



Wednesday, October 15, 2025 at 10:00 AM

Council Chambers

47, Wilmot St. S. Drumbo, ON

Streamed live to Township of Blandford-Blenheim YouTube Channel

Present:

Mayor M. Peterson, Councillor D. Barnes, Councillor B. Banbury and Councillor T. Young

Absent:

Councillor N. Demarest

Staff:

CAO Brick, Clerk Matheson, Director of Finance Krug,

Director of Protective Services Davidson, Director of Public Works Borton,

Chief Building Official Belanger, Director of Community Services Baer, Planner Robson and Kevin Brandt

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION 2025-10-15-01

Moved by - Councillor Banbury

Seconded by - Councillor Young

Be it hereby resolved that the agenda for the October 15, 2025, Regular Meeting of Council be adopted as printed, and circulated.

Carried

4. Disclosure of Pecuniary Interest

None.

5. Capital Projects Road Tour, 10:00 a.m.

Moved by Councillor Young, seconded by Councillor Banbury, that the Capital Projects Road Tour be called to order at 10:07 a.m.

During the tour, Council and staff visited the following locations to review ongoing and

future capital projects:

- Princeton (Station 81) Future Fire Hall Location
- Princeton Pond/ Drainage Works Site Visit
- Princeton Ball Diamonds/ Existing Station 81 (re: Fence Request and Future Plans for Disposition or Retention of Municipal Capital Facility)
- Drumbo Works Yard (Equipment Demonstration as Previously Discussed?)
- Drumbo Splash Pad (Discussion surrounding repair plans for splash pad water recycling feature and potential fence solution demonstration re: T.Baer capital budget)
- Henry St./ Pinkham St. Lands re: Tree Management Plan and Future Replacement (Including Discussion surround fill from Railway St. Princeton)
- Peterson St. Drumbo – Quick Stop to Discuss John Day Holdings finalized PSA and steps for rectifying outstanding capital deficiencies
- Township road reconstruction/ lifting project with fill from Princeton – progress update
- River Road – Proposed Location of Road Closure (Council delegation forthcoming)
- Plattsville Residential Development Update – tour through completed subdivision parts.
- Plattsville Park/ Splash Pad

The Capital Projects Road Tour adjourned at 2:45 p.m.

6. Minutes

6.a October 1, 2025, Minutes of Council

RESOLUTION 2025-10-15-02

Moved by - Councillor Barnes

Seconded by - Councillor Young

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

Carried

7. Business Arising from the Minutes

None.

8. Public Meetings

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

RESOLUTION 2025-10-15-03

Moved by - Councillor Banbury

Seconded by - Councillor Barnes

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

That Mayor Peterson Chair the Public Meeting.

Carried

8.a.1 Minutes of the September 17, 2025 Meeting of Committee of Adjustment

RESOLUTION 2025-10-15-04

Moved by - Councillor Banbury

Seconded by - Councillor Young

Be it hereby resolved that the September 17, 2025, Minutes of the Meeting of the Committee of Adjustment be adopted as printed and circulated.

Carried

8.a.2 Application for Minor Variance MVA05-25, Simpson & Kielt for 746378 Township Road 4

The Planner presented the report, recommending approval. The applicant was not present. No member of the Committee had any question or comment regarding the application. No one in attendance spoke for or against the application. The decision was signed as approved.

RESOLUTION 2025-10-15-05

Moved by - Councillor Banbury

Seconded by - Councillor Young

Be it hereby resolved that the Township of Blandford-Blenheim Committee of Adjustment approve Application File A05-25, submitted by Thel Simpson and Joseph Kielt for lands described as Part Lot 24, Concession 3 (Blenheim), as in 495084, in the Township of Blandford-Blenheim as it relates to:

1.) Relief from Section 6.1, Table 6.1 – A1 Uses Permitted to permit an additional residential unit (ARU) within a detached accessory building.

Carried

RESOLUTION 2025-10-15-06

Moved by - Councillor Barnes

Seconded by - Councillor Young

Be it hereby resolved that the Committee rise at 4:06 p.m., and that the Open Council meeting resumes.

Carried

8.b Public Meeting under the Planning Act, Zone Change

8.b.1 Application for Zone Change ZN1-25-06, 1909 Culinary Academy Ltd. for 5183 Trussler Road

RESOLUTION 2025-10-15-07

Moved by - Councillor Young

Seconded by - Councillor Banbury

Be it hereby resolved that Council rise and go into a Public Meeting under the Planning Act to consider an application for Zone Change, ZN1-25-06 (1909 Culinary Academy Ltd.); and
That Mayor Peterson Chair the Public Meeting.

Carried

The Planner presented the report, recommending approval. Councillor Young asked a question of the property in question, particularly why the Ontario Municipal Board (now Ontario Land Tribunal) found the property was not compliant in 2017. Planner Robson noted that the proposal at time didn't meet the intent of the PPS or the Official plan in the OMB member's opinion. The applicant spoke in favour of the application, explaining the logic behind the application. Doug McRuer, resident, spoke in opposition of the application, specifically the potential resident of the property having issue with his and his son's farming operation, particularly the smell.

McRuer further noted that in the past a property in this situation would be demolished and the land rezoned to agricultural. McRuer spoke further to the County Official Plan and to concerns with the number of people that could potentially be living in the property as well as the need for more agricultural lands. Bill Labron, resident, questioned the radius for circulation of notice of the public meeting. Planner Robson answered that property owners within 120 metres of the property are notified. Labron further questioned the Minimum Distance Separation (MDS) and why a residential property could be allowed so close to a farming operation. Planner Robson responded that the planning department are recognizing the current situation of the property as it exists today, noting the lot is a lot of record. Labron spoke further to the rear portion of the lot, questioning the changing of lot configuration. Planner Robson explained the consolidation. Jennifer Kyle, neighbouring Brant resident, spoke regarding their family's potential expansion plans for their farming operation. Kyle noted that they are the closest active livestock operation to this property, and her concern is making sure the operation can expand as needed in order to accommodate future generations. Mayor Peterson asked a question regarding MDS setback for a new barn that was added. Kyle responded that there was enough room for the barn, but as they expand to the south, they will be closer to the applicant property. Councillor Young asked a question regarding MDS to which Dustin answered, per the table in Report CP2025-299. Planner Robson noted that if the operation were to increase, another calculation would have to be made to reflect changes. Councillor Young questioned if the property was rezoned to residential it improves MDS. Planner Robson responded in the affirmative, noting the calculations outlined in the Report were confirmed by Chief Building Official Belanger. Mayor Peterson spoke further regarding MDS, noting a rezoning reduces the impact that the property has on the surrounding agricultural lands. Planner Robson spoke to the plates included in the Report. Councillor Banbury asked a question regarding institutional zoning property uses. Planner Robson provided an answer with example, noting the only way for the property to be used for agricultural purposes would be to rezone it as such, but that staff are recognizing the privately-owned property currently there.

RESOLUTION 2025-10-15-08

Moved by - Councillor Young

Seconded by - Councillor Banbury

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

Carried

RESOLUTION 2025-10-15-09

Moved by - Councillor Banbury

Seconded by - Councillor Young

Be it hereby resolved that the Council of the Township of Blandford-Blenheim approve the Zone Change Application submitted by 1909 Culinary Academy Ltd. whereby the lands described as Part Lot 1, Concession 7 (Blenheim), Parts 1 and 2, 41R-9450, in the Township of Blandford-Blenheim are to be rezoned from 'General Agricultural Zone (A2)' and 'Institutional Zone (I)' to 'Special Rural Residential Zone (RR-sp)' to permit a single detached dwelling.

Carried

9. Delegations/Presentations

None.

10. Correspondence

10.a Specific

None.

10.b General

None.

11. Staff Reports

11.a Ray Belanger, Chief Building Official, CBO-25-10 - Monthly Report to Council

RESOLUTION 2025-10-15-10

Moved by - Councillor Barnes

Seconded by - Councillor Young

Be it hereby resolved that Report CBO-25-10 be received as information.

Carried

11.b Drew Davidson, Director of Protective Services, FC-25-17 - Apparatus Delivery

RESOLUTION 2025-10-15-11

Moved by - Councillor Young

Seconded by - Councillor Banbury

Be it hereby resolved that Report FC-25-17 be received as information.

Carried

11.c Drew Davidson, Director of Protective Services, FC-25-18 - September Monthly Report

RESOLUTION 2025-10-15-12

Moved by - Councillor Young

Seconded by - Councillor Barnes

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

Carried

11.d Jim Borton, Director of Public Works, PW-25-17 - Enbridge/Sedum Master/Township Franchise Agreement

RESOLUTION 2025-10-15-13

Moved by - Councillor Banbury

Seconded by - Councillor Young

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

That Council proceed with the third reading of By-law 2306-2022.

Carried

11.e Trevor Baer, Manager of Community Services, CS-25-19 - Adult and Youth Drop-In Centre Programming

RESOLUTION 2025-10-15-14

Moved by - Councillor Barnes

Seconded by - Councillor Young

Be it hereby resolved that Report CS-25-19 be received as information; and further,

That Council authorize staff to proceed with the planning and development of both Adult and Youth Drop-In Centres, with community family programs, in partnership with community groups, schools, and volunteers.

Carried

11.f Josh Brick, Chief Administrative Officer, CAO-25-26 - Asset Naming Request – Plattsville Pavilion

RESOLUTION 2025-10-15-15

Moved by - Councillor Young

Seconded by - Councillor Banbury

Be it hereby resolved that Report CAO-25-26 be received as information; and further,

That Council does not approve the Plattsville & District Lions Club request as presented and received at the September 17, 2025 Regular Meeting of Council.

Carried

12. Reports from Council Members

None.

13. Unfinished Business

None.

14. Motions and Notices of Motion

None.

15. New Business

None.

16. Closed Session

None.

17. By-laws

17.a By-law 2306-2022, Being a By-law to authorize a franchise agreement between The Corporation of the Township of Blandford-Blenheim and Sedum Master Inc.

17.b By-law 2516-2025, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-25-06).

17.c By-law 2517-2025, Being a By-law to confirm the proceedings of Council.

RESOLUTION 2025-10-15-16

Moved by - Councillor Young

Seconded by - Councillor Banbury

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

a. By-law 2516-2025, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-25-06).

b. By-law 2517-2025, Being a By-law to confirm the proceedings of Council.

Carried

RESOLUTION 2025-10-15-17

Moved by - Councillor Banbury

Seconded by - Councillor Barnes

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

a. By-law 2306-2022, Being a By-law to authorize a franchise agreement between The Corporation of the Township of Blandford-Blenheim and Sedum Master Inc.

b. By-law 2516-2025, Being a By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-25-06).

c. By-law 2517-2025, Being a By-law to confirm the proceedings of Council.

Carried

18. Other

None.

19. Adjournment and Next Meeting

RESOLUTION 2025-10-15-18

Moved by - Councillor Barnes

Seconded by - Councillor Young

Whereas business before Council has been completed at 4:54 p.m.; and further

Be it hereby resolved that Council adjourn to meet again on Wednesday, November 5th, 2025 at 4:00 p.m.

Carried

Township of Blandford-Blenheim Council Minutes

Mark Peterson, Mayor

Sarah Matheson, Clerk