON PIT

LICENCE No. 626631  
LICENCEE SIGNATURE  
LOT 12, CONCESSION 11,  
TOWNSHIP OF BLANDFORD-BLENHEIM, (FORMERLY  
TOWNSHIP OF BLENHEIM), COUNTY OF OXFORD

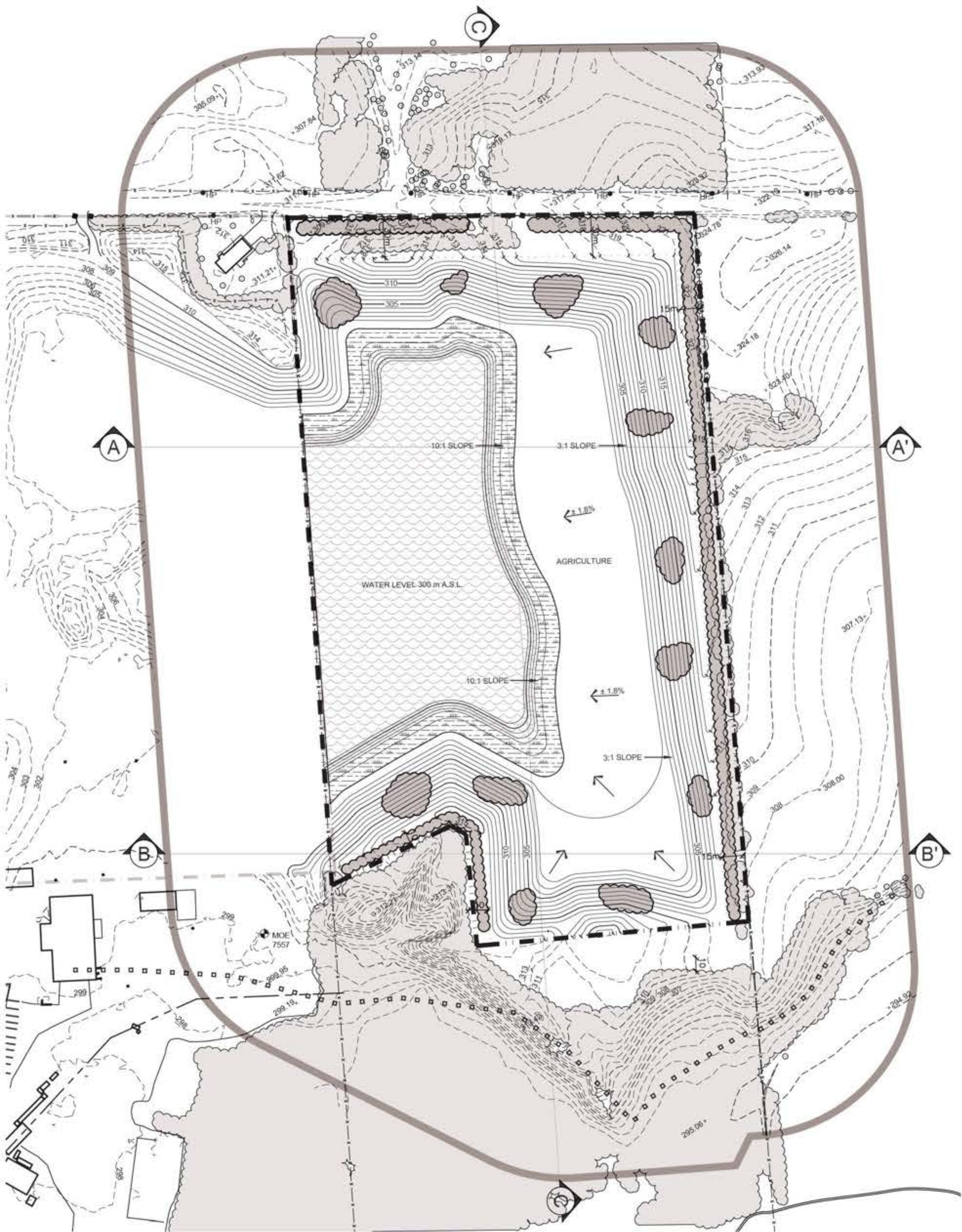
Scale AS SHOWN North Stamp  
Drawing Status FOR LICENCE APPROVAL  
Drawn SB Checked RM/BJ Issue Date MAY 2024  
Drawing Title

SECTIONS AND DETAILS  
Project Number 21-44  
Drawing Number 4 OF 5

FILE NAME: 21-44/GOFTON PIT/COMP/2144-4.DWG  
PLOT DATE: MAY 17, 2024



Plate 7: Applicant's Site Plan - Rehabilitation Plan  
File No. ZN1-24-13 (1000001149 Ontario Inc.)  
Part Lot 12, Concession 11 (Blenheim), Township of Blandford-Blenheim - 907110 Township Road 12



TES

AND 3 OF 5 FOR OPERATIONS AND PHASING NAL REHABILITATION AND NOTES.	
MEADOW	4.8 HA
AGRICULTURE	5.1 HA
	3.0 HA
FOR A TOTAL OF	12.9 HECTARES.

HYDROGEOLOGICAL INFORMATION

3. IT IS ANTICIPATED THAT THE GROUNDWATER ELEVATION ACROSS THE SITE WILL REMAIN RELATIVELY UNCHANGED AT 295.9-306.1m A.S.L. (REFER TO HYDROGEOLOGICAL REPORT).
4. ALL SURFACE DRAINAGE WILL BE DIRECTED TO THE POND. THERE WILL BE NO OFF-SITE DISCHARGE.

SIDESLOPE/MEADOW REHABILITATION INFORMATION

GRADING INFORMATION

5. REHABILITATED SLOPES WITHIN THE LICENCED AREA WILL BE CONSTRUCTED AS SHOWN ON THE CROSS SECTIONS. REHABILITATION OF ABOVE WATER SLOPES SHALL BE BY BACKFILLING (MINIMUM 3:1) AND/OR CUT AND FILL METHOD USING AVAILABLE ON-SITE OVERBURDEN AND TOPSOIL FROM WITHIN THE LICENCED AREA AND/OR IMPORTED EXCESS SOIL (SEE NOTE #15).

AVAILABLE OVERBURDEN REPLACED WILL BE APPROXIMATELY 200mm THICK.

REFER TO DRAWING 4 OF 5, SECTIONS, FOR MORE INFORMATION ON BACKFILLING AND CREATION OF REHABILITATED SIDESLOPES.

TOPSOILING INFORMATION

6. ALL AVAILABLE TOPSOIL ON THE SITE WILL REMAIN TO BE USED FOR REHABILITATION OF THIS SITE. AVAILABLE TOPSOIL REPLACED WILL BE APPROXIMATELY 200-300mm THICK.

VEGETATION STABILIZATION INFORMATION

7. TOPSOIL/OVERBURDEN BERMS AND STOCKPILES SHALL BE SEEDED WITH A MIXTURE OF GRASSES AND LEGUMES THAT MAY INCLUDE THE FOLLOWING AT A RATE OF THE FOLLOWING AT A RATE OF APPROXIMATELY 125KG/GHA:
- |             |            |              |
|-------------|------------|--------------|
| BUCKWHEAT   | RED CLOVER | WHITE CLOVER |
| TALL FESCUE | ANNUAL RYE |              |

MEADOW AREAS - SDESLOPES, PIT FLOOR AND SETBACKS (ONCE BERMS ARE REMOVED): TOPSOIL SHALL BE SEEDED WITH A SUITABLE MEADOW MIX COMPOSED OF NATIVE SPECIES LOCAL TO THE AREA.

REFORESTATION REHABILITATION INFORMATION

- 8a) UPLAND AREAS, SETBACKS AND PIT FLOOR SHALL BE REFORESTED, WHERE SHOWN, AS FOLLOWS: TREE SPECIES MAY INCLUDE THE FOLLOWING NATIVE SPECIES PLANTED SPORADICALLY AND/OR IN CLUMPS OF 5 AT 5m ON CENTER.

WHITE PINE	EASTERN COTTONWOOD	SUGAR MAPLE
RED PINE	WHITE BIRCH	SILVER MAPLE
WHITE CEDAR	BUR OAK	RED MAPLE
WHITE SPRUCE	RED OAK	SLIPPERY ELM
COMMON HACKBERRY		

- b) SHRUB SPECIES MAY INCLUDE THE FOLLOWING NATIVE SPECIES PLANTED IN CLUMPS OF 3 OR 5 AT 1m ON CENTER.

CHOKEBERRY	NANNYBERRY	STAGHORN SUMAC
GREY DOGWOOD	COMMON ELDERBERRY	SMOOTH SERVICEBERRY
CHOKECHERRY	SNOWBERRY	COMMON NINEBARK

9. THE 10m SIGNIFICANT WOODLAND SETBACK SHALL BE PLANTED WITH TWO ROWS OF NATIVE CONIFERS AT 3m ON CENTER.

OPEN WATER POND REHABILITATION INFORMATION

10. THE AVERAGE WATER LEVEL IN THE POST-EXTRACTION LAKE IS ESTIMATED TO BE 309 m ASL.
11. THE SHAPE AND GRADING OF THE PROPOSED POND IS APPROXIMATE, BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF LICENSING. ACTUAL EXTRACTION WILL FOLLOW THE BELOW WATER DEPOSIT AND REHABILITATION SHALL FOLLOW THE CONCEPT ILLUSTRATED.

WETLAND REHABILITATION INFORMATION

12. AREAS SHALL BE REHABILITATED TO WETLAND HABITAT AS FOLLOWS:

- a) UNDERWATER SLOPES WILL BE FORMED WITH ON-SITE FILL
- b) UNDERWATER SLOPES SHALL BE A MAXIMUM OF 2:1

13. RESTORATION OF THE NEARSHORE, SHALLOW WETLAND ZONE AS SHOWN ON THE TYPICAL SHALLOW SHORELINE SECTION, SHEET 5 OF 5 WILL GENERALLY BE ACCOMPLISHED AS FOLLOWS:

- a) EXTRACTION AND ROUGH GRADING WILL CREATE A NEARSHORE SHORELINE AREA AT A SLOPE OF 10:1.
- b) FINAL SLOPING OF THE SHORELINE TO CREATE PHYSICAL DIVERSITY SHALL BE BY SCALLOPING THE SHORELINE AND ADDING STRUCTURES.
- c) WOODY DEBRIS- BRANCHES, TREE TRUNKS, STUMPS, ETC. CLEARED IN THE EXTRACTION PROCESS WILL BE SALVAGED WHERE POSSIBLE, FOR USE IN SHORELINE RESTORATION UNDERWATER HABITAT ENHANCEMENT.
- d) STUMPS, LOGS, BRUSH BUNDLES, ETC. SHALL BE INSTALLED  $\pm 30m$  O.C. ALONG THE SHORELINE IN THE SHALLOW ZONE TO CREATE PHYSICAL DIVERSITY.
- e) OVERSIZE ROCKS NOT UTILIZED IN THE AGGREGATE OPERATIONS WILL ALSO BE PLACED IN THE SHALLOW ZONE TO CREATE PHYSICAL DIVERSITY.
- f) THE INITIAL SHORELINE RESTORATION AREA WILL BE SPORADICALLY PLANTED WITH TREES AND SHRUBS. SPECIES MAY INCLUDE THE FOLLOWING NATIVE PLANTS:

RED MAPLE	PUSSY WILLOW	SILVER MAPLE	RED OSIER DOGWOOD
LARCH	SPECKLED ALDER	WHITE CEDAR	

14. INITIAL SHORELINE WETLAND AREAS SHALL BE PLANTED WITH CLUMPS OF EMERGENT AND SUBMERGENT NATIVE WETLAND PLANTS TO INITIATE COLONIZATION OF THE SITE AS NUTRIENT LEVELS INCREASE TO SUPPORT THEM. NATIVE WETLAND PLANTS SUCH AS:

FLOATING PONDWEED	COONTAIL	SOFTSTEM BULRUSH	RIVER BULRUSH
BLUE FLAG	PICKERELWEED	WATER-LILY	ARROWHEAD

WILL BE PLANTED IN CLUSTERS OF 5 AT APPROPRIATE DEPTHS TO BEGIN THE COLONIZATION.

IMPORTATION OF FILL INFORMATION

15. a) EXCESS SOIL, AS DEFINED IN ONTARIO REGULATION 244/97 MAY BE IMPORTED TO THIS SITE TO FACILITATE THE FOLLOWING REHABILITATION:
- i) CREATION OF 3:1 SLOPES (OR SLOPING RATIO OTHERWISE DESCRIBED ON THE FINAL REHABILITATION PAGE)
- ii) TOP DRESSING TO ESTABLISH VEGETATION

- b) LIQUID SOIL, AS DEFINED BY ONTARIO REGULATION 406/19 UNDER THE ENVIRONMENTAL PROTECTION ACT, IS NOT AUTHORIZED FOR IMPORTATION INTO THE SITE.

- c) THE QUALITY OF EXCESS SOIL IMPORTED TO THE SITE FOR FINAL PLACEMENT MUST BE EQUIVALENT TO OR MORE STRINGENT THAN THE APPLICABLE EXCESS SOIL QUALITY STANDARDS AS DETERMINED IN ACCORDANCE WITH ONTARIO REGULATION 244/97 AS AMENDED FROM TIME TO TIME AND MUST BE CONSISTENT WITH THE SITE CONDITIONS AND THE END USE IDENTIFIED IN THE APPROVED REHABILITATION PLAN.

- d) WHERE A QUALIFIED PERSON IS RETAINED OR REQUIRED TO BE RETAINED IN ACCORDANCE WITH ONTARIO REGULATION 244/97, THE QUALITY, STORAGE, AND FINAL PLACEMENT OF EXCESS SOILS SHALL BE DONE ACCORDING TO THE ADVICE OF THE QUALIFIED PERSON.

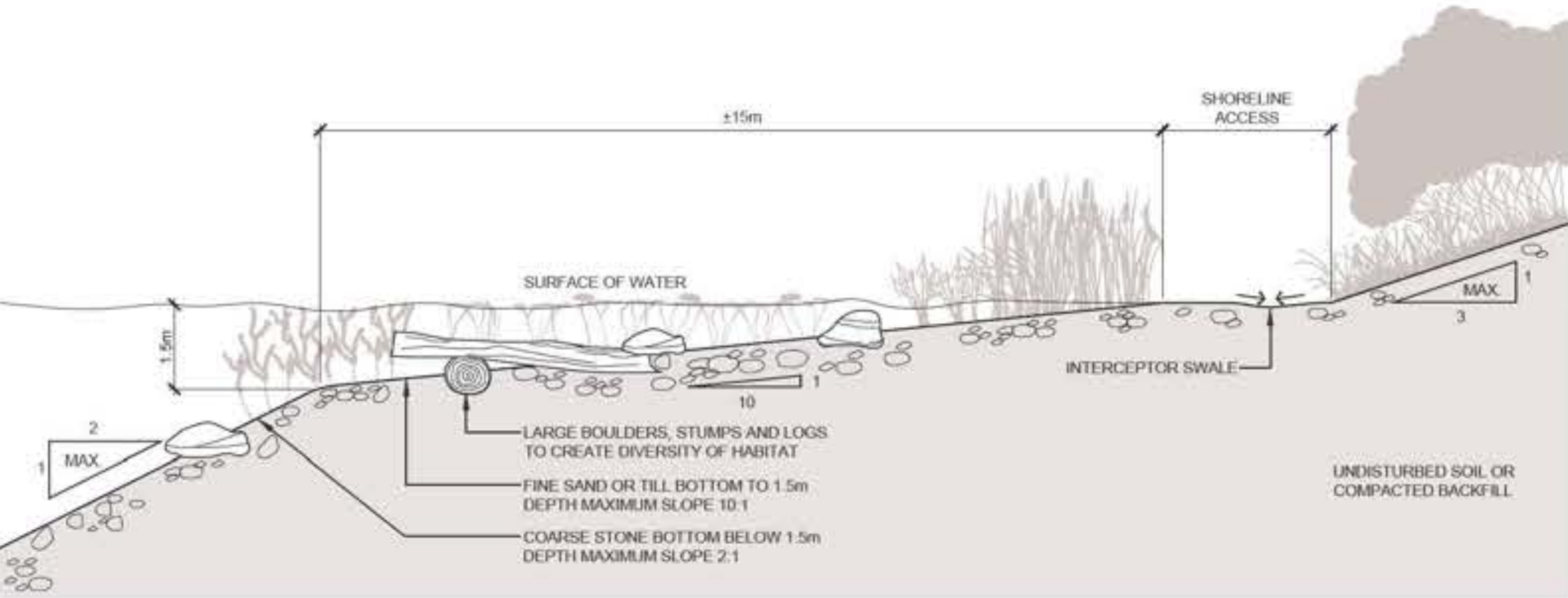
- e) EXCESS SOIL IMPORTED TO FACILITATE REHABILITATION AS DESCRIBED ON THIS SITE PLAN SHALL BE UNDERTAKEN IN ACCORDANCE WITH ONTARIO REGULATION 244/97 UNDER THE AGGREGATE RESOURCES ACT, AS AMENDED FROM TIME TO TIME.

- f) THE CUMULATIVE TOTAL AMOUNT OF EXCESS SOIL THAT MAY BE IMPORTED TO THIS SITE FOR REHABILITATION PURPOSES IS 100,000 m<sup>3</sup>.

AGRICULTURAL REHABILITATION INFORMATION

16. AREAS SHALL BE REHABILITATED BACK TO AGRICULTURE AS FOLLOWS:

- a) DEEP RIPPING OF AREA TO ELIMINATE COMPACTION (WHERE REQUIRED)
- b) SPREADING OF APPROXIMATELY 200mm OF OVERBURDEN AND ROUGH GRADING
- c) SPREADING OF APPROXIMATELY 200-300mm OF TOPSOIL AND FINE GRADING
- d) SEED AREAS WITH SEED MIXTURE IN NOTE 7 ABOVE. ALL VEGETATION PLANTED DURING THIS LICENSE WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION.
- e) USING ACCEPTED FARMING PRACTICES TO RESTORE AND MAINTAIN VEGETATION



TYPICAL SHORELINE - WETLAND EDGE  
N.T.S.

LEGEND

	BOUNDARY OF AREA TO BE LICENCED
	120m INFORMATION BOUNDARY
	EXISTING LICENCED AREA
	LOT LINE
	PROPERTY LINE
	REGULATORY SETBACK LINE
	REGULATORY FLOOD/FILL LINE
	EXISTING FENCE
	EXISTING 5m CONTOUR LINE
	EXISTING 1m CONTOUR LINE
	PROPOSED 5m CONTOUR
	PROPOSED 1m CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING VEGETATION
	PROPOSED OPEN WATER
	PROPOSED WETLAND
	PROPOSED VEGETATION
	EXISTING BUILDING
	EXISTING HYDRO POLE
	DIRECTION OF SURFACE WATER DRAINAGE
	LOCATION OF CROSS SECTION
	EXISTING GATED ACCESS

SITE PLAN VARIANCE

THE FOLLOWING CONDITIONS ILLUSTRATED ON THESE PLANS VARY FROM THE OF THE PROVINCIAL STANDARDS MADE UNDER THE AGGREGATE RESOURCES ACT

ITEM	SECTION
TO MAXIMIZE EXTRACTION, BELOW WATER SLOPES MAY BE A MAXIMUM 2:1 SLOPES.	0.13 (1) 19 i
TO MAXIMIZE EXTRACTION, ABOVE WATER SLOPES MAY BE A MAXIMUM 2:1 SLOPES TO MATCH THOSE ON THE ADJACENT LICENCE.	

NO.	DATE	REVISIONS	OWNER	HA	WHF	NO.	DATE	REVISIONS	OWNER	HA	WHF
1.	MAY 2024	PER MNR, MECP, OMAFRA, AND COMMENTS									

Pre Licence Review

Site Plan Amendments

**Harrington**  
**McAvan Ltd**

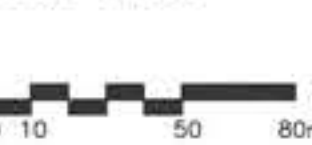
41 Main Street, Unit 102  
Unionville, Ontario L3R 2E5  
Tel: 905-284-6282 Fax: 905-284-7623  
www.harringtonmcavan.com

Project Name

MAR-CO CLAY  
GOFTON PIT

LICENCE No. 626631  
LICENSEE SIGNATURE  
LOT 12, CONCESSION 11,  
TOWNSHIP OF BLANDFORD-BLENHEIM, (FORMERLY  
TOWNSHIP OF BLENHEIM), COUNTY OF OXFORD

Scale 1:2000



Drawing Status

FOR LICENCE  
APPROVAL

Drawn SB

Drawing Title

REHABILITATION  
PLAN

Issue Date MAY 2024

Project Number


21-44

Drawing Number

5 OF 5



Figure 8: Proposed Zoning

 Lands to be rezoned to ME



Proposed Aggregate Operation Expansion  
"Goft Pit"  
Mar-co Clay Products Inc.

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC.  
OWEN SOUND, ONTARIO  
SCALE 1:10 000

# Ox on the Run Progress Update





# Township of Blandford-Blenheim

These numbers reflect Ox on the Run operations from June 2023 – August 2024

Library Cards Registered



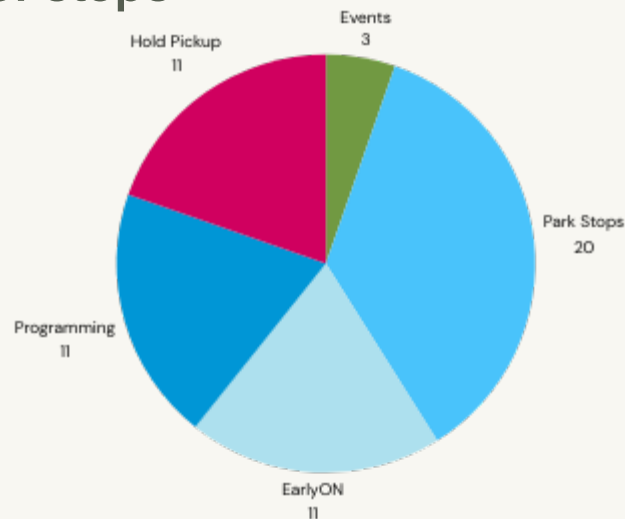
17

Total visitors: 1,002



Adults	393
Kids	611

## Types of stops



## Popular stops:

- Drumbo Park
- Plattsville EarlyON
- Drumbo Hold Pickup

Number of Stops

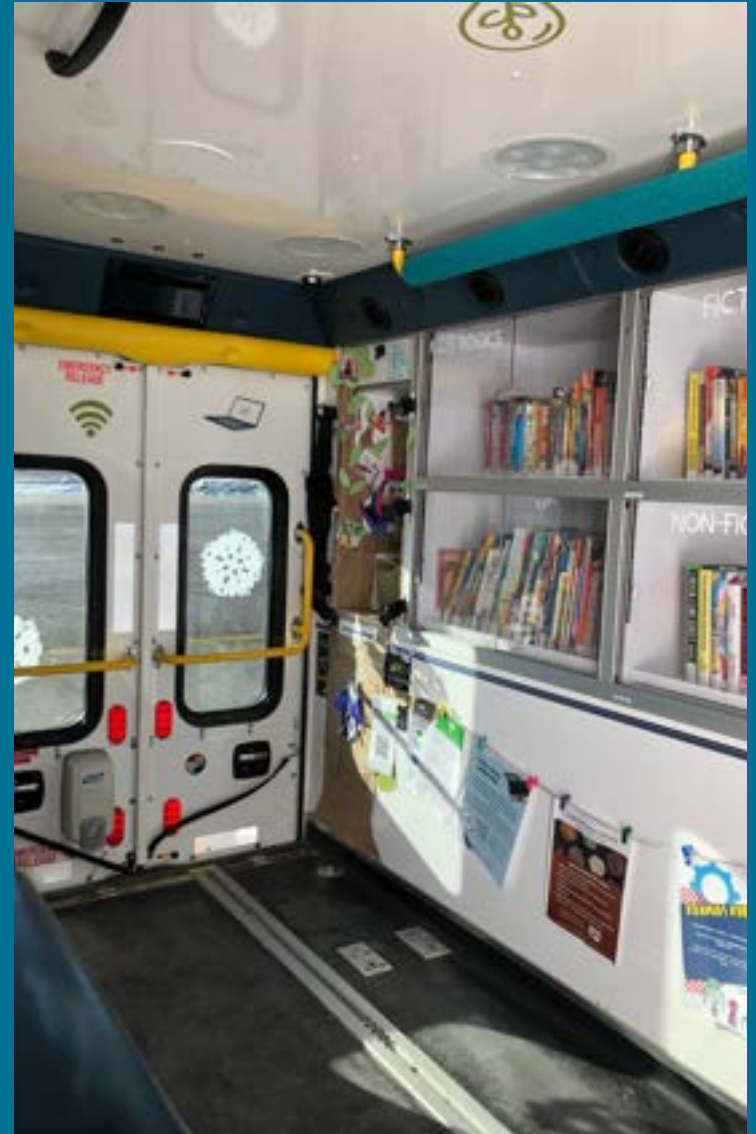


56



# Highlights

- Make and Mingle Adult Craft Night in Drumbo
- Our first Roaming Robots tech toy program held in Princeton
- Popped up with EarlyON in Bright to offer extended family programming



# Challenges

- Vehicle is not accessible
- Public assumes it is an ambulance, and can be reluctant to approach
- When children are with caregivers and not parents at EarlyON stops, it can be difficult to recommend specific literacy supports



# Opportunities

- Building on summer momentum in Drumbo throughout the fall and winter
- Assessing our tech help offerings, aiming to be outside of library branches
- Increasing promotion for future Ox on the Run Stops







# OCFootprints

## POWER OF COMMUNITY



Every day at Oxford Community Foundation, we witness the power of coming together to build community. Earlier this summer, more than 65 people joined us at our annual community event, where stories of the remarkable impact made possible by you in 2023 was shared. Last year, the Foundation granted \$546,524 to 40 community partners and 18 students. \$128,404 was granted from OCF managed funds and \$418,120 from outside partnerships. The enclosed 2023 Impact Report provides stories of these grants. They showcase how your contributions, in its many forms, have strengthened our community.

Celebrating 20 years of serving our community, we remain focused on the future, committed to helping even more people create personalized legacies that will **make Oxford a better place** for everyone. Our ambitious goal is to reach \$10 million in community assets and to grant \$500,000 annually by the end of 2029. On page 2, we introduce two of our newest fundholders. For the Farr and McKay families, giving

back to Oxford County—a place that holds deep significance for them—is their way of making a meaningful impact on the lives of others.

As we look to the future, we strive to better serve and support our community. Through years of experience working in the community, we've seen firsthand how our local charities receiving grants benefit everyone through educational, recreational, healthcare, and livelihood programs. It's also clear that the demand for community grants generated by generous donors continues to grow.

With increased need, we also recognize the importance of enhancing our operational efficiency and effectiveness. To address this, we are implementing a new integrated systems platform that will streamline many aspects of our operations, including significantly improving the grant process for charities, and improving financial and fundholder reporting. This system will enable us to continue growing without increasing staff costs. However, this one-time implementation and subscription costs for 2024 and 2025 exceed \$21,000. Your support for this vital project would be greatly appreciated. Please use the “Donate” button available on website

[www.oxfordcommunityfoundation.org](http://www.oxfordcommunityfoundation.org)



With gratitude,

**Louise Wardrop, Executive Director**

[lwardrop@oxfordcommunityfoundation.org](mailto:lwardrop@oxfordcommunityfoundation.org)

226-667-6404 office | 226-232-6222 cell

## IMPORTANT DATES



Oxford County Warden Marcus Ryan  
invites you to attend

### The Oxford County Warden's Annual Charity Golf Tournament

Proceeds support OCF Operations

**Monday, September 23<sup>rd</sup>**

**The Oxford Hills, 324183 Mt Elgin Rd,  
Mount Elgin**



Go to OCF website or scan the QR code to register.



### Fall 2024 Community Granting

Oxford Community Foundation (OCF) community grants, made possible by generous fundholders, support our entire county in all facets of our community, from arts, culture, heritage, education, the environment, health and wellness, social services, and recreation.

**Applications close on Monday, September 30<sup>th</sup>**

For more information about our grants or events, please go to our website [www.oxfordcommunityfoundation.org](http://www.oxfordcommunityfoundation.org) or contact Rocio Salinas at 226-667-6404 or [info@oxfordcommunityfoundation.org](mailto:info@oxfordcommunityfoundation.org)



# New fundholder spotlight

## Wayne McKay Youth Leadership Development Fund



Surrounded by love and much sadness, Wayne McKay passed away on January 21, 2024, at the age of 68. Wayne was the son of a Western Ontario breeder and a Huron Park Secondary School graduate. As a youth, he embraced his

Oxford County rural roots and loved all things outdoors, fishing, hunting and canoeing.

Wayne graduated from McMaster University with a Bachelor of Science degree in Civil Engineering. He started his career in Toronto moving to Sarnia in 1994 with his wife Sharon and sons Fraser and Patrick. He loved sharing stories about the various projects he was involved in and had a special fondness for his work on the ski jumps for the 1988 Calgary Olympics.

Above all, Wayne cherished his family. To honor Wayne's memory in his hometown, his wife, Sharon, established a new legacy fund with Oxford Community Foundation. Wayne valued the leadership opportunities he received in his youth, particularly those at Huron Park Secondary School and Algonquin Park Survival Camp. Wayne's legacy will live on through the Wayne McKay Youth Leadership Development Fund.

## Bill & Wilma Farr Fund



Wilma Farr & nephew Wayne Bertrand

Bill (deceased 2018) and Wilma Farr were lifelong residents of Oxford County. Although Bill's work as an accountant briefly took them to Ottawa, it wasn't long before they returned to the county they cherished so much.

They enjoyed nature and exploring the beauty of Canada. Their travels weren't just about seeing new places—they were about capturing the essence of each landscape, each moment of beauty, and bringing it back home.

Bill, an accountant by trade, was a man of numbers and precision, but beneath that practical exterior was an artist waiting to emerge. Despite his upbringing as a country boy, he had an innate eye for beauty and detail that could rival any seasoned artist. He picked up a camera, and it quickly became his constant companion. Wherever they went, Bill had his camera slung around his neck, ready to capture the perfect shot. Each photograph was a testament to Bill's artistic talent and their shared love for nature.

Inspired by Bill and Wilma's deep love for nature and connection to Oxford County, Wilma recently established the Bill & Wilma Farr Fund. This fund will provide grants to support environmental initiatives, ensuring their legacy and passion for preserving the natural world continues to make an impact.



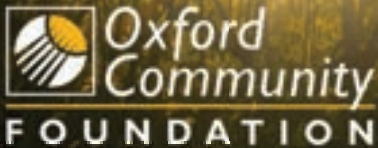
20<sup>TH</sup> ANNIVERSARY

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# OCF IMPACT

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2023 ANNUAL REPORT



*Looking Forward...Giving Back!*



# LEADERSHIP MESSAGE

We celebrated a remarkable milestone in 2023. Twenty years ago, the relentless dedication of a group of community-minded individuals paid off and Oxford Community Foundation achieved charitable status.

We thank and honour the Foundation's passionate and determined founder Pat Smith as well as its first board of directors pictured here.

Since its humble beginnings, the Foundation has disbursed almost \$2 million in grants to over 115 charitable organizations, fostering lasting change and providing essential support to those in need within our beloved Oxford County. None of this would have been possible without the incredible support from you, our donors, volunteers, partners, and staff. We are deeply grateful for your commitment to the Foundation and to our shared vision to make Oxford better.



Back Row: Barry Hunt, Earl Shea, Len Reeves, George Klosler, Doug Eckel, Ken Whiteford  
Front Row: Kelly Gilson, Pat Smith, Joan Bartlett, Rosemary George, Janet Stephens

It is our pleasure to present to you the Foundation's 2023 Annual Report. In 2023, the Foundation granted \$546,524 to 40 community partners and 18 students pursuing post-secondary education or an apprenticeship program.

The Foundation received \$518,805 in donations. Several fundholders increased the granting power of existing funds and one new fund was established. The Woodstock Chamber of Commerce established a fund with the purpose of providing grants each year for education and support for small businesses and initiatives that build a stronger community.

Thanks to your ongoing support, your community foundation continues to make a meaningful and lasting impact on those who live, work, and play in this place we call home. As you page through this report, you will see the impact of your generosity.

The present board of directors carries forward the visionary work initiated by our founders. We thank four directors who have completed their terms or have stepped down; Neil Dolson, Rosemarie George, Don Hilborn and Bill Mackesy. They served the Foundation extremely well and will be missed. We welcome four new great additions to the Board; Izabela Bielaska, Jamie Forrest, Barry Foster, and Alan Taylor.

As we look ahead to the future, we know there are more opportunities and challenges to be addressed. That is why the Board and staff are actively working to build the Foundation's permanent endowment funds. Our goal is to have \$10 million in permanent endowment funds by 2029. We know it's ambitious and we know our community deserves it.

Thank you for your continued support and for being a vital part of the Foundation's success.

Keith Stevens  
*Chairperson, Board of Directors*

Louise Wardrop  
*Executive Director*

A member of:



COMMUNITY  
FOUNDATIONS  
OF CANADA  
*all for community*

FONDACTIONS  
COMMUNAUTAIRES  
DU CANADA  
*ensemble pour tous*

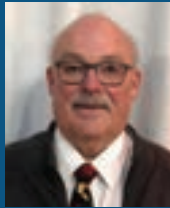
## 2023 OXFORD COMMUNITY FOUNDATION BOARD OF DIRECTORS:



Keith Stevens,  
*Chair*



Rosemary George,  
*Vice-Chair*



Neil Dolson,  
*Treasurer*



Bill Mackesy,  
*Past Chair*



Jade Davies-Phillips



Lynne DePlancke



Selina Guy



Brian Hadley



Don Hilborn



Kim Parker



Karen Sample



Kelly Gilson,  
*ex-officio United  
Way of Oxford*

## STAFF:



Heather Haldane,  
*Office & Grants  
Administrator*



Louise Wardrop,  
*Executive Director*

# INSIDE

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SOCIAL SERVICES

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& HERITAGE

9 HEALTH & WELLNESS

10 EDUCATION &  
STUDENTS AWARDS

12 ENVIRONMENT

13 SPORTS & RECREATION

## 14 THE HEROES AMONG US

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## 19 RECONGIZING OUR BUILDERS AND FOUNDERS

## 19 OUR SINCERE THANKS





# COMMUNITY IMPACT

The Oxford Community Foundation (OCF) is deeply committed to our local community and has granted almost 2 million to more than 115 local charitable organizations. In 2023 alone, the Foundation granted \$546,524 to 40 community partners and 18 students pursuing post-secondary education or an apprenticeship program.

Local funds provide an opportunity for donors to ensure their gift stays local. \$128,404 was granted from 34 local funds. Along with keeping money in Oxford for Oxford through these local funds, OCF brings new money to Oxford. In 2023, the Foundation brought in \$392,000 in partnership with the Community Foundations of Canada and the Government of Canada's Community Services Recovery Fund. The Fund supported one-time projects that invest in the systems and processes involved in creating the internal workings of an organization's overall efficient and effective structure. Quite simply, these grants helped 12 local organizations improve the way they do their work. Additionally, \$26,120 was granted through the Maple Leaf Community Fund in honour of Harvey and Erma Beaty in support of the capital-related needs of food security programs that promote dignity and build individual and community capacity.

It is a privilege for us to support community-driven projects across all aspects of our community and across our entire county through these grant programs. We hope the stories of community impact in the following pages inspire you.

# COMMUNITY & SOCIAL SERVICES

## COMMUNITY OPTIONS FOR JUSTICE OXFORD



\$39,250 from the **Community Services Recovery Fund** funded health and safety infection control consultation and policy development. The organization's non-residential, justice-based programs are aimed at addressing the needs and providing crucial counselling services of youth and adults who are referenced or are seeking support.

## HELPING HAND FOOD BANK



Grants of \$1,100 from the **William & Mary Mackesy Community Fund** and \$1,308 from the **Builders & Founders Funds** supported transportation services for food bank users, mostly seniors, who lack access to transportation after receiving food and food-related products at the food bank. Residents make their way to the food bank by walking, public transportation, or biking. The food bank collaborates with a local taxi company to drive them home, with taxi drivers going above and beyond to assist them in handling the grocery bags, showing a great spirit of cooperation and support within the community. Food-bank users have access to essential food regardless of physical limitations and weather conditions.



## DOMESTIC ABUSE SERVICES OXFORD



\$6,500 from the **Maple Leaf Community Fund honouring Harvey and Erma Beaty** enabled DASO to enhance its Nurtured Families program, which provides essential life skills and teaching moments to service users and their children. The grant was used to purchase two upright freezers, which will support the program's focus on teaching children basic nutrition knowledge and skills.

## SOUTHWESTERN PUBLIC HEALTH



\$400 from the **Maple Leaf Community Fund honouring Harvey and Erma Beaty** enabled the purchase of supplies for a thriving tower garden at Winchester Public School in Woodstock. The project will continue, with the kids responsible for every stage of the process, from planting seeds to harvesting and creating salads. This hands-on experience is not only a fun and educational activity, but also a great way for the kids to learn about sustainability and the importance of healthy eating.

## MULTI-SERVICE CENTRE TILLSONBURG



\$1,000 from the **Alabastine-Wilkinson Family Fund**, \$138 from the **Dolson Family Fund** and \$350 from the **Doug & Yvonne Eckel Fund**, was used to organize social gatherings, like Christmas and Valentine's Day celebrations, creating a welcoming and engaging community for seniors, promoting inclusiveness and independence and also providing a space to connect over a coffee and have a good time. The Centre also received grants of \$421 from the **Maple Leaf Community Fund honouring Harvey and Erma Beaty** for hard shell containers for their Meals on Wheels program, and \$15,295 from the **Community Services Recovery Fund** to implement a Human Resources Information System.



## VON ONTARIO STUDENT NUTRITION PROGRAM



\$5,000 from the **William & Mary Mackesy Community Fund** and \$11,000 from the **Maple Leaf Community Fund honouring Harvey and Erma Beaty** was used to buy 3 industrial dishwashers for the St. Michael's Catholic School, the Winchester Street Public School in Woodstock, and the Thamesford Public School in Thamesford. "Our new dishwashing sanitizer has been a game-changer for our healthy snack program. It not only saves us valuable time but also reduces costs associated with individual wrapping, aligning seamlessly with our commitment to safe food handling standards, ensuring the well-being of the children and staff we serve" said Brandi Z. lead volunteer for Thamesford Public School's Student Nutrition Program.

## MORE COMMUNITY & SOCIAL SERVICES GRANTS:

- \$17,315 to **Big Brothers Big Sisters Oxford** from **Community Services Recovery Fund** for tablets and conference system to support virtual meetings and training.
- \$54,250 to **Community Living Tillsonburg** from **Community Services Recover Fund** to support the development of their new Strategic and Operational Plans.
- \$6,800 from **Operation Sharing Fund** and \$1,000 from **Stevens Fund** to **Operation Sharing**.
- \$42,450 to **Social Planning Council Oxford** from the **Community Services Recovery Fund** for Strategic and Communications Plans.
- \$14,995 to **Stonebridge Community Services** from the **Community Services Recovery Fund** for a Human Resources Consultation and Strategic Plan.
- \$3,500 to **United Way Oxford** from **Dennis & Joan Vollmershausen Family Fund** to support their annual campaign.
- \$39,250 to **Victim Assistance Services of Oxford** from the **Community Services Recovery Fund** for updates of website, policies, procedures, and by-laws.
- \$45,000 to **Women's Employment Resource Centre** from the **Community Services Recovery Fund** for a Community Needs Assessment and Strategic Plan.

# ARTS CULTURE & HERITAGE

## DRUMBO & DISTRICT HISTORICAL SOCIETY



The Drumbo & District Historical Society embarked on an exciting venture: crafting a virtual archive of Drumbo's rich history, seamlessly accessible from any corner of the globe through the PastPerfect Museum Software. \$2,700 from the **B & R George Cultural Fund** enabled them to successfully transfer their existing collection database to the new software, saving countless hours of manual data entry.

## ZORRA CALEDONIAN SOCIETY



The Zorra Caledonian Society who have been host to Ontario's oldest Highland Games received a grant of \$20,000 from **Community Services Recovery Fund** for E-Commerce website and technology to support hybrid work.

## WOODSTOCK MUSEUM NATIONAL HISTORIC SITE



\$500 from the **Ross & Fran McElroy Fund** was used for the Museum's "Christmas Home Tour — Historic Interpretation and Drama" project, which engaged grade 7/8 students in learning about local history through hands-on research and public speaking.



## MORE ARTS, CULTURE & HERITAGE GRANTS:

- \$14,650 to the **Ingersoll Creative Arts Centre** from **Community Services Recovery Fund** for a Community Awareness Campaign.
- \$21,500 to **K2K Productions** from the **Dennis & Joan Vollmershausen Family Fund**
- \$75,000 to the **Woodstock Little Theatre** from **Community Services Recovery Fund** for digital "no touch" signage and technology upgrade to facilitate remote work.

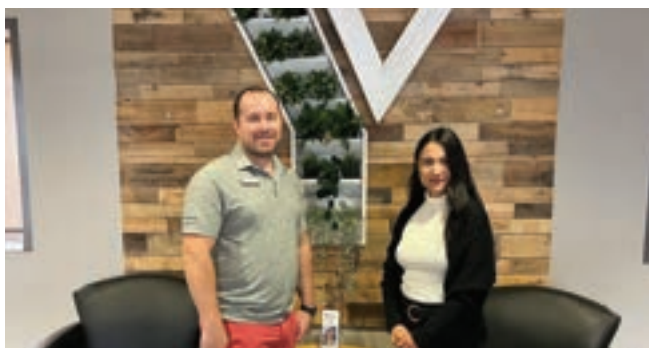


# HEALTH & WELLNESS

## UNITED WAY OXFORD

\$1,500 from the **Woodstock Chamber of Commerce Community Fund** and \$2,000 from the **Tyler Arts Legacy Fund** providing free safeTALK training for volunteers supporting youth. Participants learned how to reach out to someone thinking about suicide and help them keep safe by promptly connecting them to further support.

## WOODSTOCK YMCA



With more than half of Y members facing financial barriers, grants of \$150 **Joland Family Fund**, \$655 from the **Ken & Lynda Whiteford Fund**, and \$2,523 from the **Canada Summer Games Fund** provides access to the Woodstock YMCA to 32 family members, giving them a chance to grow in self-esteem and resilience, connect with others, and improve their health and well-being — regardless of financial hardship. Additional grants of \$600 from **Alabastine Wilkinson Fund** in memory of **Jim Anderson** and \$500 From the **Norwich Fund** supported subsidized memberships for Norwich residents. Access to the YMCA means that all family members have a place to grow together, a space that promotes healthy living and encourages people to live their best lives. One Oxford County citizen described her experience: “The Y Financial subsidy program helped us when we needed it. I was starting a new job, and I needed assistance with childcare for my two kids. The YMCA day camps were fun, and my kids loved them. Best of all, funding helped us out, and we are grateful.”

## ALZHEIMER SOCIETY SOUTHWESTERN PARTNERS



\$5,300 from the **Dennis & Joan Family Vollmershausen Fund** supported *The Social*, a program with individuals with early to mid-stage Alzheimer's disease or other dementias. *The Social* offers an opportunity for weekly engagement, stimulation, and socialization for the attending client, while also offering care partner consistent weekly respite time. The group activities offered are focused on stimulating the six domains of well-being which include: cognitive, emotional, social, spiritual, vocational, and physical.

## MORE HEALTH & WELLNESS GRANTS:

- \$1,300 from **Dennis & Joan Vollmershausen Family Fund** to **VON Sakura House**
- \$300 from **Builders Fund** to **ALS Society of Canada**

# EDUCATION & STUDENTS AWARDS

## UNITED WAY OXFORD

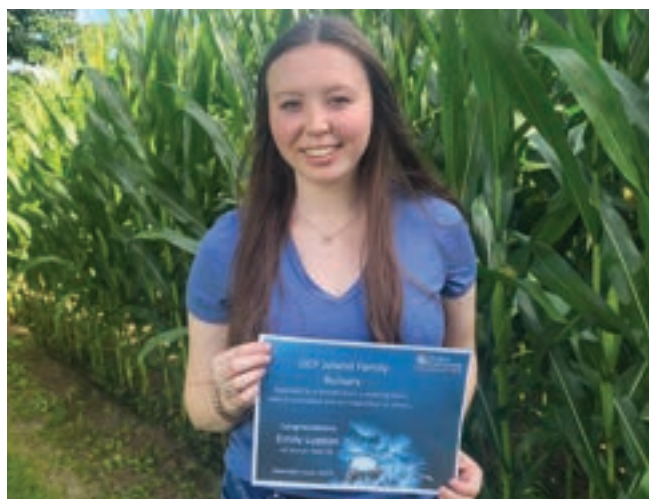
\$1,800 from **Lessif Family Fund** and \$500 from the **Dennis & Joan Vollmerhausen Family Fund** supported the Supplies4Students program which provides financial assistance to families in need. By giving each student a gift card to shop locally, the program is supporting individual students. In 2023, the program supported 647 families, which is equivalent to 1,316 students.

## OXFORD MANUFACTURERS FOR SKILLS DEVELOPMENT BURSARY



The award honors students who excel in both technical and practical skills, particularly in mechanical or applied areas, while also demonstrating their commitment to their community and school through involvement and participation. **Samantha Deciantis** from St. Mary's Catholic High School and **Blake Manchester** from College Ave Secondary School were each awarded \$1,500.

## JOLAND FAMILY FUND BURSARY



The bursary is designed to support a female student living on a working farm who is passionate about her work, demonstrates a strong motivation to succeed and is a positive influence on others. **Emily Lupton** from Huron Park Secondary School, received the \$220 award.

## TYLER ARTS "ATHLETIC" SPIRIT AWARDS

Two Ingersoll District Collegiate Institute (IDCI) athletes, one male and one female, are awarded for their selfless play and leadership on and off the court, field, or rink. **Jayla Lamers** and **Adam Van Dyk** both receive \$500 for their achievements. Coaches commented about Adam: "He was our Tyler this year — always positive, always looking for a way to push through an adverse situation — no complaints — looking out for his team-mates — always bringing the team together. As a more inexperienced player new to a sport, he was always positive, willing to be the guy to grab equipment, carry a bag or cooler" because he has truly embraced the value of being a team and he knows the little things matter."

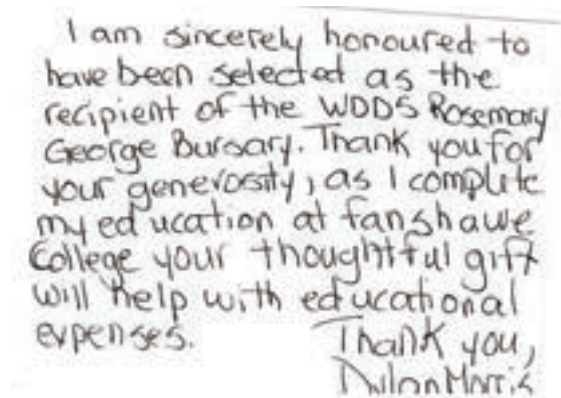
## PAT & BARRY SMITH BURSARY

**Jaelyn Fleet** from Glendale High School and **Sophia Vivieros** from St. Mary's Catholic High School received a bursary of \$1,000 each recognizing them for their leadership skills and community involvement.

## LORNA & GEORGE ROBERTS BURSARY

Each year a bursary is awarded to a student who excels in leadership skills and who is furthering their education at either the Ontario Agricultural College at the University of Guelph and/or Department of Family Relations and Applied Nutrition in the College of Social & Applied Human Sciences at the University of Guelph. **Samantha DeBruyn** from St. Mary's Catholic High School is pursuing her BScn. Agriculture at University of Guelph and received a \$1,800 bursary.

## WDDS ROSEMARY GEORGE BURSARY



I am sincerely honoured to have been selected as the recipient of the WDDS Rosemary George Bursary. Thank you for your generosity, as I complete my education at Fanshawe College your thoughtful gift will help with educational expenses.  
Thank you,  
Dylan Morris

**Dylan Morris** from St. Mary's received a bursary of \$500, an award presented to a student enrolled into the Developmental Services Worker program (DSW) who is recognized for their potential and for their contribution to services for people with developmental disabilities. Dylan has a long history of volunteerism with students with special needs.

## THE HAWKINS MEMORIAL FUND

This fund was established in memory of a beloved family, lost to carbon monoxide poisoning, who was "always ready, willing, and able to help those in need and could often be found volunteering with big, welcoming grins on their faces". Three students are recognized each year for their community involvement, respect for others and moral courage. **Matthew Molnar** from IDCI awarded \$250 from the Laurie Hawkins Memorial Award. **Olivia Commisso** from St. Mary's Catholic High School awarded \$250 from the Cassandra Hawkins Memorial Award and **Matthew Polidori** from St. Michael's Catholic School awarded \$50 from the Jordan Hawkins Memorial Award.

## CHILDREN'S AID SOCIETY OXFORD AGENCY ENDOWED FUND

Each year bursaries from the Fund help kids in care pursue their post-secondary education. In 2023, six students were awarded bursaries of \$2,000 each. An additional \$5,000 was used for CAS tutoring program to supply books, workbooks and supplies.

## MORE EDUCATION GRANTS:

- \$100 from **Joland Family Fund** to **Grand Erie District School Board** to help maintain archives.
- \$2,500 from **Dennis & Joan Vollmershausen Family Fund** to **English Language in China, Canada**.
- \$5,000 from **William & Mary Mackesy Community Fund** to **Strong Start** for their Letters, Sounds and Words program.
- \$1,200 from **Dennis & Joan Vollmershausen Family Fund** to **Thames Valley Education Foundation** for W.A. Magill Scholarship
- \$1,000 from **Ken & Lynda Whiteford Fund** to **Woodstock Public Library** for STEAM Device collection supporting library programming and learning that highlights Science, Tech, Engineering, Arts & Math.



# ENVIRONMENT

## NAVY LEAGUE WOODSTOCK



The Navy League Woodstock provides young individuals with a unique opportunity to develop valuable skills that prepare them for adulthood. Through their training, they learn important values such as teamwork, problem-solving, and effective communication, which are essential for success in their personal and professional lives. Grants of \$1,000 from **Stevens Fund** and \$300 from the **Oxford Environmental Fund** were instrumental in replacing two boats that are critical to their programs, enabling them to continue providing a safe and effective environment for the kids to learn and grow.



## UPPER THAMES RIVER CONSERVATION AUTHORITY



Nestled in Thamesford, the Lions River Park stands as a testament to conservation efforts and community engagement. Thanks to a generous \$2,000 grant from the **Stevens Fund**, the park now had two stairs made of stone steps that offer free and safe access to the Thames River. This initiative enhances outdoor recreation in the area, especially for fishing enthusiasts while maintaining its natural beauty.



# SPORTS & RECREATION

## ZORRA TOWNSHIP



Thanks to a grant of \$2,143 from the **Thamesford Lawn Bowling Club Fund**, Zorra Township welcomed over 2,000 residents to their free public skating during the 2024-2025 season. Not all families can afford these sports and this grant helped make skating accessible and helped foster a sense of community and belonging.

## STEM CAMP

\$14,475 from the **Community Services Recovery Fund** is helping to fund a recruitment website for STEM Camp which inspires youth through participation in hands-on activities in the areas of science, technology, engineering, and mathematics.

## WOODSTOCK MINOR HOCKEY LEAGUE

With \$500 from the **Dennis & Joan Vollmershausen Family Fund** and \$450 from the **Hawkins Family Memorial Fund**, the Woodstock Minor Hockey League was able to purchase youth hockey helmets and cages. These helmets are used as part of a "Just Try It" program. The League provides the necessary equipment for the kids to try the game of hockey free of charge. Those kids who end up registering to play minor hockey for the following season are then given the equipment, free of charge, to keep.

## GRANTS IN OTHER CATEGORIES

- \$390 from **Dr. Patricia Brown Memorial Fund** to **Knox Presbyterian Church**
- \$100 from **Joland Family Fund** to **Lyndoch Evergreen Cemetery**
- \$5,000 from **Thamesford Lawn Bowling Club Fund** to **Thamesford Lions Club**
- \$20,000 from **Dennis & Joan Vollmershausen Family Fund** to **Innerkip Presbyterian Church**
- \$200 from **Dennis & Joan Vollmershausen Family Fund** to **Youth for Christ**
- \$200 from **Dennis & Joan Vollmershausen Family Fund** to **Youth Unlimited YFC Woodstock**
- \$500 to **College Avenue United Church** from **Dennis & Joan Vollmershausen Family Fund**.

# THE HEROES AMONG US

The Heroes Among Us Fund was established in 2019. It was inspired by the thousands of selfless, caring actions carried out every day by ordinary people making Oxford a better place.

Make a donation and nominate your hero. Our unsung heroes will live on forever through ongoing annual community grants from the Heroes Among Us Fund.

## WE REMEMBER OUR HEROES:

**Jeff Brooks** for being a loyal, supportive friend and mentor

**Teun DeBeer** for never giving up and his passionate for the dairy industry

**Eleanor Elliott** for being a kind and caring neighbour and friend

**Dale Fanset** for smiling and laughing often, for spreading comfort and joy

**Sam Horton** for being an inspiration and an instigator of good things

**Deb Landon** for unconditionally sharing her caring heart and great warm smile

**Jean Elizabeth Matheson** for her positive attitude and being an inspiration

**Janet Mazerolle** for helping so many find joy and possibility in our lives

**Robert M. Matheson** for his generosity to community and family

**Claude Normandeau** for his devotion to his beloved family and city of Montreal

**Eleanore Wardrop** for her kindness, positivity and amazing raspberry tarts

**Steve Zehr** for living the philosophy of "Kindness always wins"

## WE ARE PROUD TO SHARE THE STORY OF OUR NEWEST HEROES:



### LARRY BALKWILL

Larry, a lifelong resident of Oxford County, dedicated his career to serving its agriculture industry. His community spirit shines through his 50-year tenure as a Past President and member of the Drumbo Lion's Club. For over three decades, he has entertained at church and community events, lending his voice to Barbershop Quartets and the Drumbo Men's Choir, where he currently serves as Director. Larry's enduring commitment paints him as a true hero, leaving a lasting impact on Oxford.



### KAREN SAMPLE

Karen is a community-minded individual and resides north of Embro. She has been a valued member of the board and as a volunteer with Oxford Community Foundation. She not only conceived but also funded the Hero's Among Us Fund, reflecting her visionary spirit and commitment to making a difference in the lives around her.



## WANT TO NOMINATE A HERO?

Contact us or go to our website to find out how.

[info@oxfordcommunityfoundation.org](mailto:info@oxfordcommunityfoundation.org) or 226-667-6404



# 2023 OXFORD COUNTY WARDEN'S CHARITY GOLF TOURNAMENT

**THANK YOU FOR SUPPORTING OXFORD COMMUNITY FOUNDATION AT THE 2023 OXFORD COUNTY WARDEN'S CHARITY GOLF TOURNAMENT HELD AT INGERSOLL GOLF COURSE.**



Without tournament sponsors, golfers and generous contributors, the Foundation would not be able to accomplish everything that we do. The tournament is our major fundraiser and you helped raise over **\$35,000** to support OCF operations. These funds help make it possible for us to distribute grants, for all the initiatives you are reading about in this report. You help us keep money in Oxford and you help us bring new money to Oxford. You help make Oxford a better place for all, now and forever.

Immense gratitude to all sponsors. Your support and that of the many volunteers who helped make this day a success is sincerely appreciated. Major sponsors are shown below.



# CREATE YOUR LEGACY FUND

At Oxford Community Foundation (OCF), we often meet with people who have questions about how they can leave a lasting gift to their community. What do I want my legacy to be? How can I make a difference in my community? How can I make sure that the charity I care about receives ongoing support? As individuals and families pose these questions, many times there is a shared sentiment — the desire to give back to the community that has given them so much.

Through fund options listed below, OCF helps people leave a personalized legacy in Oxford County, to make it a better place. Funds can be permanently endowed or designed for immediate or specific time period impact. The Foundation will assist you in creating a fund that meets your timelines and provides you with your desired degree of impact and involvement.

## NEW FUND

In 2023, we were honoured to support the **Woodstock Chamber of Commerce** in establishing a community fund from money accumulated over time through the hard work of their Board and General Manager, careful fiscal management, volunteer event support and a recovery of funds. The Chamber Board felt strongly that these funds should be used for ongoing and long-term community support. Grants from the **Woodstock Chamber of Commerce Community Fund** will support one or more of four community building pillars:

1. education for small business, will directly impact the ability of small businesses to grow and learn new business skills,
2. mental health supports or workshops, will help both businesses and our greater community,
3. creation or enhancement of public spaces, will reinforce the pride our community takes in Woodstock, or
4. support a broad range of initiatives that build a stronger Woodstock community.

## REMEMBERING A FUNDHOLDER



On May 7, 2023, in her 84th year, Lorna Roberts (nee Thompson) passed away peacefully. Lorna radiated joy with her infectious smile, embodying positivity and unwavering support for others. Family meant the world to her, and she delighted in discussing her children and grandchildren, her face glowed with pride. She had a quiet and clever way of letting her husband George know when she thought he was embellishing a story. In 2013, George & Lorna Roberts established a fund with Oxford Community Foundation. Lorna's legacy will be remembered each year with a bursary of \$2,000 awarded to an Oxford County student exploring post secondary education at the University of Guelph in either agriculture or family and social studies.

## FUNDS OPTIONS & EXISTING FUNDS

We are truly inspired to have so many forward-thinking and generous donors and fundholders each of whom is building a stronger, more resilient community for everyone, today and always.

**COMMUNITY FUNDS** are a flexible way to support ever changing community needs. You leave it up to us and our grants committee to ensure the community's most pressing needs are supported. We fund all aspects of community well-being — arts and culture, education, the environment, health and wellness, heritage, recreation, and social services — trust the Foundation to find the groups that need money the most.

- Founders' Circle Fund
- Builders' Circle Fund
- Alabastine-Wilkinson Family Fund
- Dolson Family Fund
- Doug & Yvonne Eckel Fund
- Henning Hansen Memorial Fund
- The Heroes Among Us Fund
- Jean Matheson Heroes Fund
- Norwich Township Community Fund
- Oxford County Youth Fund
- Donald Post Fund
- Woodstock Chamber of Commerce Community Fund

**FIELD OF INTEREST FUND.** On your behalf, our grants committee will target gifts to address a community issue in an area important to you.

- Tyler Arts Legacy Fund
- Hawkins Family Memorial Fund
- Klosler Family Fund
- Oxford Environmental Fund
- Oxford Manufacturers Skill Development Fund
- George & Lorna Roberts Fund
- Pat & Barry Smith Fund
- WDDS Rosemary George Fund

**DONOR ADVISED FUNDS** function like a private foundation, allowing donors to be involved in identifying charities and initiatives to support each year.

- B&R George Cultural Fund
- Lessif Family Fund
- William & Mary Mackesy Community Fund
- Stevens Fund
- Ken & Lynda Whiteford Fund
- Dennis & Joan Vollmershausen Family Fund

**DONOR DESIGNATED FUNDS** allow you to select your favourite charities, and we ensure they are supported not just once, but every year.

- Dr. I. Patricia Brown Fund
- Ross & Fran McElroy Fund
- Oxford County Library Fund
- Frank & Marion Smith Fund

**FLEX FUNDS** offers you the flexibility to meet your unique needs by combining one or more interests and fund types.

- Joland Family Fund
- Thamesford Lawn Bowling Legacy Fund

**AGENCY FUNDS** allows registered charities to building a sustainable source of funding for their organization. Anyone can contribute to an agency fund today or through a bequest in their will, allowing the organizations to concentrate on their community mission knowing that funding is available each year.

- Children's Aid Society Oxford Endowment Fund
- Operation Sharing Endowment Fund

**LEAVING A GIFT IN YOUR WILL** allows you to support your favourite causes even after you are gone. Including a charitable bequest in your will or through an life insurance policy is a simple way to make a lasting gift that will live on in your community.

*Think about the legacy you would like to leave and contact me to explore your options.  
Louise Wardrop, Executive Director [lwardrop@oxfordcommunityfoundation.org](mailto:lwardrop@oxfordcommunityfoundation.org) or 226-667-6404*

# 2023 FINANCIAL & INVESTMENT HIGHLIGHTS

## WE ARE COMMITTED TO TRANSPARENCY AND ACCOUNTABILITY.

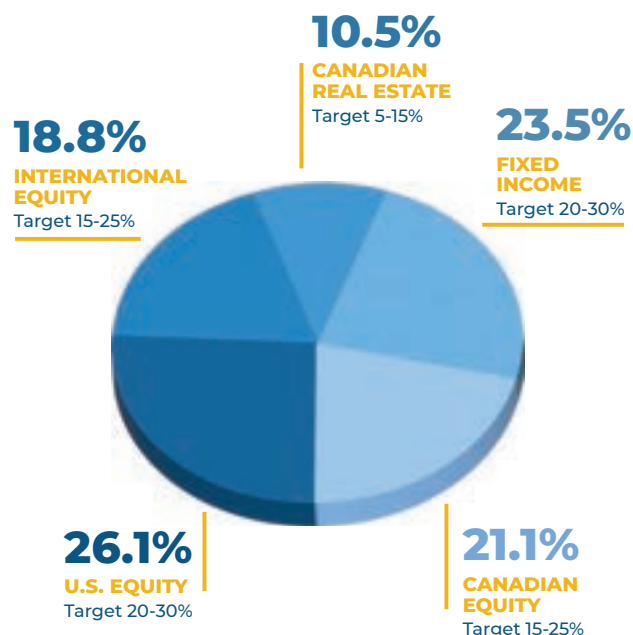
We publish audited financial statements and solicit feedback regularly on our work from our donors and community partners. Our financial statements were prepared by MW&CO. Copies are available by contacting the office at [info@oxfordcommunityfoundation.org](mailto:info@oxfordcommunityfoundation.org) or 226-667-6404.

Our stakeholders can depend on us to be professional stewards of gifts received. Donor gifts are pooled and investment management is provided by the London Community Foundation. This arrangement helps us maximize growth and minimize costs. The relationship is re-evaluated annually by OCF's Finance and Investment Committee.

The Foundation's investment program is focused on generating returns that allow OCF to meet granting objectives, recover operating costs, protect the purchasing power of the capital, and establish a reserve to protect against potential market declines.

## ASSET ALLOCATION OF THE INVESTMENT FUND

OCF is a long-term investor and believes the asset mix, ensures we can continue to impact our community in a positive and meaningful way.



**TOTAL AMOUNT GRANTED IN 2023: \$546,524**

## SUMMARY OF STATEMENT OF OPERATIONS AND FUND BALANCES

**Year Ended December 31, 2023**

OCF continues to be focused on sound management and strong governance. Operating costs as a percentage of average asset value has been commonly used by community foundations as an indicator of efficiency. In 2023, staff expenses were temporarily increased to support the distribution of the \$392,000 Government of Canada's Community Service Recovery Fund program. An honorarium of \$44,000 was received to manage the program. OCF continues to meet the benchmark for foundations of similar asset size.

	2023	2022
<b>TOTAL ASSETS</b>	<b>\$2,921,196</b>	<b>\$2,373,486</b>
Operating Expense as % of Total Assets	5.6%	5.1%
Investment Returns Net of Fees	9.8%	- 5.8%
Donations and Fundraising	\$572,786	\$349,513
<b>FUND BALANCES</b>		
Endowed funds (community, individual, agency)	\$2,483,808	\$1,983,817
Spend down funds (community, individual)	\$125,926	\$105,532
Operating Funds (Founders & Builders)	\$178,679	\$153,327
Funds held on behalf of other parties	\$30,452	\$28,246
<b>TOTAL FUND BALANCE</b>	<b>\$2,818,866</b>	<b>\$2,270,922</b>
<b>GRANTS &amp; DISBURSEMENTS</b>		
OCF Funds — Keeping Money in Oxford	\$128,404	\$115,693
Partnership Funds — Bringing Money to Oxford	\$418,120	\$30,135
<b>TOTAL GRANTS</b>	<b>\$546,524</b>	<b>\$145,828</b>



## RECONGIZING OUR BUILDERS AND FOUNDERS

Each of our Founders and Builders, listed below, initially pledged \$2,000 to help cover operating costs. They provided us with the stability from which to grow.

Over time, several of our Founders and Builders established their own funds, amplifying their legacy and positive impacts in our community. They are listed separately in the first column.

### FOUNDING & BUILDING MEMBERS WHO ALSO CREATED ENDOWMENT FUNDS

(year established)

Alabastine-Wilkinson Family Fund (2005)

Douglas & Yvonne Eckel Fund (2006)

B&R George Cultural Fund (2006)

Joland Family Fund (2006)

Lessif Family Fund (2007)

Pat & Barry Smith Fund (2007)

Ken & Lynda Whiteford Fund (2007)

Ross & Fran McElroy Fund (2009)

Hawkins Family Memorial Fund (2010)

William and Mary Mackesy Community Fund (2018)

Donald Post Fund (2020)

Klosler Family Fund (2022)

### FOUNDERS CIRCLE FUND MEMBERS

Anonymous Donor

Joan Bartlett

Jeff & Kelly Cole

Bryon Dorey & Bettianne Hedges

Edward Down

John B. Finlay & Mary Anne Silverthorn

Ernie Hardeman

Michael Harding & Terry Chisholm

Harvey Hunt

Shirley Julian

Gene & Phyllis Lawrence

Paul & Heidi LeRoy

David & Sherry Lowes

David & Lynda MacKenzie

Rev. Harry & Camilla MacPherson

Camelea Mason Holdings

Carol Martis

Jim & Linda McNamara

Dr. Don & Lisa Miettinen

Jeff Mitchell

Tanya Murray

David & Helen Ness-Jack

Barbara Newell

Dr. Maria & Joseph Odumodu

James Palmer

Bill & Jane Paquette

Ken & Dianne Parnell

POW Laboratories Inc.

Dr. Leonard Reeves

Scotiabank

Betty & Bill Semeniuk

Grant Smith

Evan Soloman & Tammy Quinn

James & Louise Stewart

Don & Beth Taylor

Ted & Mary Thorn

Bill Van Haeren

Adalene Weaver

Wingate Raiders IODE

Gerry Wormald in memory of Dora Wormald

### BUILDERS' CIRCLE FUND MEMBERS

Edward Down

Paul & Mary Ellen Edwards

Keith & Fran Hudson

Estate of Marjorie Lowe

David & Lynda MacKenzie

Dr. Don & Lisa Miettinen

Tanya Murray

David & Helen Ness-Jack in memory of Paul T. Ness-Jack

Dr. Harry Parrott

POW Engineering

Dr. Leonard Reeves

Bill & Betty Semeniuk

Mary Anne Silverthorn

Don & Beth Taylor

## OUR SINCERE THANKS

To each and every donor and fundholder: we hope you know how much you mean to us and the community you support!

Our heartfelt thanks for the generosity of the individuals, families and organizations listed below who made a gift of \$100 or more in 2023.

1242643 Ontario Inc.  
AAROC Aggregates  
Aduro Athletics  
Ayr Farmers Mutual  
Barry Smith Estate  
Bernice Marsland  
Bill & Mary Mackesy  
Bill Toms  
Bossy Nagy Group  
Brian & Rosemary George  
Brokerlink Ingersoll  
Cachet Homes  
Carol Martis  
Cedar Signs  
Chelsea Martin  
Crabby Joe's  
Dennis & Joan Vollmershausen  
Diane Harrison  
Doug Tarry Homes  
Doug Vincent  
E&E McLaughlin  
Edward Down  
Elizabeth & Don Taylor  
ERTH Solutions  
Execulink Telecom  
Fanshawe College  
Harvey & Linda Fishleigh  
Hawkins Electric  
Heartland Mutual Insurance  
Heather Haldane  
Heather Paton  
Honda Woodstock  
Ian Stevens  
Inga Hansen  
Intact Public Entities  
J-AAR Excavating  
Janet Wilkinson  
John & Liz Lessif  
K. Smart and Associates  
Keith & Joan Stevens  
Ken & Lynda Whiteford  
Lan Chung  
Lisa Miettinen  
Louise & Rick Wardrop  
Marilyn Wilkinson  
Marinus & Cathy Arts  
Marty Woolley  
McFarlan Rowlands  
MW & Co. Professional Accountants  
Neil Dolson  
Nesbitt Coulter

North Blenheim Mutual Insurance  
POW Engineering  
Premier Equipment  
RE/MAX a-b Kristy Zeigel  
RE/MAX a-b Realty Ltd  
Red Barn Berries  
RJ Burnside  
Ross & Fran McElroy  
Selina Guy  
Semeniuk Family  
Shannon Woolley  
Sierra Construction  
South Easthope Mutual  
Spriet Associates  
Sutton Group — Craig Van Wees  
Sutton Group — Jen Thomson  
TA7 Memorial Fundraiser  
Terry Knight  
Thompson Goossens Accountants  
Tillsonburg Curling Club  
Tirecraft  
Transarctic  
Verna Cuthbert  
Woodstock Chamber of Commerce

### GIFTS WERE MADE IN FOND MEMORY OF:

Barry Smith  
Claude Normandeau  
Cora Paton  
Craig McKay  
Dale Fanset  
Donald Hanna  
Doug & Yvonne Eckel  
Erie Wearn  
Graham Hart  
Harold Walls  
Isobel Hastings  
Jim Anderson  
Marten Sissing  
Pat & Barry Smith  
Patricia Wounch  
Sheila Greason  
Tyler Arts

### GIFT WERE MADE WITH CONGRATULATIONS OR IN HONOUR OF:

Karen Sample  
Kathy Verhoeven  
Ken & Lynda Whiteford  
Larry Balkwill





*Looking Forward...Giving Back!*

**OXFORD COMMUNITY FOUNDATION**

447 Hunter St., Woodstock, ON, N4S 4G7  
226 667 6404

[info@oxfordcommunityfoundation.org](mailto:info@oxfordcommunityfoundation.org)

[Oxfordcommunityfoundation.org](http://Oxfordcommunityfoundation.org) |  [oxfordcf](https://www.facebook.com/oxfordcf)



# TOWNSHIP OF BLANDFORD-BLENHEIM

## Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Drew Davidson Director of Protective Services
<b>Reviewed By:</b>	Josh Brick, CAO	<b>Date:</b>	September 9 <sup>st</sup> , 2024
<b>Subject:</b>	August Monthly Report	<b>Council Meeting Date:</b>	September 18 <sup>th</sup> 2024
<b>Report #:</b>	FC-24-19		

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### Recommendation:

That Report FC-24-19 is received as information.

### Background:

To provide Council with an update regarding the activities of the Protective Services Department, for the month of August 2024.

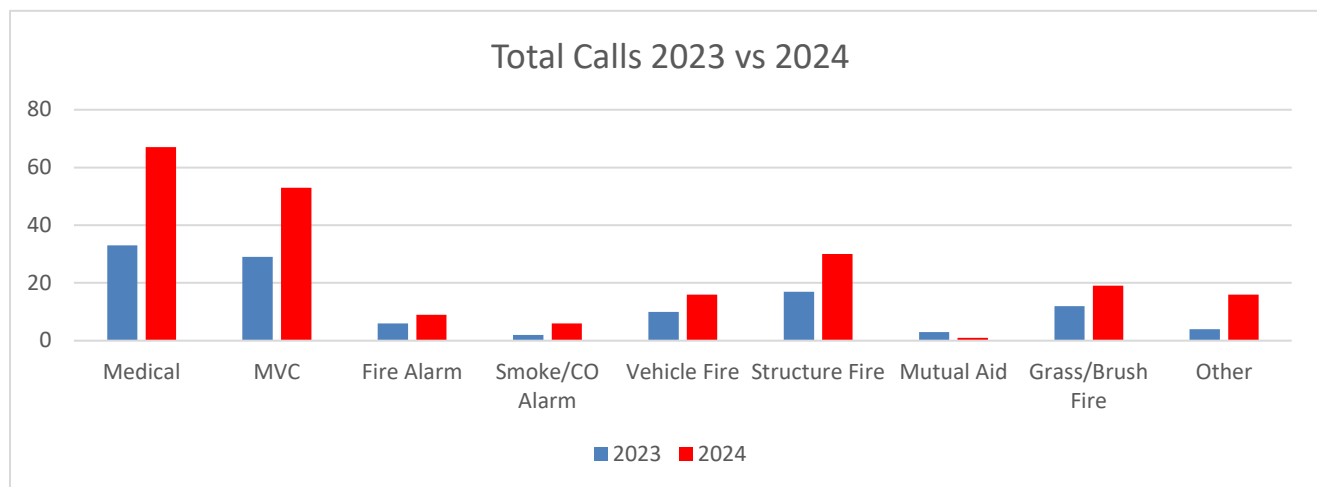
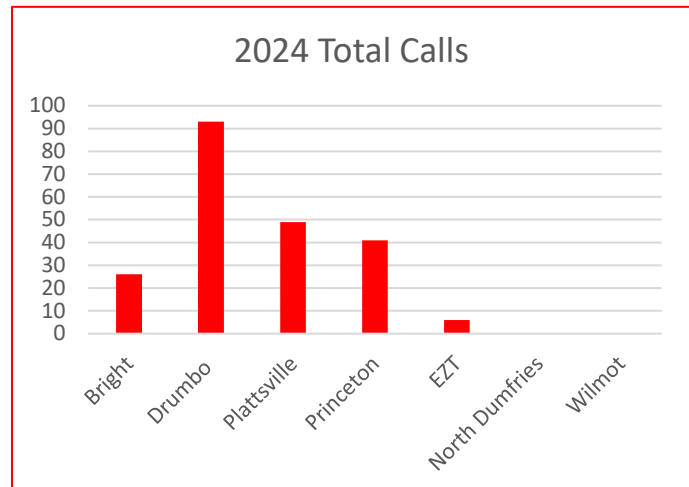
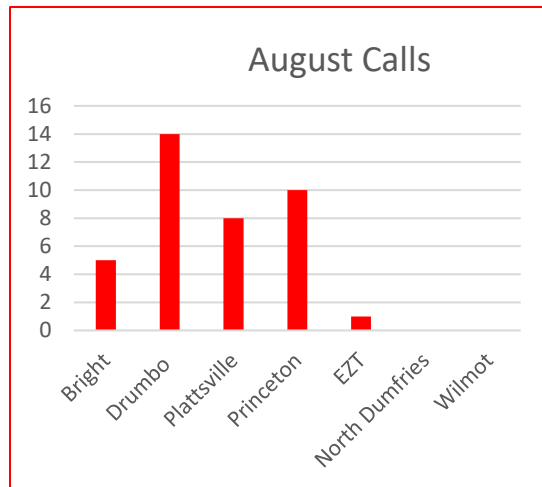
### Analysis/Discussion:

#### Meetings, Courses and Training Attended:

- Drumbo renovations are continuing with stage one currently underway, this stage involves the moving the training room and kitchenette upstairs. Staff has a goal of finishing the upstairs so the firefighters have a training room prior to the renovations on the main level.
- Our RFSOC chiefs meeting for the month of August was centered around the transition to the RTC model and how courses will be presented. As presented to council, our recruit program will still be rolled out in the same manner as past years. A draft calendar was created so it can be included in information packages for upcoming recruitment.
- Staff attended the combined Plattsville/Bright practice in August. Hose advancement and deployment was the key learning objective for this practice. Our trainers have been working hard to have practice plans in place where all in attendance understand what the outcomes of the practice are and how they will achieve this.
- The RFSOC chiefs conducted interviews to fill the vacant Fire Prevention Officer position. I am pleased to announce that Paige Ford has accepted this position and will start on September 23<sup>rd</sup>. As EZT is the host for this position, Paige will start there and complete the HR training prior to starting the rotation throughout the five Townships.

#### Fire:

- 32 burn permits were issued in August 2024
- August 2024 monthly fire calls with annual comparisons (included)

**August Fire Reports:****CEMC – August 2024**

- Attended Virtual weather briefing for August weather incident
- Fire Chief completed tour of township for damage following recent tornado event
- Monitored social media outlets for incidents following tornado

**By-Law Enforcement – August 2024**

Land and Clear...5 (orders issued...4)

Illegal dumping...1

Noise...2

Week of holidays

Respectfully submitted by:

Drew Davidson  
Director of Protective Services



## TOWNSHIP OF BLANDFORD-BLENHEIM

### Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Ray Belanger, CBO
<b>Reviewed By:</b>	Josh Brick, CAO	<b>Date:</b>	September 11, 2024
<b>Subject:</b>	Monthly Report to Council	<b>Council Meeting Date:</b>	September 18, 2024
<b>Report #:</b>	CBO-24-08		

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### Recommendation:

That report CBO-23-08 be received as information.

### Background:

To provide Council with an update regarding the monthly building activities for the period ending on July 31, 2024.

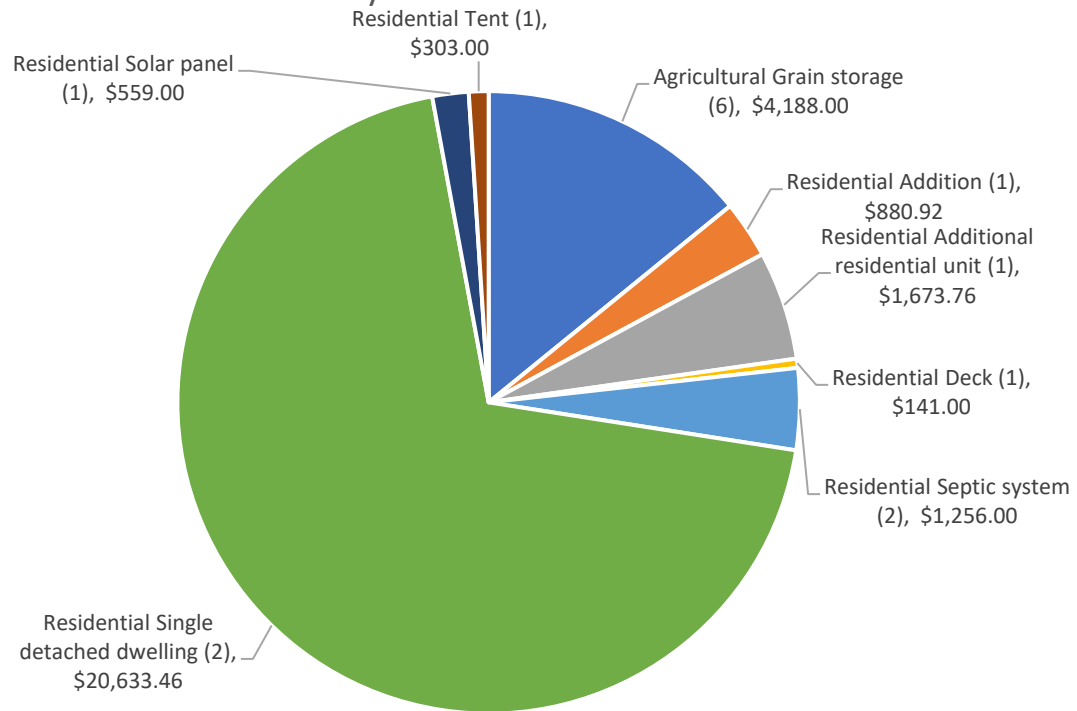
### Building Department Updates:

- The building department issued 15 permits for the month of July 2024.

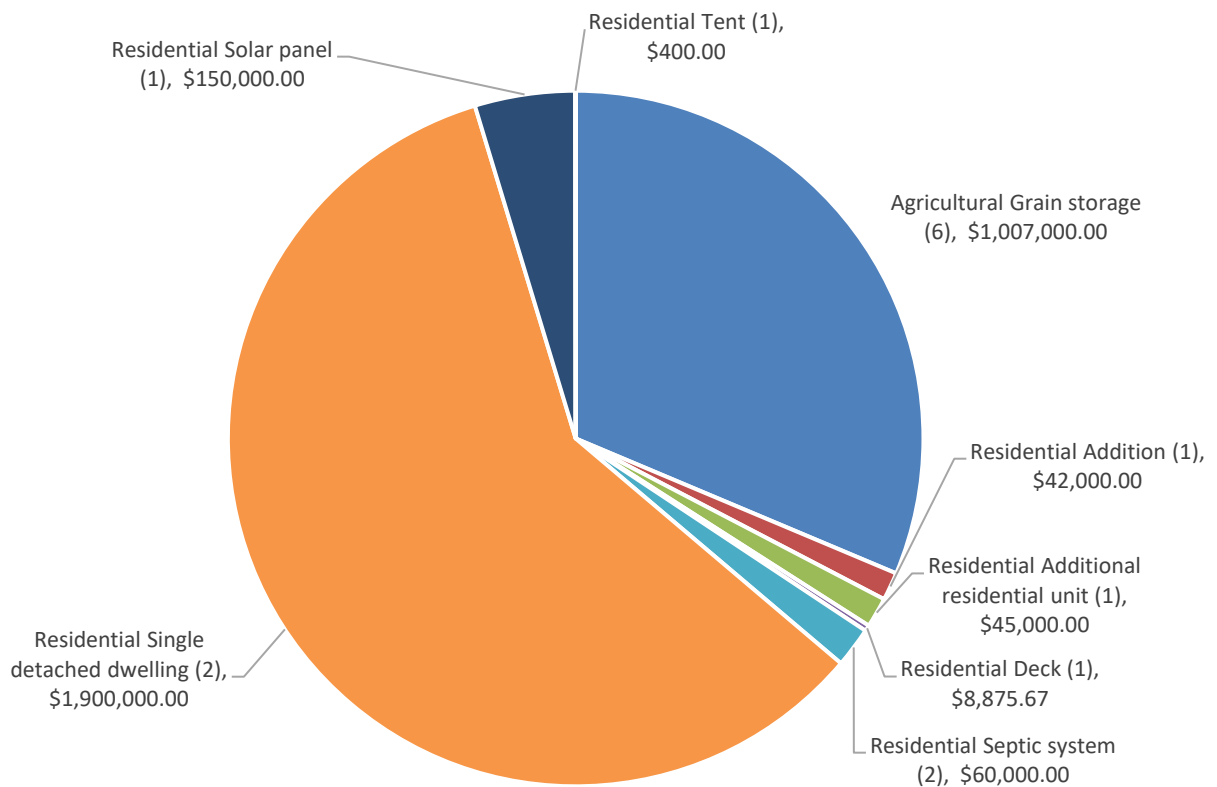
Respectfully submitted by:

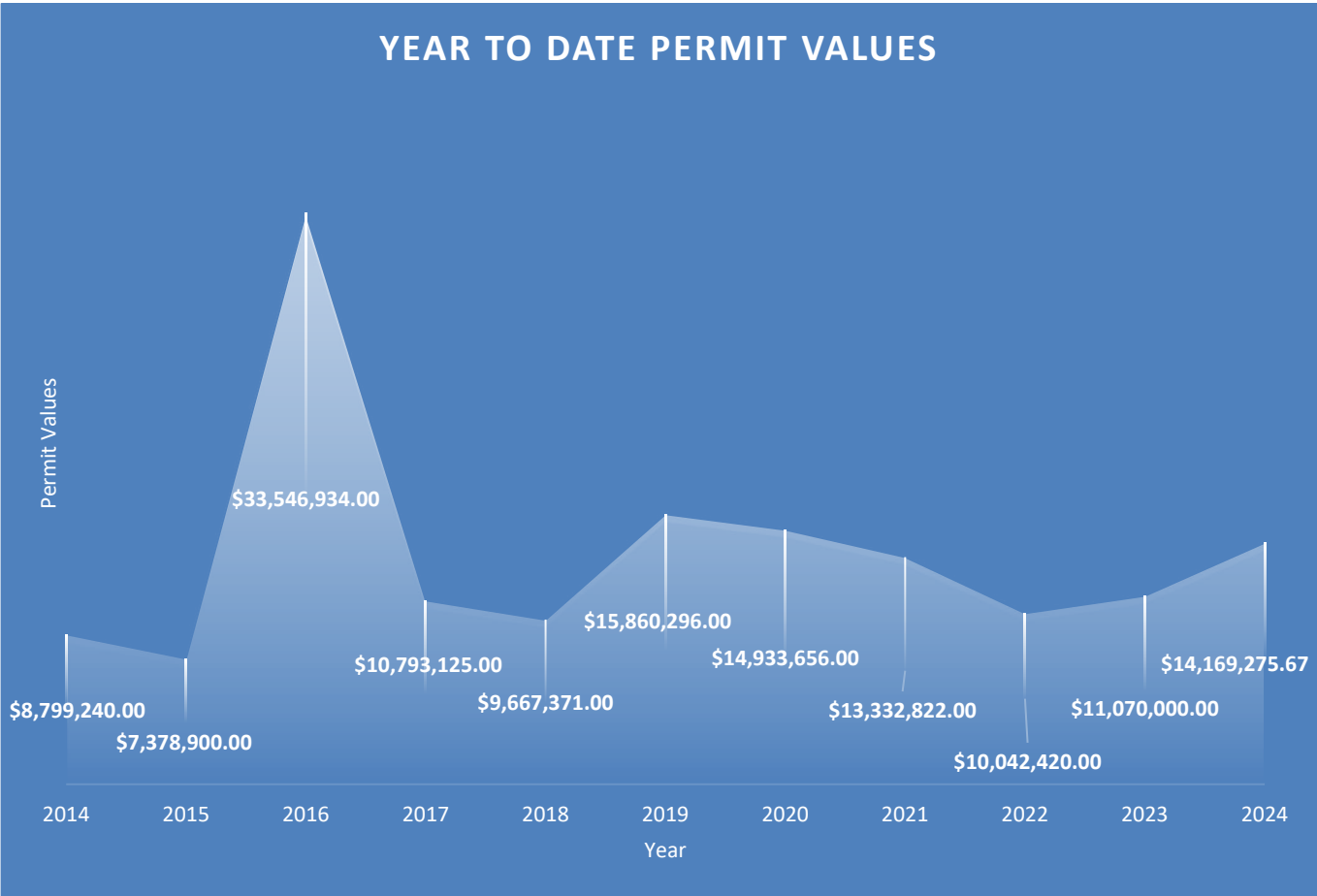
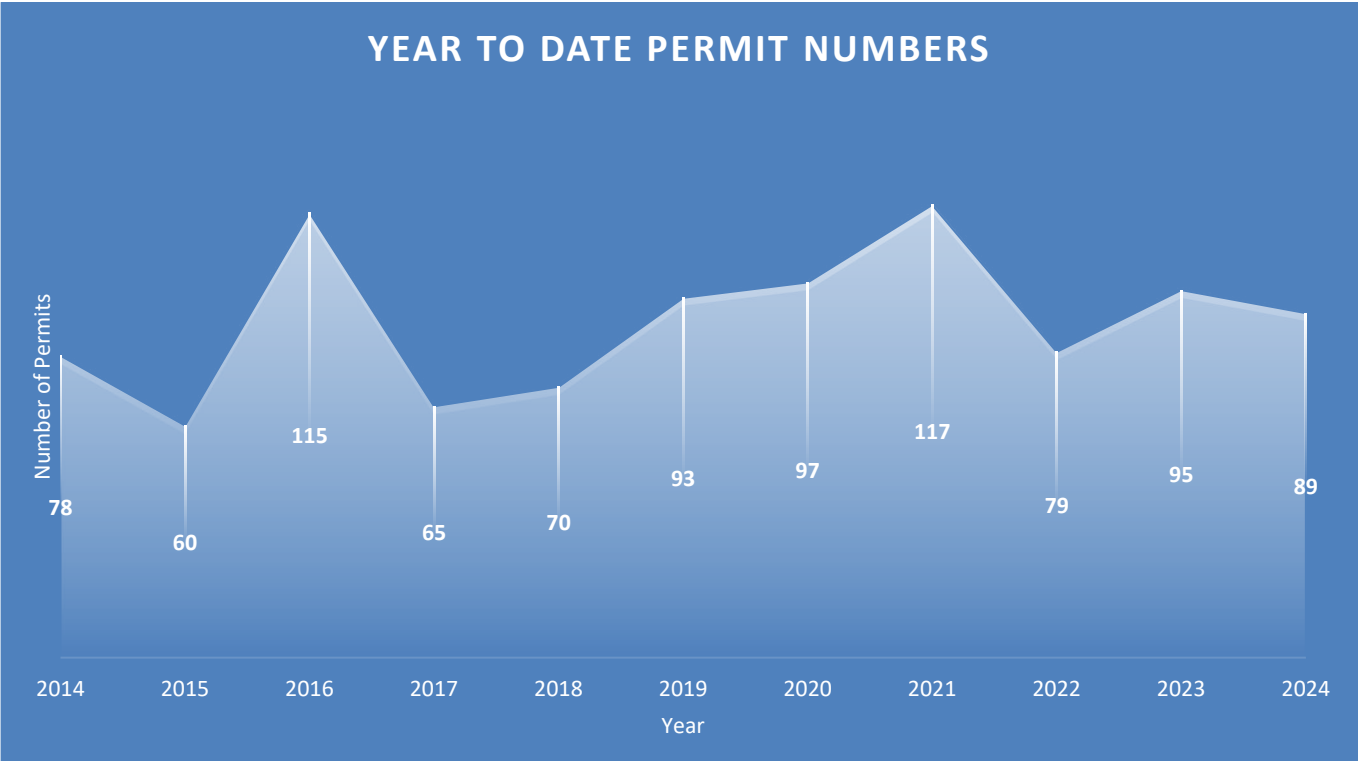
Ray Belanger  
CBO

## July 2024 Permit Fees



## July 2024 Construction Value









## TOWNSHIP OF BLANDFORD-BLENHEIM

### Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Ray Belanger, CBO
<b>Reviewed By:</b>	Josh Brick, CAO	<b>Date:</b>	September 11, 2024
<b>Subject:</b>	Monthly Report to Council	<b>Council Meeting Date:</b>	September 18, 2024
<b>Report #:</b>	CBO-24-09		

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### Recommendation:

That report CBO-23-09 be received as information.

### Background:

To provide Council with an update regarding the monthly building activities for the period ending on August 31, 2024.

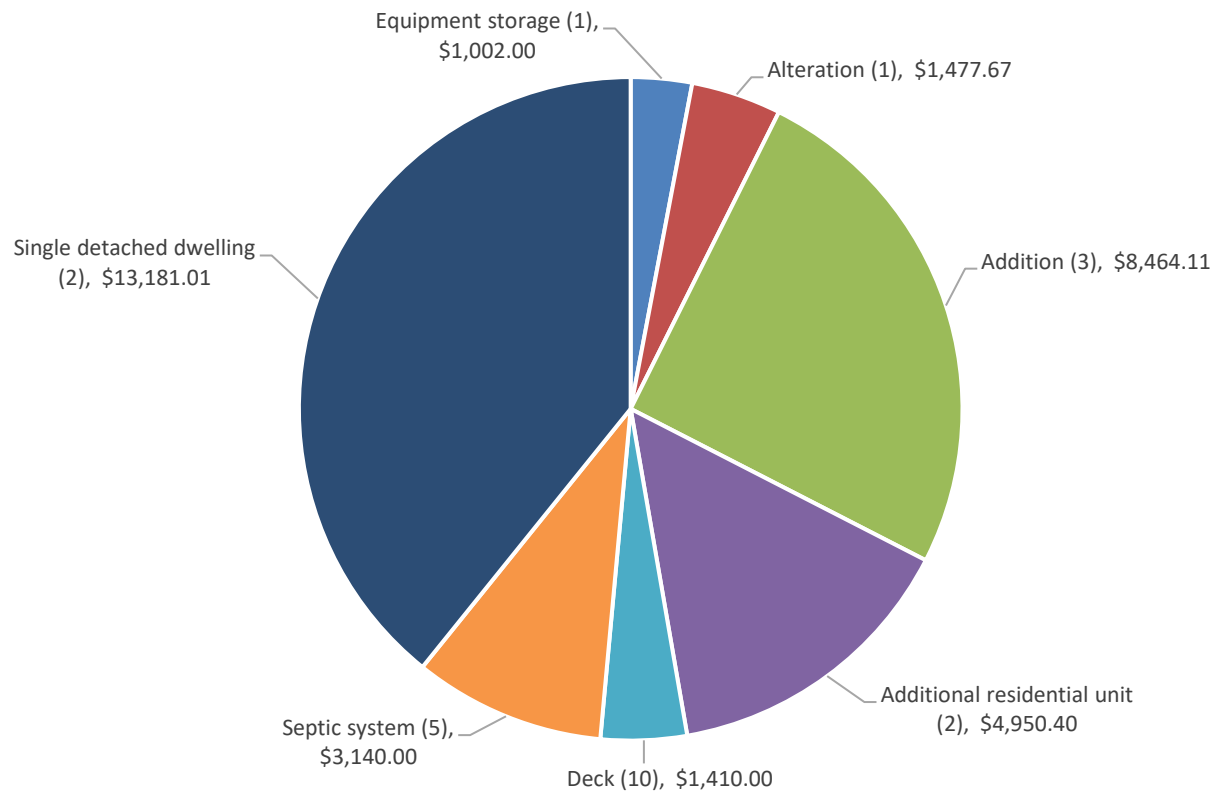
### Building Department Updates:

- The building department issued 24 permits for the month of August 2024.

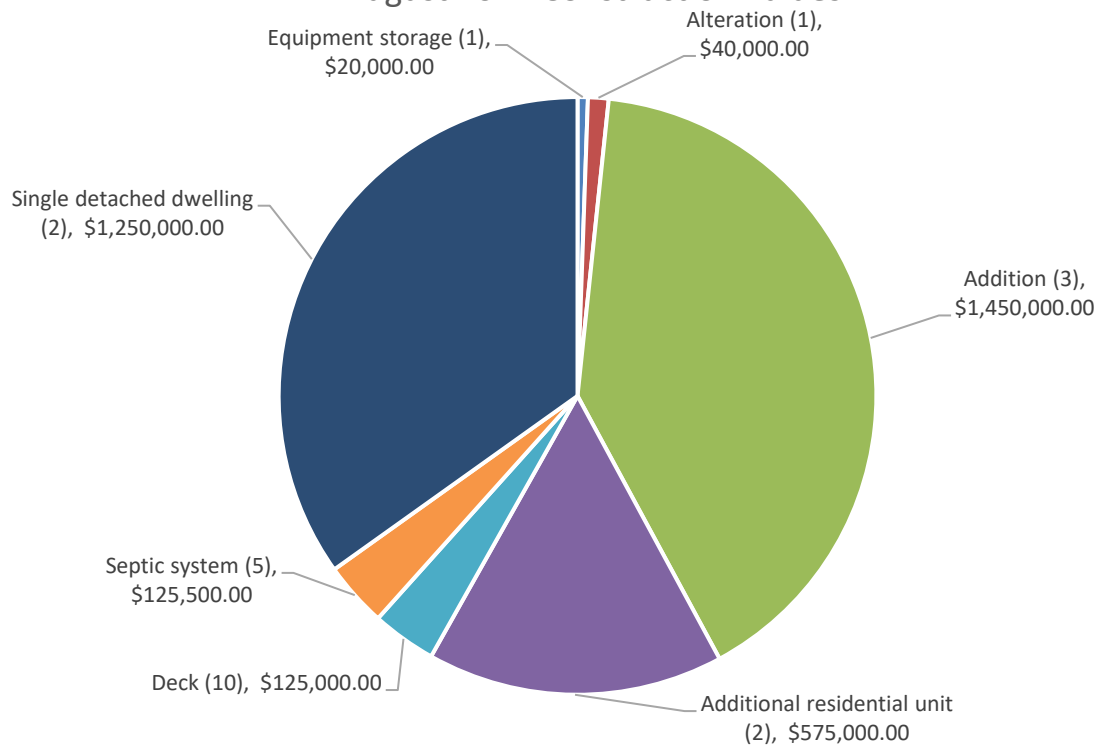
Respectfully submitted by:

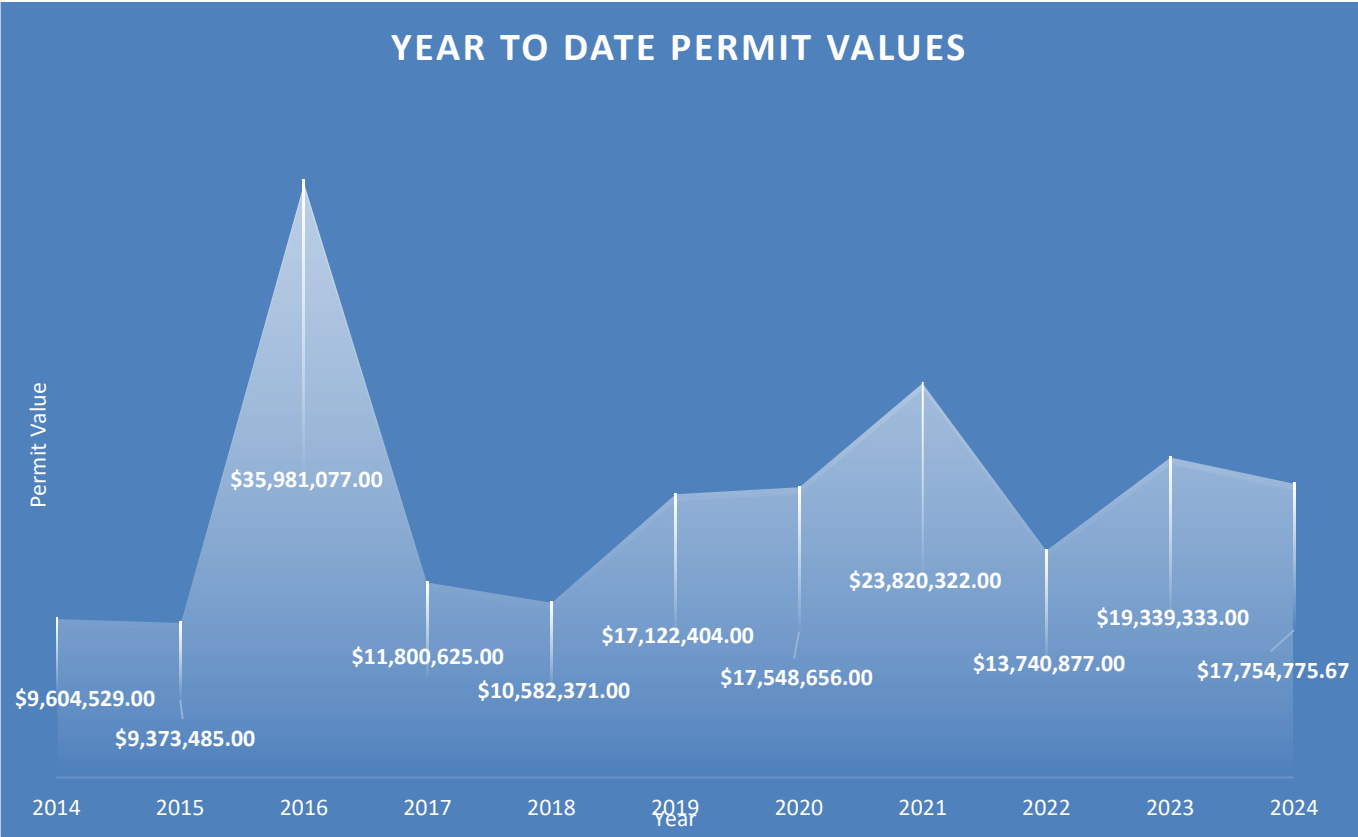
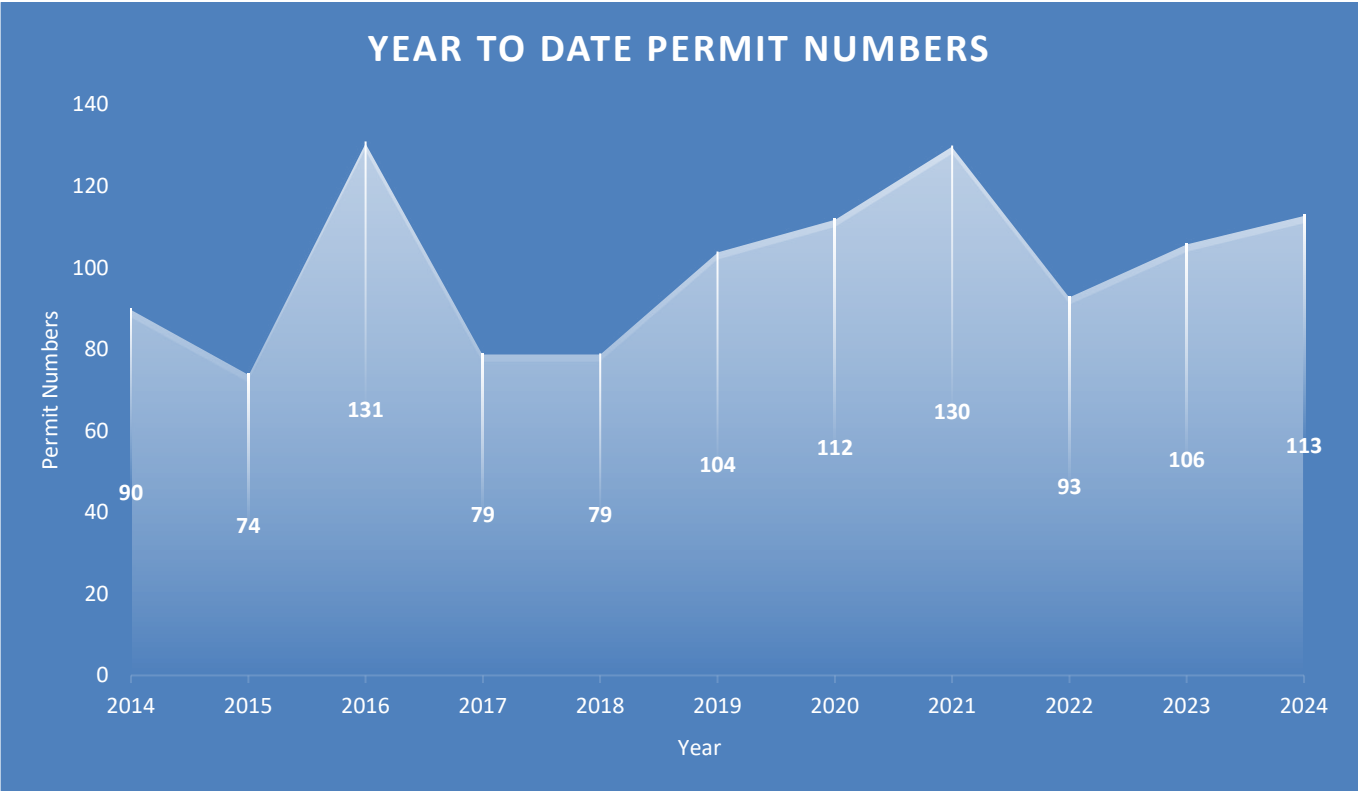
Ray Belanger  
CBO

## August 2024 Permit Fees



## August 2024 Construction Values







# TOWNSHIP OF BLANDFORD-BLENHEIM

## Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Jim Borton Director of Public Works
<b>Reviewed By:</b>	Josh Brick	<b>Date:</b>	September 10, 2024
<b>Subject:</b>	Bridge 38 Deck	<b>Council Meeting Date:</b>	September 18, 2024
<b>Report #:</b>	PW-24-21		

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### Recommendation:

That Report PW-24-21 be received for information; and,

That Council accepts the tender bid submitted by VanDriel Excavating Inc. of Clinton ON. for the amount of \$544,325.32 plus HST; and further,

That Council directs staff to provide options for increasing Public Works Reserve contributions for consideration during 2025 Budget Deliberations.

### Background:

Township Bridge 38 is located on Township Road 5 between the Oxford-Brant Road and Blenheim Road spanning over the Nith river. Bridge 38 was built in 1970 and has had no work done to it since, other than regular maintenance. All bridges are provincially mandated to be inspected every 2 years using the Ontario Structure Inspection Manual (OSIM) as the guide. The OSIM report in 2021 & 2023 suggested that a deck rehab be done to bridge 38. This work has been identified in our 10-year plan and was scheduled to be completed in the 2024 Capital budget.



**Analysis/Discussion:**

Township staff has been working with KSmart engineering during this process as they have a working knowledge of the bridge and have also conducted the OSIM reports. As the bridge deck is now over 50 years old a bridge deck analysis was conducted to give the Township and KSmart a more in-depth report on the condition and to quantify the repairs required. Where the OSIM report is more a visual inspection, the deck analysis drills down into the concrete to see the quality of the concrete and steel below. The deck analysis being the more in-depth study also showed that more work is needed for the deck rehab than what was first budgeted.

The tender was structured to include the work that is required for the rehab. The Township received 7 bids.

The list of all bid results, from low to high, are: Contractor	City	Total Bid (not including HST)
VanDriel Excavating Inc.	Clinton	\$544,325.32
Clearwater Structures Inc.	Bowmanville	\$597,389.00
McLean Taylor Construction Limited	St. Marys	\$606,585.34
2585284 Ontario Inc. o/a Beton	Stoney Creek	\$769,369.00
HugoMB Contracting Inc.	Milton	\$902,972.25
Lancoa Contracting Inc.	Erin	\$920,590.81
Sierra Bridge Inc.	Woodstock	\$935,669.00

KSmart has reviewed the tender bids and has found them to be complete and that the pricing is competitive with today's market. The VanDriel Excavating Inc. bid is the low submission and is the recommended contractor to be awarded the contract.

**Financial Considerations:**

The 2024 Capital budget has \$125,000.00 approved for this work.

This included some minor concrete repair, a water proofing surface and an asphalt top.

The Deck analysis report shows that the concrete work is more extensive and recommends some steel reinforcement be added in the concrete, that new expansion joints on each end of the structure be placed, waterproof the deck and place asphalt as the top. This work will extend the life of the bridge and ensure that with regular maintenance more costly repairs will not be required in the future.

VanDriel Excavating Inc tender price \$544,325.32



Addition capital funding required for the project \$419,325.32

The additional work and the cost of this project has changed since the initial budget was approved earlier this year. This work will still need to be done regardless.

Currently there are sufficient funds in the Public Works Reserve to undertake recommended project works for Bridge 38 in 2024; however, this increased expenditure could delay other scheduled 2025 projects that are to be funded from the same reserve. Specifically, there is \$2.3M in scheduled works to be funded from the Public Works Reserve in 2025, including the Township portion of the replacement of Bridge 24 to which the Township is already committed. Council has the ability to mitigate future project delays through increasing contributions to the Public Works Reserve. The recommendation in this report includes a provision that would direct staff to explore options for increased contributions to the Public Works Reserve. These options would be presented within 2025 Budget Deliberations.

If council wishes to postpone this project, it will have little to no effect on the usefulness of the bridge in the short term. However, there is a good probability that the cost of the repairs will increase from the tendered price as pricing changes from year to year. Council also needs to understand that the longer the project is pushed off the quantity of the repairs may also change.

Although cost is significantly higher than budgeted, staff and KSmart have done their due diligence to ensure the necessity of the work and that after the repairs are completed bridge 38 will be fully functional for many years with limited future repair costs.

Therefore, staff is recommending awarding the contract to VanDriel Excavating Inc.

**Attachments:** KSmart letter of recommendation

Respectfully submitted by:



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Jim Borton  
Director of Public Works



## TOWNSHIP OF BLANDFORD-BLENHEIM

### Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Jim Borton Director of Public Works
<b>Reviewed By:</b>	Josh Brick	<b>Date:</b>	September 11, 2024
<b>Subject:</b>	Monthly Report	<b>Council Meeting Date:</b>	September 18, 2024
<b>Report #:</b>	PW-24-22		

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### Recommendation:

That Report PW-24-22 be received as information.

### Capital

- Princeton Pond Expansion project – Construction is moving well on the Van Wees Pond; the main pond is at depth and they are working on side slopes for the plantings by Ducks Unlimited.
- Princeton phase 3 (North section) – Viewcon has completed the base asphalt, sidewalks and curbs along Gissing, McQueen and Cowen streets. Work is currently taking place on Main Street and Roper Street. There have been a few delays, a culvert on Roper Street failed and needed to be replaced and there was a section of peat that was found along Main Street. This section required some structures to be relocated and some extra engineering to get the piping through the peat.
- Bridge 24 EA – The EA reports are completed; we are compiling the comments that were received back and formulating responses. The next steps are to complete the drawings and have a public meeting.

### County Shared Service/Road Association/Training

- Shared Services meeting – The service sharing committee will meet again in September.
- Road Association – With summer holidays and the busy construction season our next meetings for the Trade Show committee and the OCRSA are scheduled in September.
- AORS – The fall suppliers meeting and Board of directors meeting is scheduled for September 12 & 13.

**Other**

- The month of August has continued to be a weather rollercoaster. Rain, high winds, cool temperatures or high humidity! Staff has been working on adding fill to King Road from Princeton to help mitigate flooding on King Rd. Roadside grass cutting is being done, pot holes being filled and regular maintenance activities. We said goodbye to Matthew and Ryan our summer employees, both did great work in the department.
- Reviewing EA documents for Bridge 24
- Attending by-weekly meetings about the Princeton project
- Working on approving road permits that would allow Xplorenet 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



# TOWNSHIP OF BLANDFORD-BLENHEIM

## Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Trevor Baer
<b>Reviewed By:</b>	Josh Brick, CAO	<b>Date:</b>	September 12, 2024
<b>Subject:</b>	Purple Bench - DART	<b>Council Meeting Date:</b>	September 18, 2024
<b>Report #:</b>	CS-24-13		

### Recommendation:

**That Report CS-24-13 be received as information.**

### Background:

Two councillors were recently made aware of the Purple Bench program through the Domestic Abuse Resource Team (DART-Oxford). After discussions among council, staff, and other stakeholders, a plan was developed to install this bench in Drumbo Park, a high-traffic area ideal for raising awareness.

Since 2015, a memorial project has been underway to honor Barbara Baillie from Spryfield, Nova Scotia, who tragically lost her life at the hands of her abusive husband after years of suffering. This project aims to raise awareness about gender-based violence by installing benches featuring plaques with emergency contact information for individuals experiencing domestic violence.

### Analysis/ Discussion:

The council has informed the Domestic Abuse Resource Team that Drumbo Park, specifically near the splash pad, has been selected as the location for the Purple Bench donation. This area was chosen not only because it is a high-traffic space, but also because a cement pad is already in place, allowing for the bench to be installed without any significant additional costs. The only expense involved will be the staff labor required to secure the bench in its designated spot.

Each bench will include a plaque with a QR code, which, when scanned, provides information on the history and meaning of the Purple Bench and its role in domestic abuse prevention.

The Domestic Abuse Resource Team has confirmed that the bench will be delivered around the middle of October. Once received, the Township will install the bench promptly near the splash pad. Following the installation, the Township plans to host a

community event to unveil the bench, raising awareness of domestic abuse resources and offering support to those in need. Council will be informed when this will all take place and staff hope they can attend.

DART-Oxford has secured a donor to purchase eight benches with plaques, with each bench costing approximately \$1,855 + HST. These benches serve as more than seating—they are a symbol of support and hope for those in need.

**Request:**

1. **Location Selection:** The bench will be placed in Drumbo Park, a high-traffic area near the splash pad, maximizing visibility and community awareness.
2. **Cement Pad Installation:** Since a cement pad is already in place, there will be no additional costs, except for staff labor to install the bench.
3. **Ongoing Maintenance:** Commit to maintaining the bench as part of the regular upkeep for municipal benches to ensure it remains a valuable community asset.

**Additional Consideration:** The splash pad location is particularly well-suited, not only due to the existing infrastructure (cement pad ready) but also because it is a high-traffic area frequented by families, children, and community members, ensuring that the message of domestic violence prevention reaches a wide audience. This version emphasizes the visibility of the location and why it's an excellent choice for raising awareness.

Images of the Purple Bench design are included on the next page of this report.





Respectfully submitted by:

Trevor Baer  
Director of Community Services



## TOWNSHIP OF BLANDFORD-BLENHEIM

### Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Denise Krug Director of Finance
<b>Reviewed By:</b>	Josh Brick	<b>Date:</b>	September 11, 2024
<b>Subject:</b>	2025 Budget Survey Results	<b>Council Meeting Date:</b>	September 18, 2024
<b>Report #:</b>	TR-24-13		

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### Recommendation:

That Report TR-24-13 and the 2025 Budget Survey Responses be received as information.

### Background:

The Township once again participated in the County wide Budget Consultation Online Survey which began in June and ran through to the end of August. It was promoted through the Township and County websites, our Facebook page, local media and tax bill inserts.

Meaningful and effective public engagement improves the quality of decisions made, facilitates citizen understanding of issues and government process, fosters respect for the views of others and increases support, understanding and ownership of decisions made.

### Analysis/Discussion:

There were 164 responses from the Township of Blandford-Blenheim, an increase of 125% from the last survey conducted in 2023. The full results of the survey are attached.

The survey illustrated how property taxes were allocated in 2024 and asked respondents to indicate whether the same services should be enhanced, maintained or reduced in the upcoming year. The large majority of respondents want to see all services maintained at current levels. When asked about the overall value received from Township tax dollars, 71.3% of respondents rated it Fair to Good.

Respondents were asked to identify their top three priorities in their community. The most common options chosen were: Infrastructure – Roads, bridges and stormwater (63), Active Living – Parks, trails and recreation (57), Affordable Housing (49), Safe Communities – Police (48) and Waste Management – Curbside collection (garbage and recycling) (47). Also receiving a significant number of votes was Infrastructure – Water and Wastewater (41).

**Financial Considerations:**

There is no direct financial impact to the current budget; however, survey results referenced in the report will be considered in determining the 2025 budget and tax levy.

**Attachments:**

2025 Budget Survey

Respectfully submitted by:

Denise Krug  
Director of Finance/Treasurer

# 2025 Budget Survey - Blandford-Blenheim and Oxford County

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S                      S O S                      O  
10 June 2024 - 03 September 2024

OJ C  
2025 Budget survey

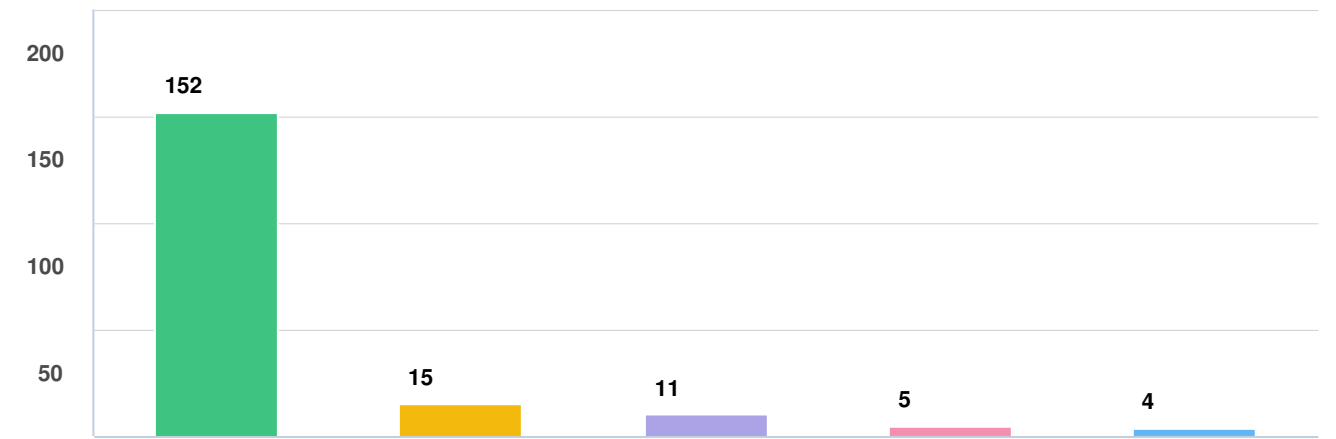


R GIS R IO S IO S



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Q1 Questions about you et s get to now ea h other. nderstanding who you are will help us determine who in our muni ipality ...

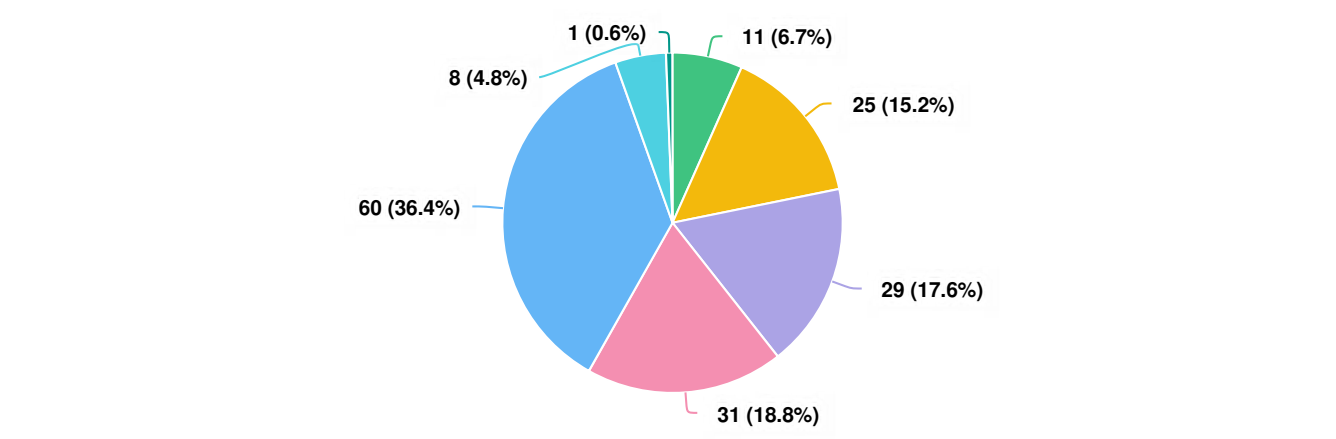


**Question options**

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Prefer ot to say o e of t e above    Ot er please e pla

andatory Question (16 response(s))  
Question type: e k o Question

Q2 How many years have you lived in the ownship of Blandford-Blenheim?

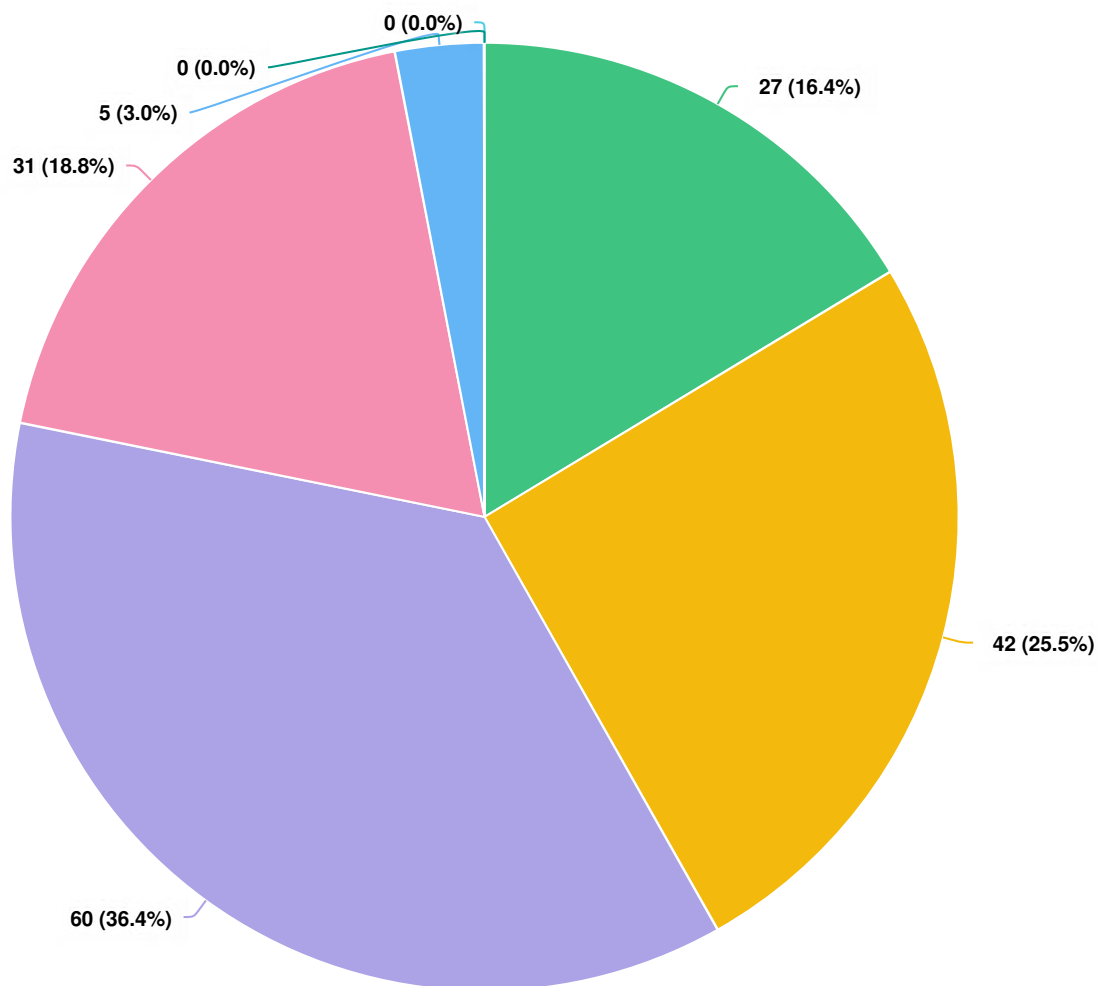


**Question options**

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Prefer ot to say

andatory Question (16 response(s))  
Question type: ropdo n Question

Q3 | In what age category do you fall?

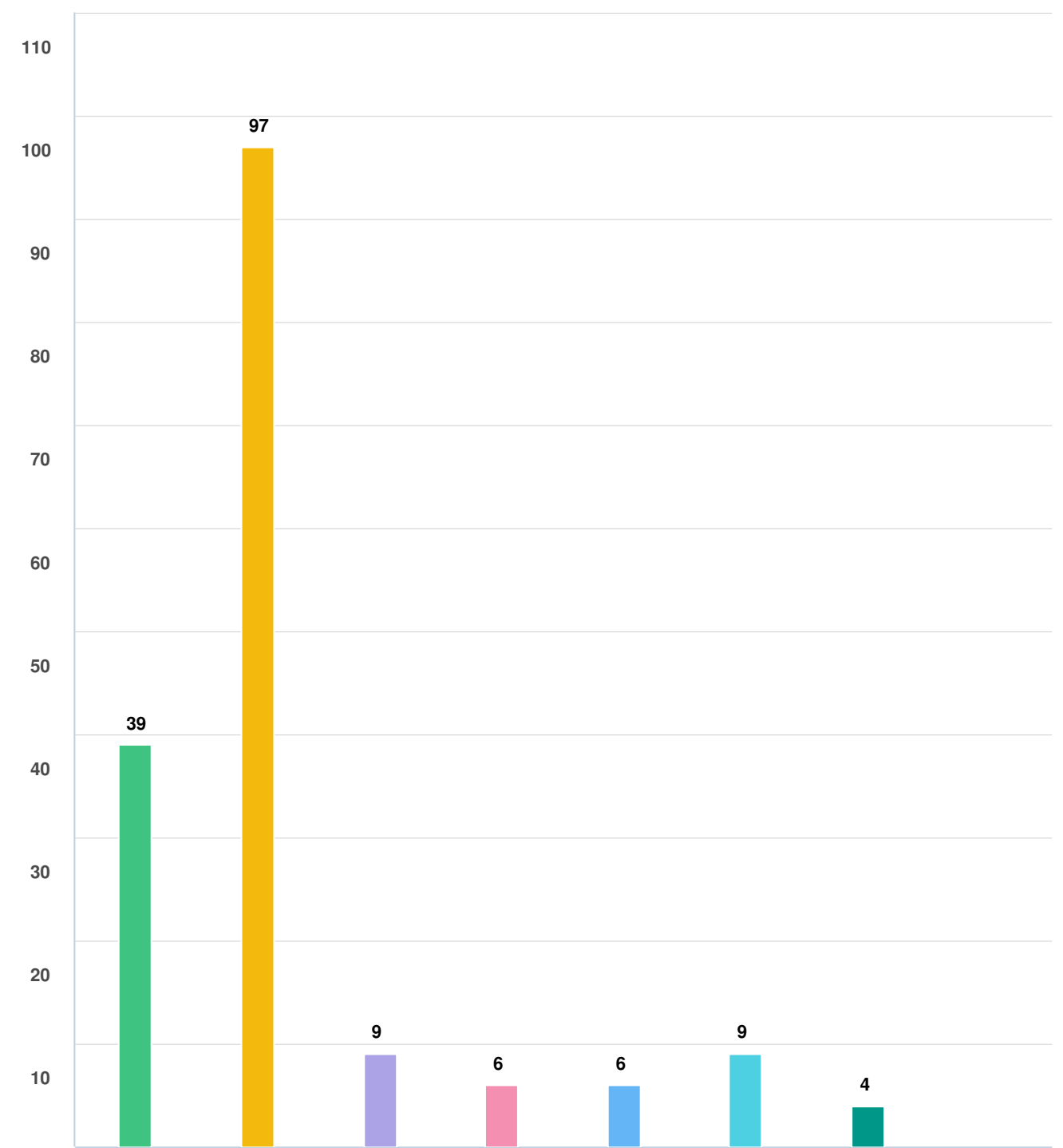


Question options

- 27 years old
- 42 years old
- 60 years old
- 31 years old
- 5 years old
- 0 years old
- Prefer not to say

Mandatory Question (16 response(s))  
Question type: Radio button Question

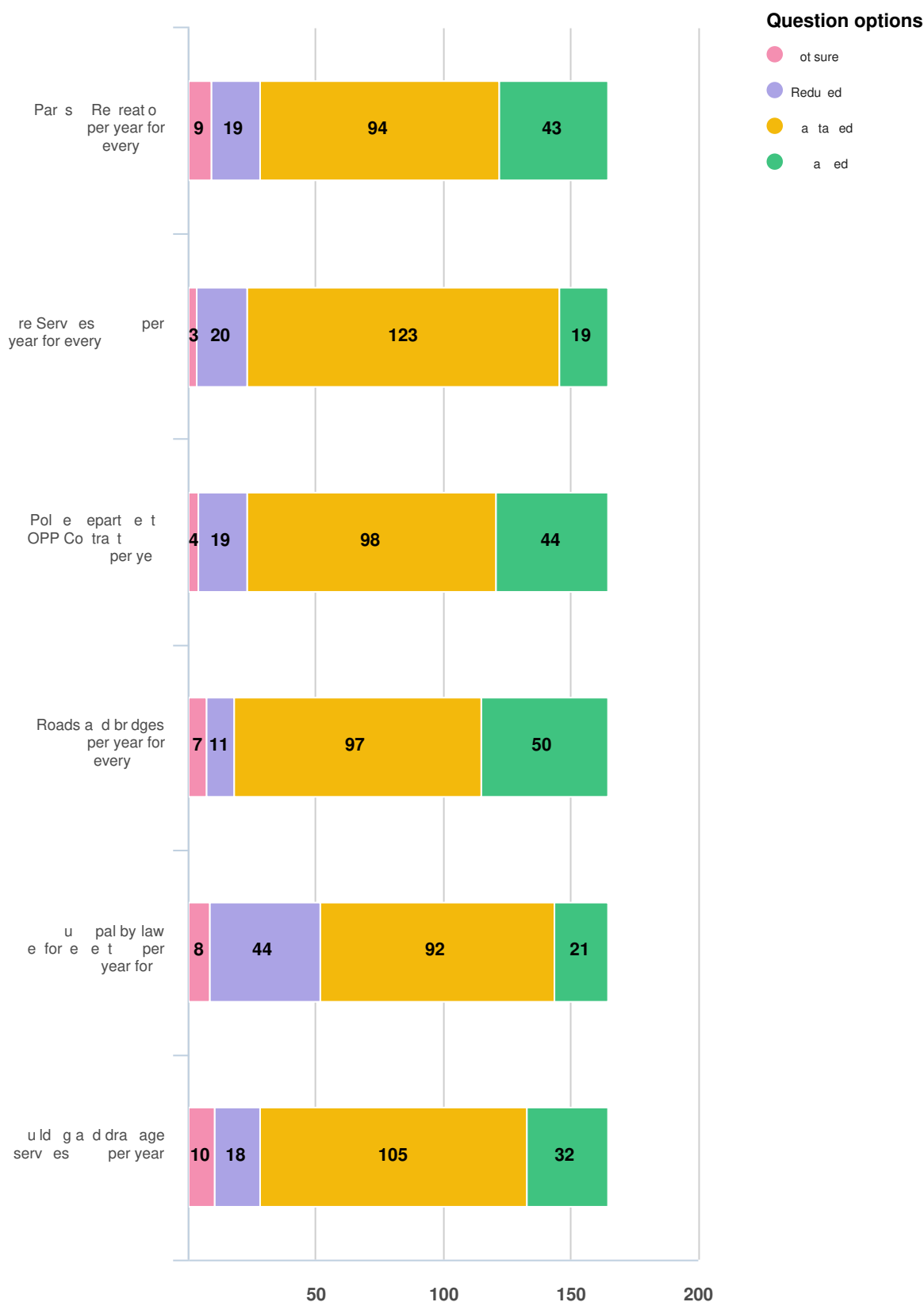
Q4 How did you hear about this survey? Please select all that apply.



- Question options**
- I saw it on the Blandford-Blenheim website
  - Someone told me about it
  - I saw it on a local newspaper or radio
  - I saw it on a local TV station
  - I saw it on a local radio station
  - I saw it on a local newspaper or radio
  - Other please specify
  - Could I get more information or updates

Mandatory Question (16 response(s))  
Question type: Multiple Choice Question

**Q5** The township of Blandford-Blenheim provides a variety of services supporting you. The following questions are about services funded through township of Blandford-Blenheim tax dollars and delivered by the township. Are you satisfied with the services and the way they are delivered?



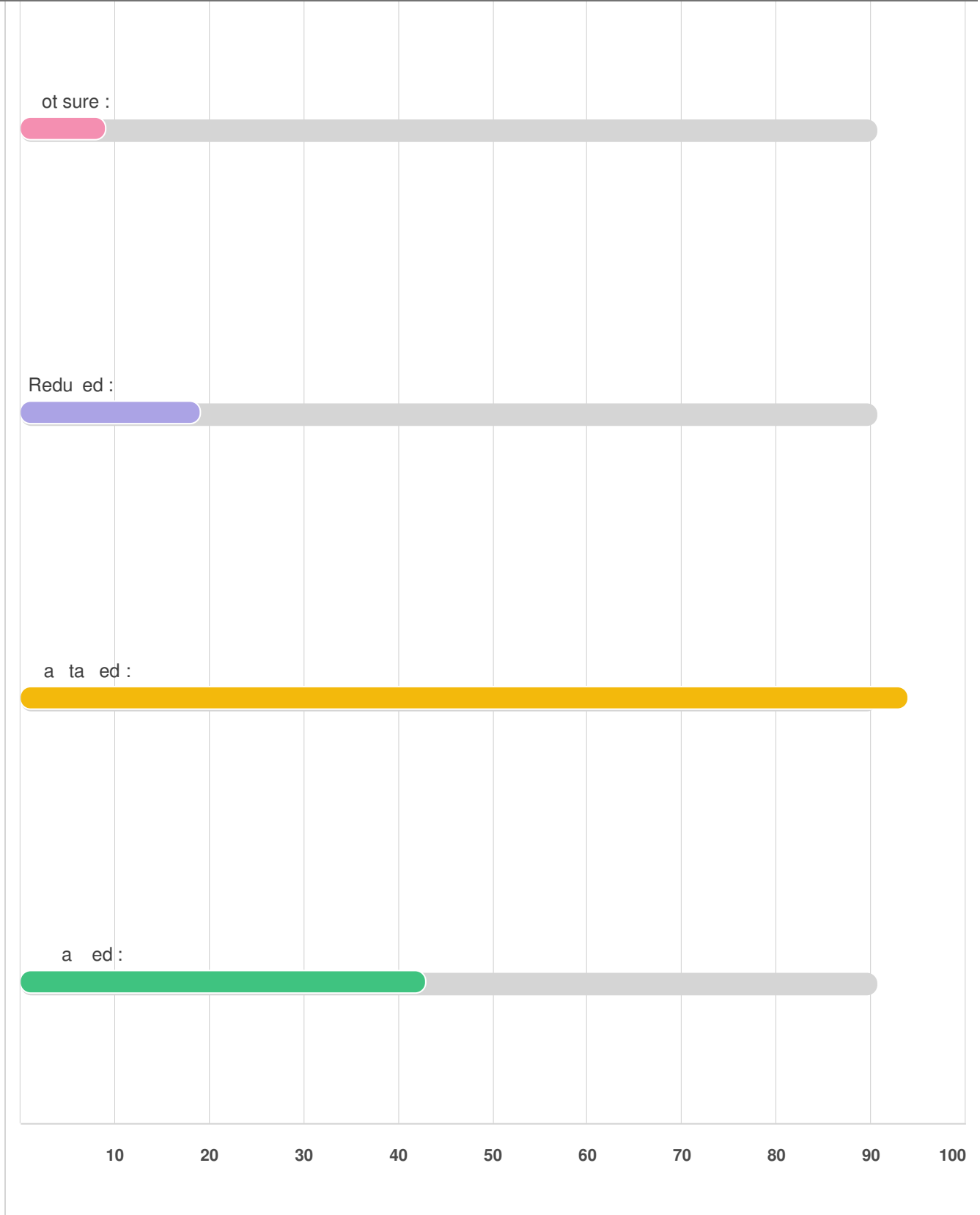
Mandatory Question (16 response(s))

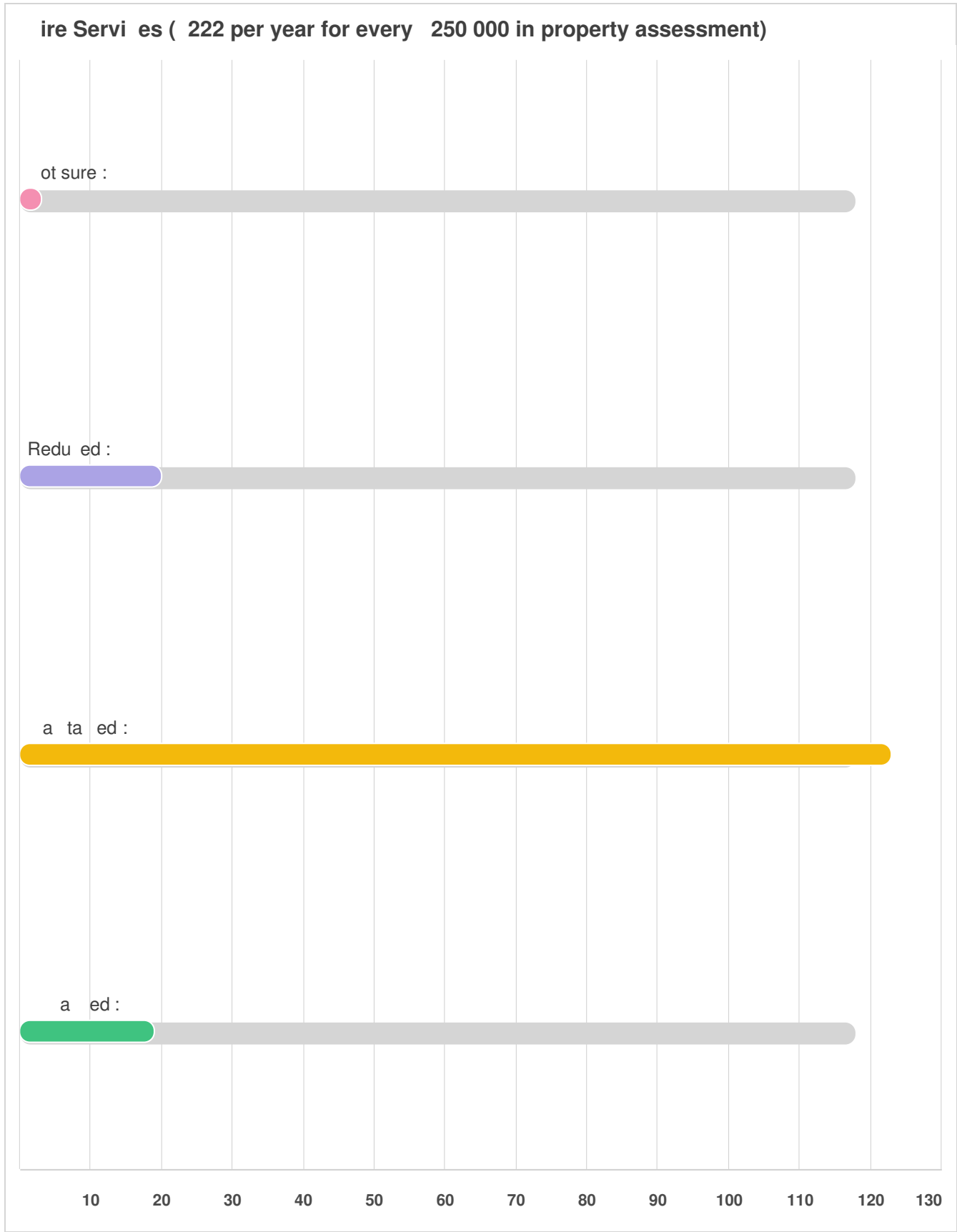
Question type: Likert Question

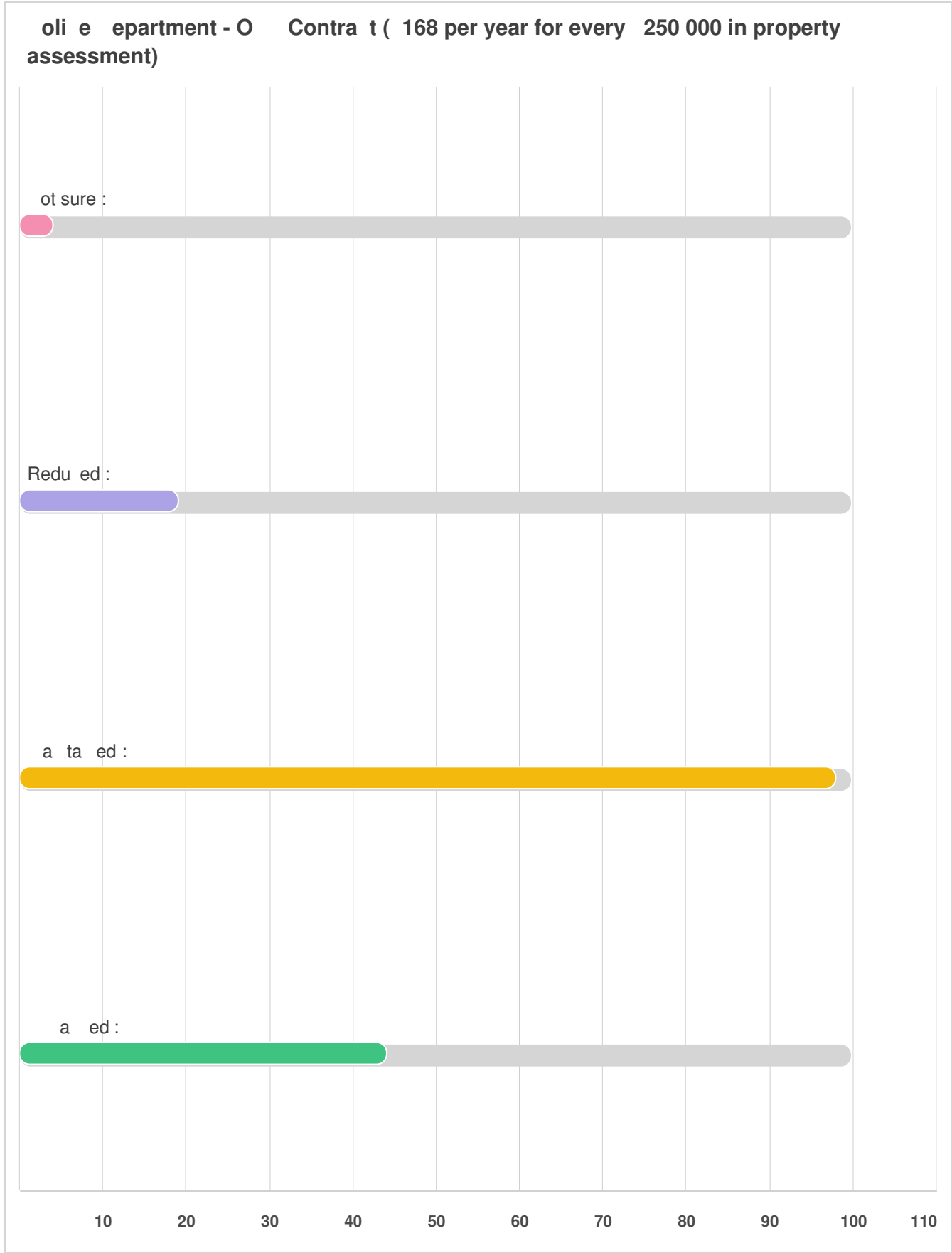
**Q5** | The township of Blandford-Blenheim provides a variety of services supporting you. The following questions are about services funded through township of Blandford-Blenheim tax dollars and delivered by the township. Are you and the reaction to the are you and ...

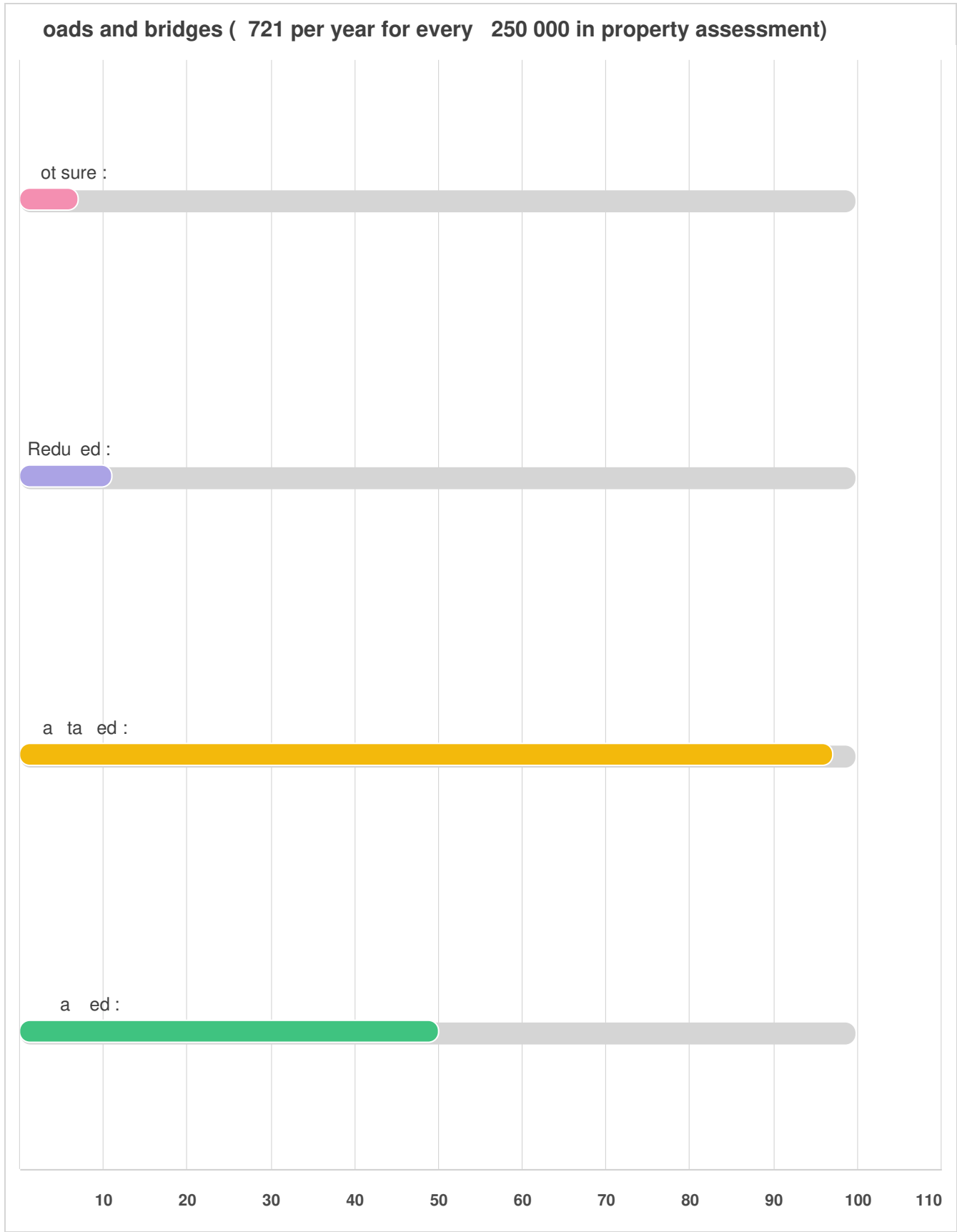
Are you and the reaction ( \$ 160 per year for every \$ 250 000 in property assessment)

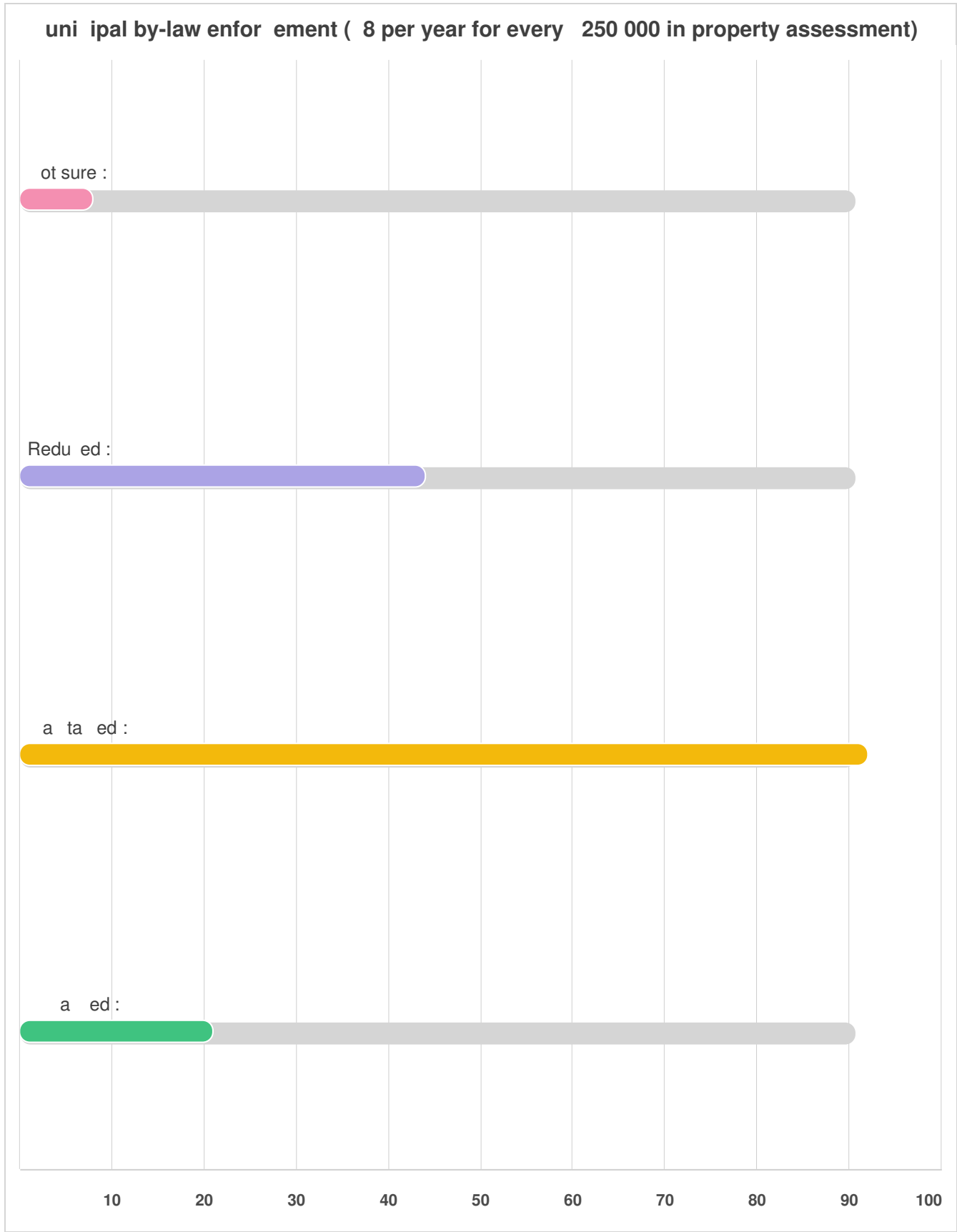


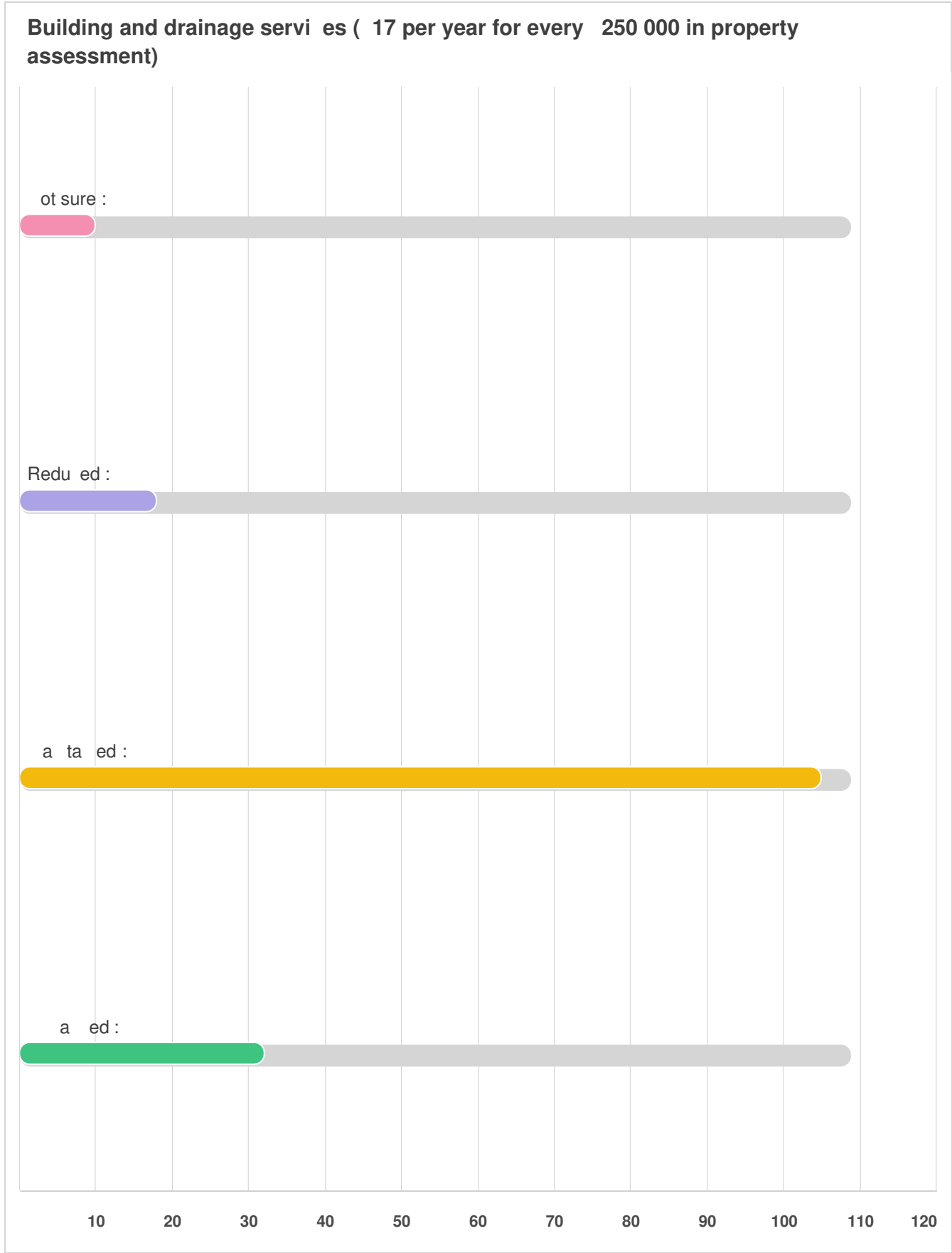














Q6	o you have any additional omments about your ratings for these servi e levels?	
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:		
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:	P	
S ree a e Reda ted	S O PO IC S IO O IG S R O O I S SOR OR P OP CO I G O ISI OO S OCK RI O K IC I P RK I S R S a p I O RS S R S O OOK SO R C I	
S ree a e Reda ted	or as u ta dollars t at roads get roads t ey s ould be u better a ta ed e gravel roads espe ally ow s p Rd are t e worst l ave ever see	
S ree a e Reda ted	el ve o a rural road t at s ot paved e ws t e tow s p would tar a p gravel our road or at least t e se to w ere t ere are ouses e ould be o ta t g t e wor s yard every wee or due to t e pot oles but stead ave to drve fro s de to s de o t e road to avo d t e pot oles	
S ree a e Reda ted	a es eep go g up but y pe so s lo ed we ave to do w t t e fu ds we get a d so s ould t e tow a d ou ty Serv es l e t e brus drop o so f you eep t e yard ope y do t you e pa d t e e st g yard w t t e roo t e ba so rav payers a d drop o ore stu	
S ree a e Reda ted	o	
:	P	
S ree a e Reda ted	Cou ty roads eed a serous over aul of w o our o tra tors are a d t e ra ou tably wy s resurfa g fro a d pat es to ew road are a d s ra e to o tra t a ou tably e eed to e a e develop e t our tow s pa d allow ore o es a d bus esses to be bu lt to ge erate ore ta reve ue ow s p roads s ould all loo to be paved t e future to e gravel a te a e osts	
:	P	

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: P gree b s

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: P serv es

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pav lo or dog par

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t e urre t serv e

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be es t e tow s ust do t loo fre dly or wel o g

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: P ve les

S ree a e Reda ted Cutt g foot o s de of roads s ould be redu ed totally  
: P

S ree a e Reda ted s t e o u ty Plattsv lle s grow g ore pol e prese e s  
: P eeded e les are o sta tly speed g tow a d t ere ave  
bee property da aged a p brea s

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: P to do a l ttle ea year e ave e pere ed a re e t t eft fro our  
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S ree a e Reda ted  
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: P

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S ree a e Reda ted  
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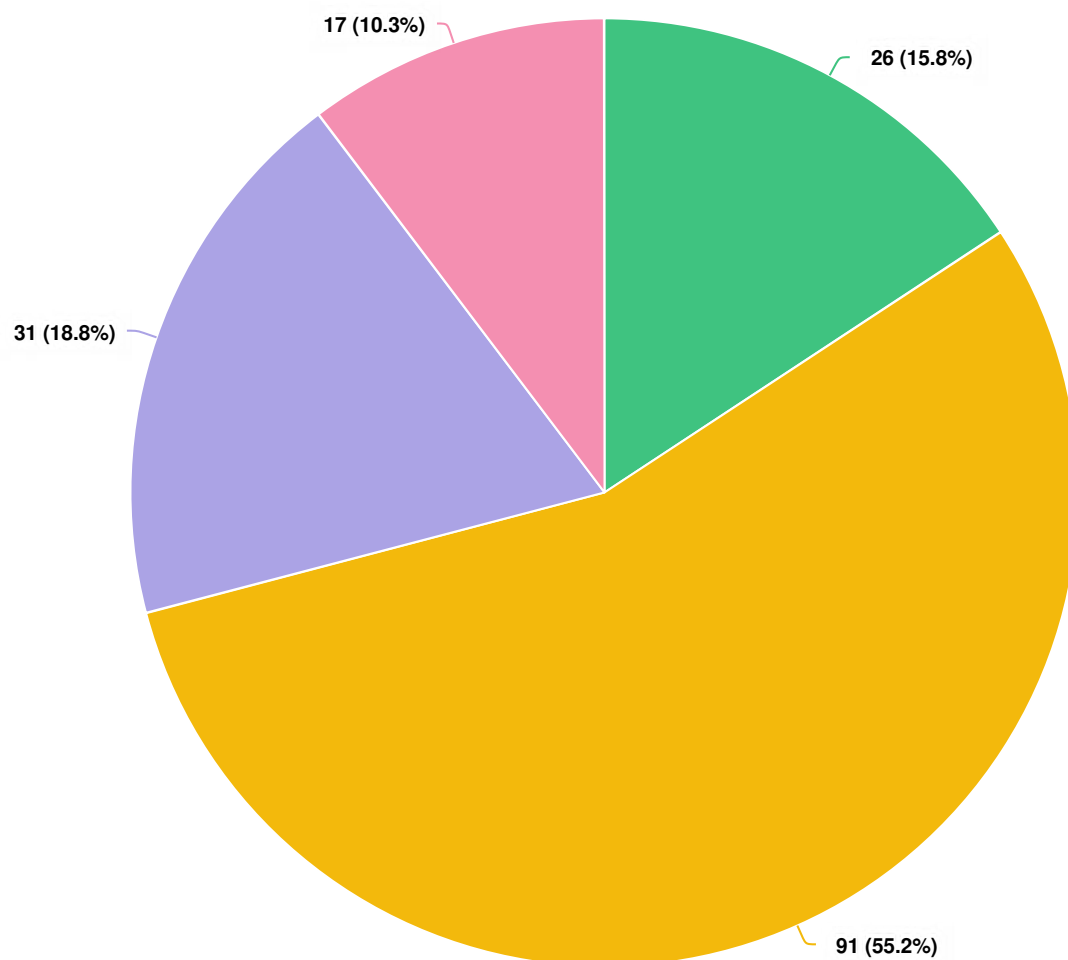
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<p><b>Optional uestion</b> respo se s</p> <p><b>Question type</b> ssay uest o</p>	<p>s pped</p>



**Q7** | In 2024 the township of Blandford-Blenheim share of your municipal taxes for a 250 000 residential property is \$1 264. How would you rate the overall value received from your township tax dollars?



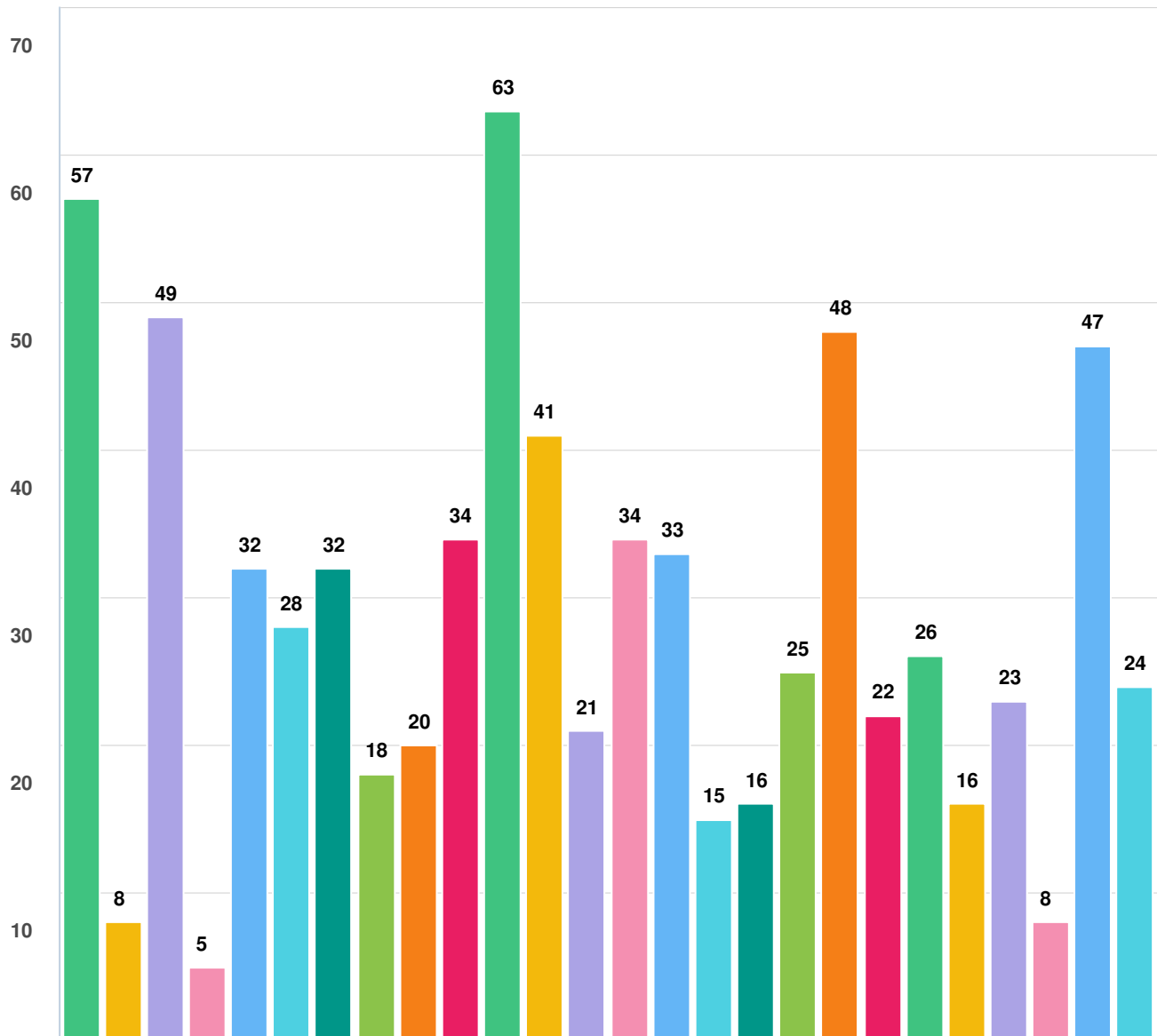
**Question options**

☐ Not sure  
 ☐ Poor  
 ☐ Fair  
 ☐ Good

Mandatory Question (16 response(s))

Question type: Radio button Question

**Q8** Other comments and suggestions how it's your chance to provide additional information relevant to building next year's budget. What would you say are the top 5 priorities for your community right now?



#### Question options

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andatory Question (16 response(s))

Question type: e k o Question

### Q9 | Are there any further comments or suggestions you would like us to consider for Oxford County or the Township of Blandford-Blenheim budgets?

Surveyor: [Redacted]  
: P

Could are needs to be a priority

Surveyor: [Redacted]  
:

o

Surveyor: [Redacted]  
: P

Why number of priority that is shown to keep a year raises below the taxpayers at a cost to be adding more services or raising expenditures

Surveyor: [Redacted]  
:

Keep our routes safe and available for the homeless people to go to the eatwave right now going to be very hard on the day they build and supply the winter necessities of life

Surveyor: [Redacted]  
:

Keep money for a rate and a direct R money to special interest groups needed to stop tax raises

Surveyor: [Redacted]  
: P

Use of development standards to attract business and residential rural settings to use by use basis to increase our ability to raise tax dollars on land use

Surveyor: [Redacted]  
: P

Please O O please get garbage bins at a waste of money

Surveyor: [Redacted]  
: P

needed green bins

Surveyor: [Redacted]  
: P

ought with the派出所 of plattsville Start getting other subdivisions before the last are complete

Surveyor: [Redacted]  
: P

Green bins

Surveyor: [Redacted]  
:

o

: P

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: P

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: P

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: P

S ree a e Reda ted ere are so a y you ger fa l es a d ouples ov g to t e area Please try a d eep t e d w e reat g t s budget e world s far too e pe s ve as t s please do t a e t a y arder o t e

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: P

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S ree a e Reda ted oodsto as too u o trol over t e rural tow s ps!

: P

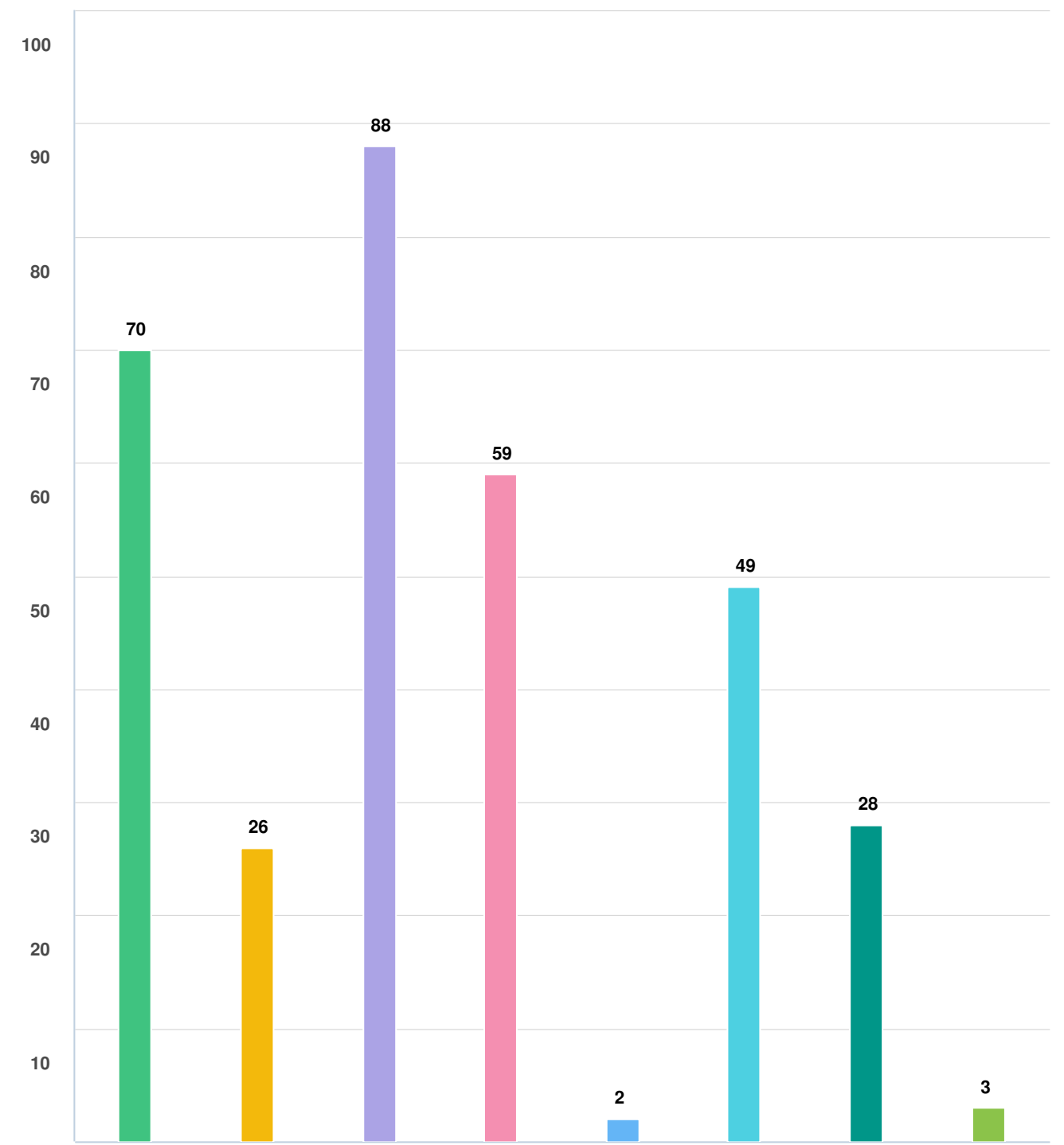
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S ree :	a e Reda ted ree tr g spe ally at terse to s Pave gravel roads eed so e lo al ealt are fa l t e s badly e ayr as
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S ree : P	a e Reda ted ould t e tow s p ever o s der a g a du p spot for garbage as opposed to t e two dollar st ers I really do t ave a spot to eep t e garbage w le I wa t for garbage day so I or ally e d up ta g t to t e a br dge la d ll w e I go to wor
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		ot susta able
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		bra t eg bors are gett g g speed ter eta d l a t
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	: P	
S ree	a e Reda ted	I would l e to see u pal olle to of o post to redu e waste
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S ree	a e Reda ted	Our losest la d ll s well over a our away w for es us to go
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		be olle ted
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S ree	a e Reda ted	Roads b e la es o every ew pave ob
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Optional uestion respo se s s pped

Question type ssay uest o

**Q10** In addition to this survey there are other opportunities for the public to be engaged and informed on the budget process. Oxford County and the Township of Blandford-Blenheim set their budgets independently of one another and fund various services...

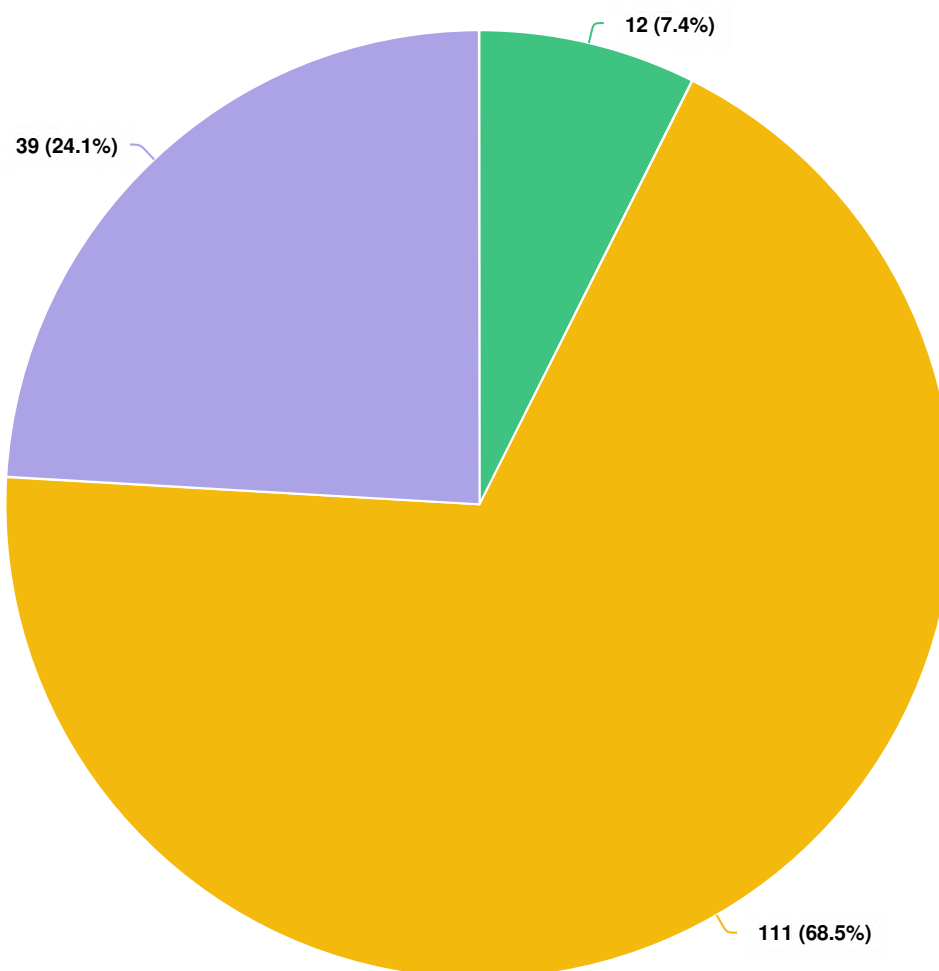


- Question options**
- Other please specify
  - Local news and newspaper radio
  - Newsletter subscription or fact sheet for group
  - Other websites
  - Online alerts from website
  - Social media
  - Council budget meetings
  - Website updates

Optional question (1 response(s), 16 skipped)  
Question type: Multiple Choice Question



**Q11** | How would you rate this survey?



**Question options**

Great survey! It was OK Could be better

Optional question (161 response(s), 3 skipped)

Question type: Emoji Question



# TOWNSHIP OF BLANDFORD-BLENHEIM

## Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Josh Brick, CAO
<b>Reviewed By:</b>		<b>Date:</b>	September 12, 2024
<b>Subject:</b>	Severance Agreement	<b>Council Meeting Date:</b>	September 18, 2024
<b>Report #:</b>	CAO-37-24		

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### Recommendation:

**That Report CAO-24-37 be received as information; and,**

**That Council authorizes staff to execute the Severance Agreement related to Severance Application B23-82-1.**

### Background:

On February 8, 2024, County of Oxford Land Division Committee granted application File No. B23-82-1. The Notice of Decision related to File No. B23-82-1 is attached to this report for information.

The County of Oxford Land Division Committee has the ability to place conditions upon an approved application. For File No. B23-82-1, one of the conditions stipulates that:

*3. If required, the owners shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township of Blandford-Blenheim.*

The purpose of Report CAO 37-24 is to seek Council authorization to enter into a Severance Agreement with Ficzero & Sons Ltd. to satisfy the above noted condition of File No. B23-82-1.

### Analysis/Discussion:

A draft Severance Agreement, which was prepared utilizing a County of Oxford template and reviewed by Township staff, is attached to this report for information.

Once approved by Council and executed, term (11) of the agreement states:

*11. This agreement shall forthwith be registered on title to the said lands by the Owner's solicitor and at the Owner's cost as a first encumbrance prior to any mortgages or liens. The Owner's solicitor shall, at the expense of the Owners, but for the benefit and reliance of the Township provide the Township with a title opinion confirming this agreement is a first charge*

*on the said lands subject only to any municipal charges or other encumbrances accepted by the Township prior to registration of this agreement. The duplicate registered copy of the Document General, such title opinion, and one additional fully signed copy of the agreement will be forwarded to the Township Clerk within 15 days after the date of registration.*

Finally, within the standard requirements outlined in the Severance Agreement, term (14) is worth noting. Specifically, it states:

*14. The Owner agrees to satisfy the requirements, financial and otherwise, of the Township and County of Oxford Public Works Department, regarding the installation of water services. The Owner is advised that fees payable to the County of Oxford for water services will be required prior to the issuance of a building permit.*

If Council is supportive of the Severance Agreement as presented, it will be executed and registered on title in accordance with term (11) in the Agreement.

Respectfully submitted by:

Josh Brick  
Chief Administrative Officer

# SEVERANCE AGREEMENT

This agreement made this 18<sup>th</sup> day of September 2024;

**BETWEEN:**

**FICZERE & SONS LTD.**

hereinafter called the "Owner(s)",

**OF THE FIRST PART**

- and -

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

hereinafter called the "Township",

**OF THE SECOND PART**

**WHEREAS** the Owners represent that they are the Owners of the lands described in the attached Notice herein called "the said lands" and has applied to the Land Division Committee of the County of Oxford for a division of the said lands in the Township of Blandford-Blenheim under the Planning Act, R.S.O. 1990, and amendments thereto.

**AND WHEREAS** the said lands are described as Part Lot 13, Concession 1 (Blenheim). The lands are located on the south side of Township Road 2, lying between Gobles road and Main Street North; Township of Blandford-Blenheim; County of Oxford. File no. B-23-82-1.

**AND WHEREAS** the Council of the Township of Blandford-Blenheim is of the opinion that such division of land is not proper and in the public interest unless the Owners agree to perform the covenants herein set forth.

**NOW THEREFORE**, in consideration of the premises, the division of land aforesaid, and the sum of ONE (\$1.00) DOLLAR paid by the Township to the Owners, the receipt whereof is hereby acknowledged, and other consideration, the parties hereto covenant and agree as follows:

1. (a) The Owners agree that no building will be erected and no building permit will be available on the said lands until site and elevation plans and grading and drainage plans have been approved by the Township.
- (b) Said site and elevation plans shall be in such detail as the Township requires and shall include:
  - (i) location of proposed buildings,
  - (ii) height of proposed buildings,
  - (iii) location of entrance and exits,
  - (iv) area and location of lands to be used for off- street parking and driveways,
  - (v) use of lands not covered or to be covered by buildings,
  - (vi) architectural elevations of proposed buildings,

(vii) in the case of residential buildings, the number and dimensions of each dwelling unit and the location of same in the buildings.

2. The Owners agree that building or buildings will be erected in accordance with the plans as approved, subject only to such changes as have received advance approval.
3. The Owners further agree that:
  - (a) final grades and elevations will be established to the satisfaction of the Township;
  - (b) all surface and roof drainage will be controlled on site and taken to an outlet approved by the Township;
  - (c) all necessary provisions for service connects (water, electricity) on site will be made to the satisfaction of the Township, Hydro One Networks Inc. or the County of Oxford, as the case may be;
  - (d) construction work will be carried forward expeditiously in a good and workmanlike manner, in accordance with good trade practice and so as to cause a minimum of nuisance;
  - (e) all necessary precautions to avoid dust, noise and other nuisances and to provide for the public safety will, so far as possible, be taken to comply with the Construction Safety Act;
  - (f) all necessary care will be taken to see that mud and soil is not tracked or spilled onto any public highway;
  - (g) garbage disposal facilities will be located and designed in a manner satisfactory to the Township;
  - (h) all parking lots will be paved with hot mix asphalt or concrete to the satisfaction of the Township;
  - (i) driveways shall be constructed using good engineering practices to the satisfaction of the Township;
  - (j) upon failure by the Owners to do any act that the public safety or convenience requires, in accordance with this agreement, on reasonable notice, the Township, in addition to any other remedy, may go in and do same at the Owner's expense and collect the cost in like manner as municipal taxes;
  - (k) the Township may treat any breach of this agreement as a breach of the Building By-law and stop work until the breach is rectified;
  - (l) nothing in this agreement constitutes waiver of the Owner's duty to comply with any by-law of the Corporation or any other law;

- (m) the Owners will convey to the Township without charge any easement required by the Township, County of Oxford, or by Hydro One Networks Inc.;
  - (n) the Owners will do all landscaping provided for in the approved plans.
4. The Owners agree that they will not call into question, directly or indirectly, in any proceedings whatsoever in law or in equity or before any administrative tribunal, the right of the Township to enter into this agreement and to enforce each and every term, covenant and condition herein contained and this agreement may be pleaded as an estoppel against the Owners in any case.
  5. The Owners charge the said lands with the performance of this agreement.
  6. So far as may be, the covenants of the Owners herein shall be restrictive covenants running with the land for the benefit of the adjoining lands of the Township or such of them as may be benefited thereby and shall be binding on the Owners, his heirs, executors, administrators, successors and assigns as owners and occupiers of the said lands from time to time.
  7. The Owners agree to grade the property in accordance with the approved grading plan and to maintain such grades, if required by the Township.
  8. Relevant Township provisions, as amended from time to time, respecting the conveyance of land or payment of cash in lieu thereof for park or other purposes shall be complied with prior to the issuance of any building permit under this agreement.
  9. The Owners agree on behalf of himself, his heirs, executors, administrators and assigns to save harmless and indemnify the Township from all losses, damages, costs, charges and expenses which may be claimed or recovered against the Township by any person or persons arising either directly or indirectly as a result of any action taken by the Owners pursuant to this agreement.
  10. The provisions of the Township Development Charges By-law, as amended and County of Oxford Development Charges By-law, as amended shall be complied with prior to the issuance of any building permit under this agreement. In the event that the Township or the County of Oxford amends its Development Charges By-law, the development charge shall be the prevailing charge as of the day of building permit application.

- THIS AGREEMENT** shall ensure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.

**SIGNED, SEALED & DELIVERED** ( **FICZERE & SONS LTD.**

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**Mayor – Mark Peterson**

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**Clerk – Sarah Matheson**

DRAFT

COUNTY OF OXFORD  
LAND DIVISION COMMITTEE  
NOTICE OF DECISION

Page 1

File No. B23-82-1

Owner: Ficzero & Sons Ltd.

In the case of an Application for Consent as made under Section 53 of the Planning Act, R.S.O., 1990, as amended:

The Severance Application has been requested to facilitate the creation of a new residential lot. The lot to be severed comprises approximately 1.7 ha (4.3 ac), is in agricultural production, and is currently vacant of any buildings or structures. The lot to be retained comprises approximately 22.2 ha (55 ac), is in agricultural production, and is currently vacant of any buildings or structures.

In addition to Severance Application B23-82-1, a Zone Change Application (ZN1-23-18) has also been received by Oxford County and the Township of Blandford-Blenheim. The Zone Change Application proposes to rezone the lot to be severed from 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1)' in order to facilitate a future residential use.

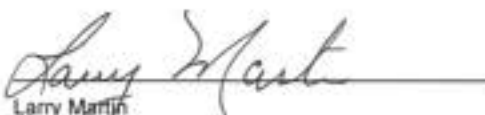
The subject lands are described as the Part Lot 13, Concession 1 (Blenheim). The lands are located on the south side of Township Road 2, lying between Gobles Road and Main Street North. The subject lands are currently not municipally addressed.

DECISION: *Granted* on February 8, 2024

See Page 2 for Conditions and Reasons

MEMBERS concurring in the above ruling:

  
Gordon Brumby

  
Larry Martin

  
John Lessif

  
Dianne Paron

  
Doug Matheson

*'Absent'*  
Arend Tenhove

  
Coenraad van Haastert

IF APPROVED:

Is subject to the conditions and for the reasons stated herein on this Notice of Decision of the Land Division Committee

IF DENIED/DEFERRED:

Is for the reasons stated herein on this Notice of Decision of the Land Division Committee

**CERTIFICATION**

I, ANGELA KARN SIMS, Secretary-Treasurer of the Land Division Committee for the County of Oxford, do hereby certify that the above is a true copy of the Decision of the Land Division Committee with respect to the Application recorded herein.

DATED this *13th* day of February, 2024.

  
Secretary-Treasurer

NOTE:

The last date to submit an Appeal of the above Decision to the Secretary-Treasurer of the Land Division Committee is:

March *4th*, 2024

\$400.00 is payable to the Minister of Finance, together with a written letter outlining the reasons for the appeal

CONDITIONS:

1. The lot to be severed be appropriately zoned.
2. If required, a drainage assessment reapportionment shall be undertaken, pursuant to The Drainage Act, R.S.O. 1990, to the satisfaction of the Township of Blandford Blenheim.
3. If required, the owners shall enter into a standard Severance Agreement with the Township of Blandford-Blenheim, to the satisfaction of the Township of Blandford Blenheim.
4. The County of Oxford Department of Public Works advises the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements with respect to provision of water services to the lot to be severed have been complied with.
5. The Clerk of the Township of Blandford-Blenheim advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Township of Blandford Blenheim, financial, services and otherwise, have been complied with.
6. All stated conditions must be satisfied pursuant to Subsection 41, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within two years of the mailing of this Notice of Decision. If all conditions are not met within two years, this Application for Consent shall be deemed to be refused. The required instruments must be presented for certification pursuant to Subsection 42, of Section 53 of the Planning Act, R.S.O., 1990, as amended, within one year from the date of the mailing of this Notice of Decision. If the said instruments are not presented and certified within two years, the consent herein shall lapse.

REASONS:

1. The application for consent is consistent with the 2020 Provincial Policy Statement.
2. The application for consent complies with the policies of the County of Oxford Official Plan.
3. The subject property is appropriately zoned.
4. The Land Division Committee did not receive any comments from the public respecting this application.

DATED this *13<sup>th</sup>* day of February, 2024.

  
Secretary-Treasurer

Additional information regarding the application for consent will be available to the public for inspection between 8:30 am to 4:30 pm, Monday to Friday, at the Community Planning Office, 21 Reeve Street, Woodstock, Ontario N4S 3G1 (Telephone: (519) 539-9800; FAX: (519) 421-4712).

The land which is the subject of the application is the subject of an application under the *Planning Act* for:  
**ZN 1-23-18**

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent, or make a written request to be notified of changes to the conditions of the provisional consent.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal.

Any notice of appeal must be submitted on the appropriate Appellant Form available from this Office or the Tribunals Ontario website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca). The notice of appeal accompanied by the prescribed fee under the Ontario Land Tribunal Act shall be filed with the Secretary-Treasurer of the Land Division Committee. The prescribed fee is \$400.00 for the first appeal and \$25.00 for each subsequent appeal. Only certified cheques, money orders or solicitors' firm cheques are acceptable and are to be made payable to the Minister of Finance.

*For further information please contact*  
**The Secretary-Treasurer, Oxford County Land Division Committee, Community Planning Office,  
P.O. Box 1614, Woodstock ON N4S 7Y3  
or by personal delivery to 21 Reeve Street, Woodstock ON**

## BY-LAW NUMBER 2451-2024

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 'R2' and 'R2-6' the zone symbol of the lands so designated 'R2' and 'R2-6' on Schedule "A" attached hereto.
2. That Section 12.3 to By-law Number 1360-2002, as amended, is hereby further amended by adding the following subsection at the end thereof:

“12.3.6 Location: Lots 1 and 2 S of Powell St, Part Lot 5 W of Matheson St, Block C, Reg. Plan 199, Part 1, Ref Plan 41R-4752 Except Part 1, Plan 41R-9238 R2-6 (Key Map 31)

12.3.6.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 12.1 of this Zoning By-Law;

12.3.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-6 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

#### 12.3.6.2.1 SPECIAL PROVISIONS FOR A *SEMI-DETACHED DWELLING*

#### 12.3.6.2.1.1 MINIMUM LOT AREA (INTERIOR LOT)

Minimum **251 m<sup>2</sup> (2,701.7 ft<sup>2</sup>)**

#### 12.3.6.2.1.2 MINIMUM LOT FRONTAGE (INTERIOR LOT)

Minimum **7.9 m (25.9 ft)**

#### 12.3.6.2.1.3 MINIMUM LOT FRONTAGE (CORNER LOT)



Minimum

**14 m** (45.9 ft)

12.3.6.3 That all the provisions of the 'R2' Zone in Section 12.2 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 18<sup>th</sup> day of September, 2024.

READ a third time and finally passed this 18<sup>th</sup> day of September, 2024.

---

Mark Peterson – Mayor

(SEAL)

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Sarah Matheson, Clerk

ZN 1-24-03

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2451-2024

EXPLANATORY NOTE

The purpose of By-Law Number 2451-2024 is to rezone the severed lands of B24-18-1 from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 2 Zone (R2-6)' and to rezone the retained lands of B24-18-1 from 'Residential Type 1 Zone (R1)' to 'Residential Type 2 Zone (R2).' The purpose of the zone change is to facilitate a semi-detached dwelling on both the lot to be severed and the lot to be retained. Special provisions are provided on the lot to be severed to reduce the required frontage and lot area for a semi-detached dwelling.

The subject lands are described as Lots 1 and 2 S of Powell St, Part Lot 5 W of Matheson St, Block C, Reg. Plan 199, Part 1, Ref Plan 41R-4752 Except Part 1, Plan 41R-9238, in the Township of Blandford-Blenheim. The lands are located at the southwest corner of Matheson Street and Powell Street, and are municipally known as 36 Matheson Street.

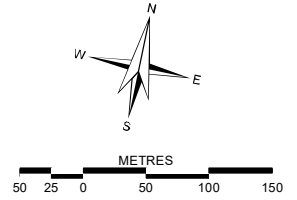
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted amending By-law Number 2451-2024. The public hearing was held on August 7, 2024 and Council considered relevant comments received from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2451-2024 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 2451-2024 APPLIES

# SCHEDULE "A"

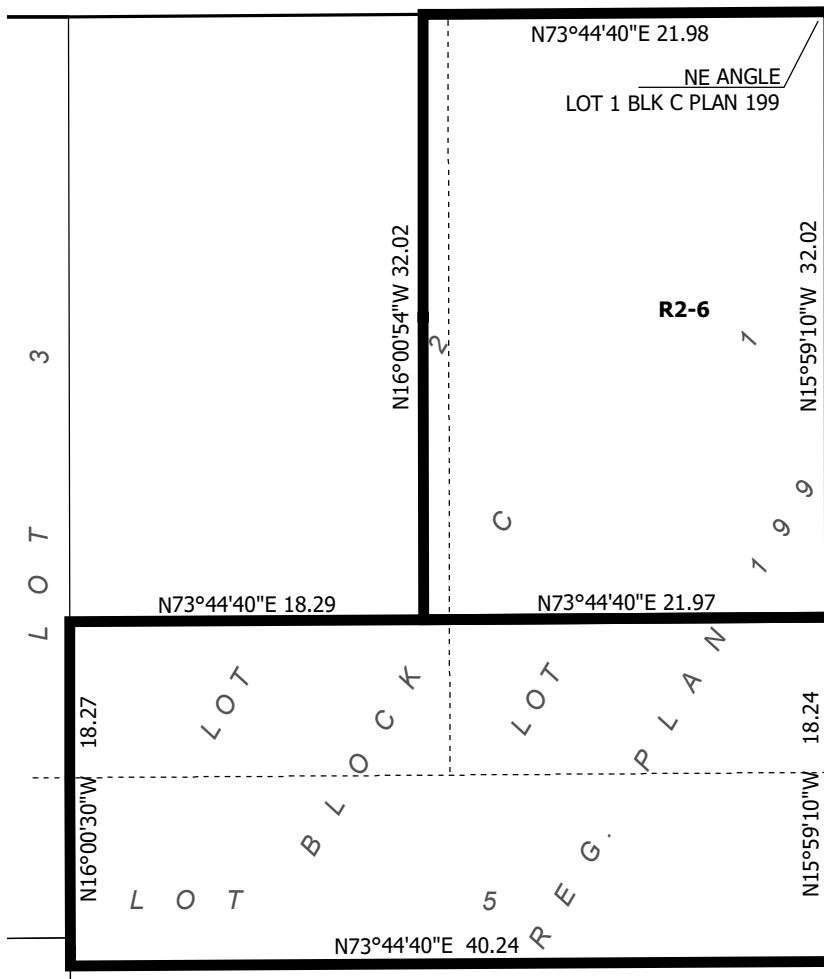
TO BY-LAW No. 2451-2024

LOTS 1 & 2 S OF POWELL ST, PART LOT 5 W OF MATHESON ST, BLOCK C, REG. PLAN 199  
PART 1, REF. PLAN 41R-4752 EXCEPT PART 1, REF. PLAN 41R-9238  
TOWNSHIP OF BLANDFORD-BLENHEIM



METRES  
4 2 0 4 8 12

POWELL ST



MATHESON ST

**R2-6** AREA OF ZONE CHANGE TO R2-6

**R2** AREA OF ZONE CHANGE TO R2

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2451-2024, 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 2452-2024

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 'A2-40' and 'A2-41' the zone symbol of the lands so designated 'A2-40' and 'A2-41' on Schedule "A" attached hereto.
2. That Section 7.6 to By-law Number 1360-2002, as amended, is hereby further amended by adding the following subsection at the end thereof:

"7.6.40        **Location: Part Lots 5-6, Concession 13 (Blandford) A2-40 (Key Map 2)**

- 7.6.40.1        Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 7.1 of this Zoning By-Law;  
A detached *Additional Residential Unit*, in accordance with the provisions of Section 5.5.2.

- 7.6.40.2        Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-40 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- 7.6.40.2.1        Notwithstanding Section 2.3 of this Zoning By-Law, for the purpose of interpreting this Zoning By-Law, the lands zoned A2-40 shall not be considered a separate *lot*.

- 7.6.40.2.2        SPECIAL PROVISIONS FOR A DETACHED *ADDITIONAL RESIDENTIAL UNIT*

- 7.6.40.2.2.1        DISTANCE BETWEEN A DETACHED *ADDITIONAL RESIDENTIAL UNIT*  
AND THE *PRINCIPAL DWELLING*

Maximum	<b>45 m (147.6 ft)</b>
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7.6.40.2.2.2 *GROSS FLOOR AREA OF A DETACHED ADDITIONAL RESIDENTIAL UNIT*

Maximum **158 m<sup>2</sup>** (1,700.7 ft<sup>2</sup>)

7.6.40.3 That all the provisions of the 'A2' Zone in Section 7.2 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. That Section 7.6 to By-law Number 1360-2002, as amended, is hereby further amended by adding the following subsection at the end thereof:

"7.6.41 **Location: Part Lots 5-6, Concession 13 (Blandford) A2-41 (Key Map 2)**

7.6.41.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-41 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 7.1 of this Zoning By-Law;  
A detached *Additional Residential Unit*, in accordance with the provisions of Section 5.5.2.

7.6.41.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-41 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.6.41.2.1 Notwithstanding Section 2.3 of this Zoning By-Law, for the purpose of interpreting this Zoning By-Law, the lands zoned A2-41 shall not be considered a separate *lot*.

7.6.41.2.2 *SPECIAL PROVISIONS FOR A DETACHED ADDITIONAL RESIDENTIAL UNIT*

7.6.41.2.2.1 *GROSS FLOR AREA OF A DETACHED ADDITIONAL RESIDENTIAL UNIT*

Maximum **172 m<sup>2</sup>** (1,851.3 ft<sup>2</sup>)

7.6.41.3 That all the provisions of the 'A2' Zone in Section 7.2 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*."

4. 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 18<sup>th</sup> day of September, 2024.

READ a third time and finally passed this 18<sup>th</sup> day of September, 2024.

---

Mark Peterson – Mayor

(SEAL)

---

Sarah Matheson, Clerk

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2452-2024

EXPLANATORY NOTE

The purpose of By-Law Number 2452-2024 is to rezone the lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-40)' and 'Special General Agricultural Zone (A2-41)' to permit two detached additional residential units (ARUs). Special provisions are included to permit an increase in the maximum distance between an ARU and the principal dwelling and the maximum gross floor area of an ARU.

The subject lands are described as Part Lots 5-6, Concession 13, in the former Township of Blandford, now in the Township of Blandford-Blenheim. The lands are located on the northeast corner of the Blandford Road and Township Road 13 intersection and are municipally known as 926001 and 926037 Township Road 13.

The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted amending By-law Number 2452-2024. The public hearings were held on July 3, 2024 and August 7, 2024 and Council did not receive any comments from the public respecting this application.

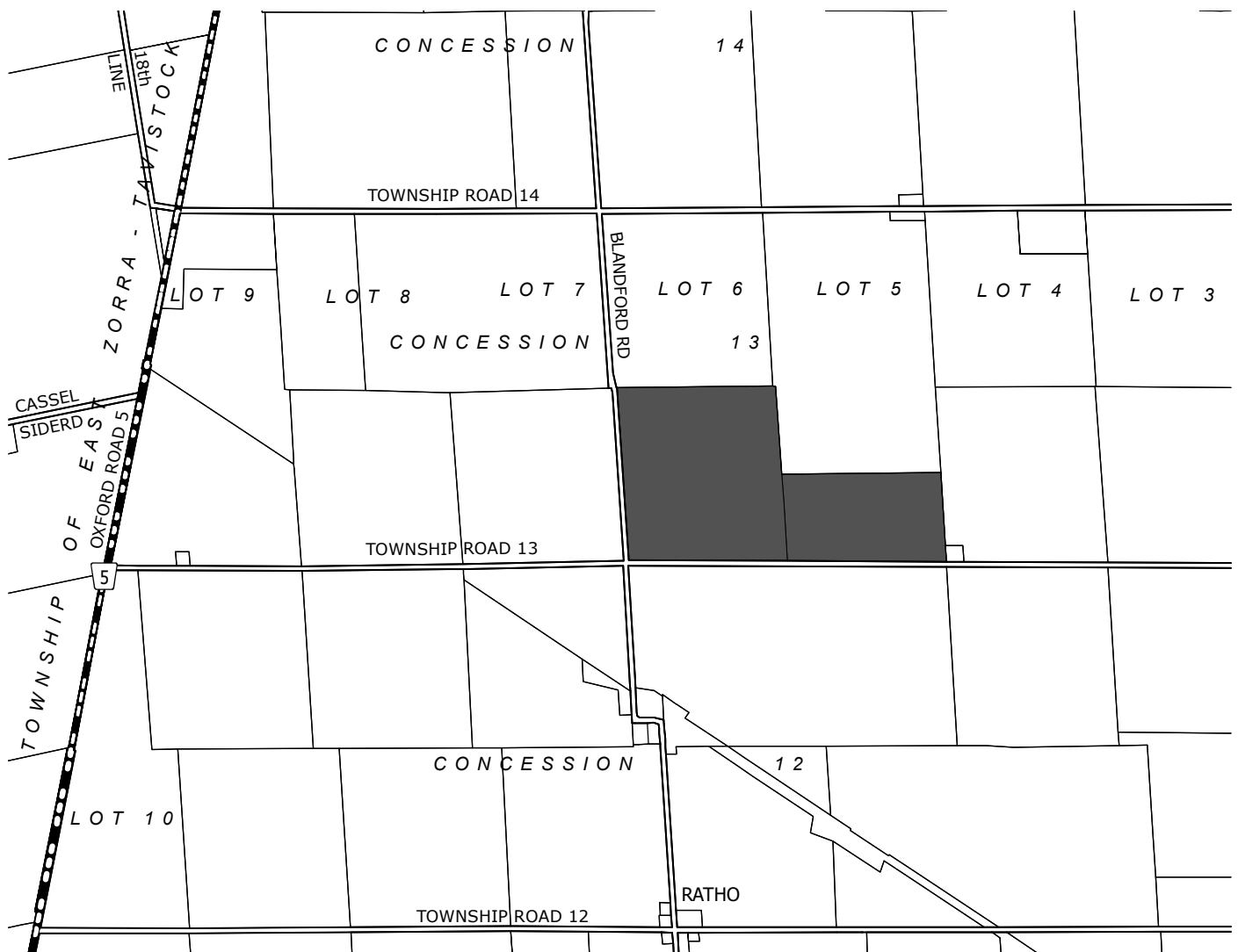
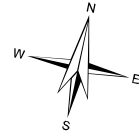
Any person wishing further information regarding Zoning By-Law Number 2452-2024 may contact the undersigned.

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

Telephone: 519-463-5374



# KEY MAP

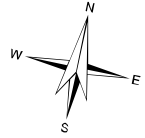


 LANDS TO WHICH BYLAW 2452-2024 APPLIES

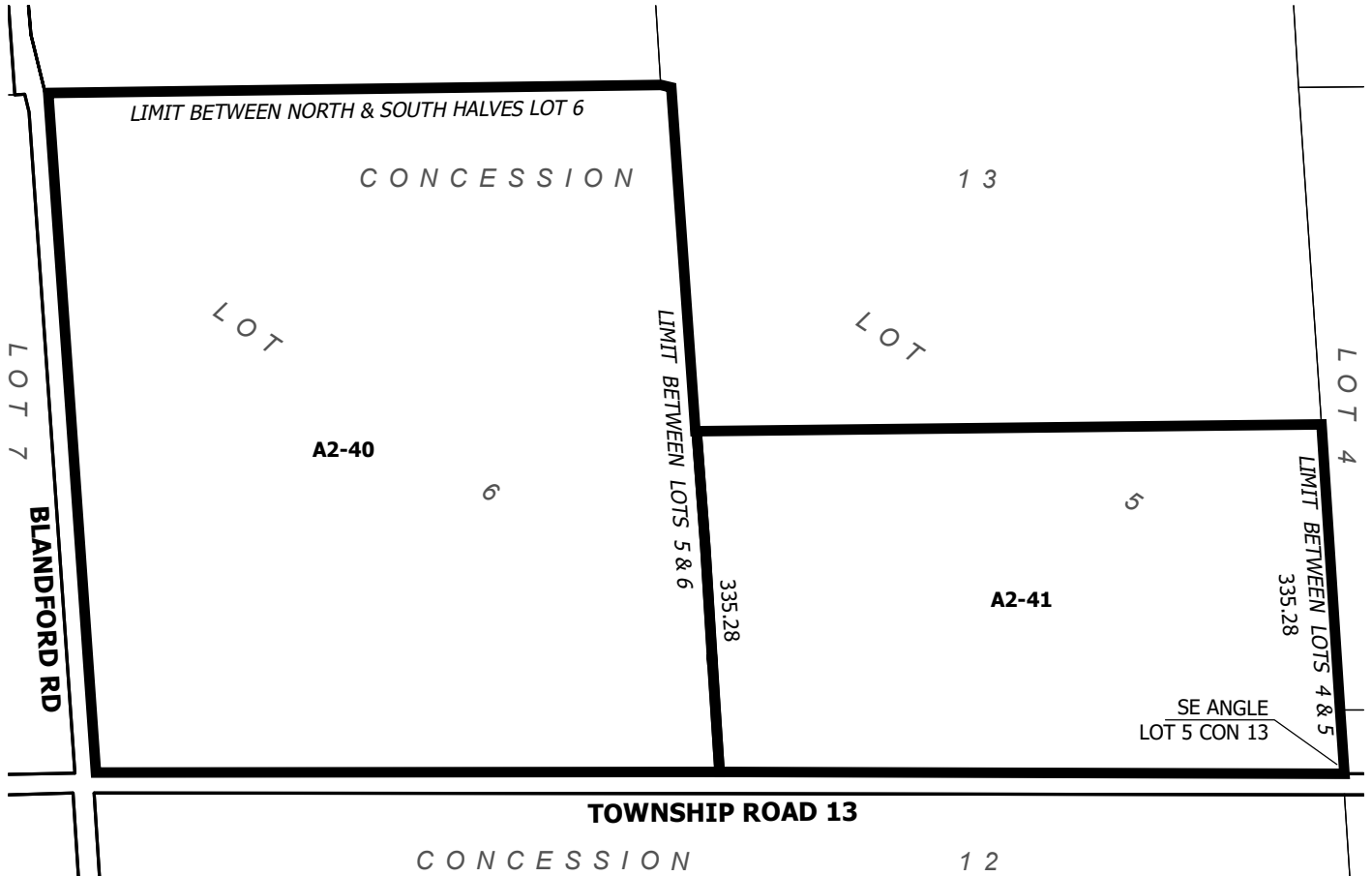
# SCHEDULE "A"

TO BY-LAW No. 2452-2024

PART LOTS 5 & 6, CONCESSION 13 (BLANDFORD)  
TOWNSHIP OF BLANDFORD-BLENHEIM



METRES  
60 30 0 60 120 180



**A2-40** AREA OF ZONE CHANGE TO A2-40

**A2-41** AREA OF ZONE CHANGE TO A2-41

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2452-2024, PASSED

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024



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Information Services ©2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER **2453-2024**

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 September 18<sup>th</sup>, 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 18<sup>th</sup> day of September, 2024.

By-law read a third time and finally passed this 18<sup>th</sup> day of September, 2024

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MAYOR  
MARK PETERSON

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CLERK  
SARAH MATHESON

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 2454-2024

BEING A BY-LAW TO APPOINT A FIRE PREVENTION OFFICER FOR THE  
TOWNSHIP OF BLANDFORD-BLENHEIM;

WHEREAS the Fire Protection and Prevention Act, S.O. 1997, Part VI, Section 19(1), states that The Fire Marshal, an assistant to the Fire Marshal or a fire chief is an inspector for the purposes of this Part;

AND WHEREAS the Council of the Township of Blandford-Blenheim deems it necessary to provide for the appointment of a Fire Prevention Officer.

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

1. THAT Drew Davidson be hereby appointed Fire Prevention Officer for the Township of Blandford-Blenheim, which appointment shall be effective September 18, 2024.
2. THAT Michelle VanWyk be hereby appointed Fire Prevention Officer for the Township of Blandford-Blenheim, which appointment shall be effective September 18, 2024.
3. THAT Paige Ford be hereby appointed Fire Prevention Officer for the Township of Blandford-Blenheim, which appointment shall be effective September 18, 2024.
4. THAT this By-law shall come into force and take effect on the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 18<sup>TH</sup> DAY OF SEPTEMBER, 2024.

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Mark Peterson  
Mayor

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Sarah Matheson  
Clerk

**THE CORPORATION OF THE**  
**Township of Blandford-Blenheim**  
**BY-LAW #2455-2024**

Being a by-law to appoint Building Officials under the Building Code Act for the Corporation of **Township of Blandford-Blenheim**

Date: September 18, 2024

**WHEREAS:**, pursuant to Sections 3(2) of the *Building Code Act*, S.O 1992 c23, as amended, the Council shall appoint a Chief Building Official and such inspectors as are necessary for the enforcement of this Act;

**AND WHEREAS** it is deemed necessary to appoint Chief Building Official, Deputy Chief Building Officials and Inspectors for the purpose of carrying out or enforcing regulations in accordance with the Building Code Act within the Corporation of Township of Blandford-Blenheim;

**NOW THEREFORE** be it enacted by the Council of the Corporation of the Township of Blandford-Blenheim as follows:

1. That pursuant to the Building Code Act, Gerald Moore and Eugenio DiMeo, Devon Staley be and are hereby appointed as Deputy Chief Building Officials under the Building Code Act for the Corporation of the Township of Blandford-Blenheim for the purpose of carrying out or enforcing regulations in accordance with the Building Code Act.
2. That pursuant to the Building Code Act, **Barbara Mocny, Megan Opersko, Margaret Lawson, Laura Elliott, Gage Sachs, Michael McKean, Grant Schwartzentruber, John Drahorat, Donald Johnson, John “Kip” Rennick, Andy Lamers, and Richard Ryan**, be and are hereby appointed as Inspectors under the Building Code Act for the Corporation of the Township of Blandford-Blenheim for the purpose of carrying out or enforcing regulations in accordance with the Building Code Act.
3. That these appointments shall come into force and take effect on September 18, 2024 and shall remain in effect until such appointments are rescinded or successors are appointed.

READ A FIRST AND SECOND TIME THIS 18 DAY OF SEPTEMBER, 2024.

READ A THIRD TIME AND PASSED THIS 18 DAY OF SEPTEMBER, 2024.

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Mark Peterson  
Mayor

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Sarah Matheson  
Clerk