

MINUTES

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

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

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

Other: Robson, Planner.

Mayor Peterson in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the agenda for the August 7th, 2024 Regular Meeting of Council be adopted as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. July 3rd, 2024 Minutes of Council

RESOLUTION #2

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that the minutes of the July 3rd, 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 – ZN1-24-03 (Faul)

RESOLUTION #3

Moved by – Councillor Young
Seconded by – Councillor Banbury

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

ZN1-24-03 (Faul);

And that Mayor Peterson Chair the Public Meeting.

.Carried

The Planner presented the Report, recommending to approve-in-principle. Member Peterson had questions regarding setback of the dwelling. A representative for the applicant was present and responded. No one in the audience spoke further for or against the application.

RESOLUTION #4

Moved by – Councillor Demarest
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 Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the Township of Blandford-Blenheim approve-in-principle the zone change application submitted by Heidi Faul whereby the lands described as Lots 1 and 2, and Part Lot 5, Plan 199, Part 1, 41R4752, in the Township of Blandford-Blenheim, are to be rezoned from 'Residential Type 1 Zone' to 'Residential Type 2 Zone (R2)' and 'Special Residential Type 2 Zone (R2-sp).'

.Carried

ii. Application for Zone Change – ZN1-24-10 (Calhaven Farms)

RESOLUTION #6

Moved by – Councillor Barnes
Seconded by – Councillor Young

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

ZN1-24-10 (Calhaven Farms);

And that Mayor Peterson Chair the Public Meeting.

.Carried

The Planner presented the supplementary report, recommending denial. The applicants were present. Member Demarest questioned the merger of the two farms. Planner Robson replied that the land registry office carried out the merger. Member Demarest questioned why this was done. Mayor Peterson read a statement regarding the merger from the Ontario Federation of Agriculture (OFA), noting that the merged properties seemed to be separate as tax rolls remained separate. Member Banbury noted that the same situation occurred with his personal farms, they merged and the family was unaware. Mayor Peterson commented that this was a provincial directive. Mr. Gerber, owner of the farm, spoke to the unknown merger. Mayor Peterson noted his reservation with the application is that there are two proposed ARUs on one property and the precedent a favourable decision may set. Member Young spoke to the challenges in generational farming, and noted the municipality must also consider standards, policies and guidelines. Member Young further commented on the applicants understanding of the merger, the fact that it was discovered upon the commencement of the zone change process. Member Banbury commented his support for the application and noted that cases are looked at on an individual basis thus is not concerned with precedent. Member Barnes echoed Member Banbury and commented on ensuring the farming community thrives. Member Demarest further echoed the sentiment of both Member Banbury and Barnes. Planner Robson asked a technical question and Council answered. For this application, the members decided to approval in principle.

RESOLUTION #7

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

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

.Carried

RESOLUTION #8

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that the Township of Blandford-Blenheim approve-in-principle the Zone Change Application submitted by Nicholas and Christopher Gerber on behalf of Calhaven Farms, whereby lands described as Part Lots 5-6, Concession 13 (Blandford), Township of Blandford-Blenheim, are to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit two detached additional residential units (ARUs) on the subject lands.

.Carried

iii. Application for Zone Change – ZN1-24-16 (Sloan)

RESOLUTION #9

Moved by – Councillor Banbury
Seconded by – Councillor Young

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

ZN1-24-16 (Sloan);

And that Mayor Peterson Chair the Public Meeting.

.Carried

The Planner presented the Report, recommending approval. The applicant was present. No one in the audience spoke for or against the application. Mayor Peterson asked a question regarding the comparability to a property in Bright, to which Planner Robson responded that this lot is larger than the one in Bright, and CBO Belanger commented that the septic system would be the exact same. Planner Robson further commented that the proposed by-law stipulates only a detached dwelling is permitted to be built on the property. For this application, the members decided upon approval.

RESOLUTION #10

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

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

.Carried

RESOLUTION #11

Moved by – Councillor Banbury

Seconded by – Councillor Young

Be it hereby resolved that the Township of Blandford-Blenheim approve the zone change application submitted by Matthew Sloan, whereby the lands described as Lot 10, Plan 65, in the Township of Blandford-Blenheim, are to be rezoned from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 1 Zone (R1-sp)' to permit the development of an undersized residential parcel.

.Carried

- i. Applications for Plan of Subdivision, Official Plan Amendment, and Zone Change – SB23-01-1; OP23-04-1; and ZN1-23-02 (11967113 Ontario Ltd.)

RESOLUTION #12

Moved by – Councillor Demarest
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:

SB23-01-1; OP23-04-1; and ZN1-23-02 (11967113 Ontario Ltd.);

And that Mayor Peterson Chair the Public Meeting.

.Carried

The Planner presented the report and a slide deck, recommending approval in principle for the zone change and support for the official plan amendment and draft plan of subdivision. CAO Brick read a letter of opposition received after the publishing of the agenda, particularly in opposition due to the density. Mayor Peterson commented on the cash-in-lieu decision rather than parkland dedication due to the proximity of the Drumbo park to the development. Member Barnes questioned the parking and whether it would be sufficient to ensure in-driveway parking rather than street parking. Member Young questioned the location of sidewalks, Planner Robson responded that they would encircle the proposed interior block. Member Young commented on the timeline of the application. Planner Robson responded that the applicant has 3 years to clear the conditions of the subdivision agreement, register the lots on title and begin to pull permits, however, the developer can request an extension if needed. Amer Cengic, applicant, spoke regarding the questions, noting that proposed parking would be sufficient and that the permits would be pulled as quickly as possible. Terri Hearn-Ritchie, resident, spoke to her family's concerns regarding the medium density and the suitability for the Village of Drumbo. Mayor Peterson noted the Province and the County are promoting more affordable housing and medium density is viable option for this. Member Demarest noted that this proposal allows for residents to have options, for example first time home buyers and seniors

looking to downsize. Mary Lu Hearn, resident, had a question regarding the storm water management pond and the maintenance of it. Hearn further questioned the impact on local services and needs with new development. CAO Brick responded that, at a high level, growth pays for growth through development charges from an infrastructure perspective. Debbie Randall, resident, questioned the parking on the lots, particularly within the medium density blocks and commented that on-street parking is not preferred. Cengic, applicant, responded that surface-level parking would be provided at 1.5 spaces per unit. Randall, resident, suggested fewer units to allow for more parking. Member Young questioned whether emergency services would be able to respond effectively to the proposed stacked townhouses. Director of Protective Services Davidson responded that the Township will soon have the equipment required. Planner Robson spoke to the maximum height of the buildings, being 11 meters for detached dwellings and with multi-unit buildings, the maximum is four storeys. Member Demarest asked if the lots could be larger and meet the requirements of the zoning by-law, and what impact that would have on the number of units. Member Demarest commented that special provisions are not necessary. Randall, resident, concurred. Cengic, applicant, responded that to be viable the density is required. Hearn raised concerns about the connectivity of the sidewalks. Mayor Peterson shared his vision of a connected, walkable village. Hearn made comments regarding the speed of new development. Mayor Peterson responded that with the waste treatment facility, the village will always be considered a small town. Brian Petrie, Mayor of Ingersoll, commented on the positivity of new growth. Member Demarest noted the minimum requirements as one thing Council can control. Member Young revisited the special provisions the applicant is asking for, noting minimality. Member Demarest responded that the number of units is the issue. Montana Wilson, GRIT Engineering, representative of the applicant, spoke to the significant infrastructure investment required by the developer in phase one, with no guarantee when servicing will be opened up for phase two. Member Demarest commented on the lower land cost in the Village of Drumbo, noting that it is preferable to stick to the minimum requirements. Kirby, resident, spoke to density, parking and height restrictions, in opposition of the application. Mayor Peterson spoke to the feasibility of the application. Kirby spoke to the issue of rain water as well as children staying in their yards to play. Petrie, Mayor of Ingersoll, spoke to the zoning by-law and the need for modernization to better fit effective development. Member Demarest noted that sticking to the minimum standards rather than granting special provisions makes the development more palatable for existing residents in the area. Member Barnes noted he is concerned about density and lot sizing. The Members discussed the decision regarding the application. Members Barnes and Demarest were not in favour of the application as presented, Members Peterson, Banbury and Young were in favour of the application as presented. In a three to two decision, Council approved-in-principle the zone change and expressed support for the official plan amendment and draft plan of subdivision.

RESOLUTION #13

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 #14

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that the Council of the Township of Blandford-Blenheim approve-in-principle the zone change application (File No. ZN1-23-02) submitted by 1967113 Ontario Inc., whereby a portion the lands described as LT 27-34 BLK A PL 104; LT 8-10 BLK K PL 104; LT 3-4, 7-8, 11-12 BLK L PL 104; LT 1-10 BLK M PL 104; LT 1-12 BLK N PL 104; LT 1-12 BLK O PL 104; PT HENRY ST PL 104; SOUTH ST, CATHERINE ST PL 104; PT LT 13 CON 6 Blenheim As In 403866 Except PT 14, 15, 16, 17, 18 and 19 41R202, be rezoned from 'Development Zone (D)' to 'Special Residential Type 1 Zone (R1-sp)', 'Special Residential Type 3 Zone (R3-sp)', and 'Special Open Space Zone (OS-sp)' to facilitate the proposed draft plan of subdivision;

And that the Council of the Township of Blandford-Blenheim advise County Council that the Township supports the application for Official Plan Amendment (File No. OP23-04-1), submitted by 1967113 Ontario Inc., for the lands described as LT 27-34 BLK A PL 104; LT 8-10 BLK K PL 104; LT 3-4, 7-8, 11-12 BLK L PL 104; LT 1-10 BLK M PL 104; LT 1-12 BLK N PL 104; LT 1-12 BLK O PL 104; PT HENRY ST PL 104; SOUTH ST, CATHERINE ST PL 104; PT LT 13 CON 6 Blenheim As In 403866 Except PT 14, 15, 16, 17, 18 and 19 41R202, to redesignate a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space.'

And further, that the Council of the Township of Blandford-Blenheim advise County Council that the Township supports the Draft Plan of Subdivision (File No. SB23-01-1), submitted by 1967113 Ontario Inc., for the lands described as LT 27-34 BLK A PL 104; LT 8-10 BLK K PL 104; LT 3-4, 7-8, 11-12 BLK L PL 104; LT 1-10 BLK M PL 104; LT 1-12 BLK N PL 104; LT 1-12 BLK O PL 104; PT HENRY ST PL 104; SOUTH ST, CATHERINE ST PL 104; PT LT 13 CON 6 Blenheim As In 403866 Except PT 14, 15, 16, 17, 18 and 19 41R202, consisting of 19 lots for single detached dwellings, four blocks for townhouse dwellings (22 dwelling units), a stormwater management block, the extension of Henry Street, and the construction of a new internal road connecting to Oxford Road 3, subject to the conditions outlined in Report CP2024-253 (pages 11 – 16) being met prior to final approval of the plan for registration.

.Carried

8. Delegations / Presentations

None.

9. Correspondence

a. Specific

- i. Brian Petrie, Chair, Upper Thames River Conservation Authority (UTRCA) Board of Directors re: Provincial government decision to freeze the fees conservation authorities can charge in regard to planning, development, and permitting fees

RESOLUTION #15

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that the specific correspondence item be received as information; and,

That the Township of Blandford-Blenheim Council directs staff to send the letter signed by local area Councils to Minister Smith, Ministry of Natural Resources and Forestry.

.Carried

b. General

- i. Ronda Stewart, Economic Development Director, Rural Oxford Economic Development re: April/May 2024 Economic Development Activity Report
- ii. Nathan Gerber, Coordinator of Energy Management, Oxford County re: 2024-2028 Energy Management Plan

RESOLUTION #16

Moved by – Councillor Barnes
Seconded by – Councillor Young

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

.Carried

10. Staff Reports

a. Adam Degier – Drainage Superintendent

- i. DS-24-15 – Monthly Report

RESOLUTION #17

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that Report DS-24-15 be received as information.

.Carried

b. Jim Borton – Director of Public Works

- i. PW-24-17 – Winter Salt Joint Tender Results

RESOLUTION #18

Moved by – Councillor Young
Seconded by – Councillor Barnes

Be it hereby resolved that Report PW-24-17 be received as information;

And further that Council accept the quote submitted by Compass Minerals Canada Corp. for the 2024-25, 2025-26 & 2026-27 winter salt supply delivered to the Drumbo Yard at a unit price of \$75.00 for white salt & \$105.00 for treated salt; \$77.25 for white salt & \$108.15 for treated salt; \$79.57 for white salt & \$111.39 respectively per tonne plus HST.

.Carried

- ii. PW-24-18 – Enbridge/Sedum Master Station on Township Road 2

RESOLUTION #19

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Report PW-24-18 be received as information;

And further that Council accept the installation of an Enbridge station on the Right of Way of Township Road 2 for the purpose of supplying gas to the Sedum Master Green houses.

.Carried

- iii. PW-24-19 – AHSIP (Accelerated High Speed Internet) Program

RESOLUTION #20

Moved by – Councillor Demarest
Seconded by – Councillor Young

Be it hereby resolved that Report PW-24-19 be received as information.

iv. PW-24-20 – Monthly Report

RESOLUTION #21

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that Report PW-24-20 be received as information.

.Carried

c. Trevor Baer – Director of Community Services

i. CS-24-12 – Monthly Report

RESOLUTION #22

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that Report CS-24-12 be received as information.

.Carried

d. Drew Davidson – Director of Protective Services

i. FC-24-16 – Monthly Report

RESOLUTION #23

Moved by – Councillor Young
Seconded by – Councillor Demarest

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

.Carried

ii. FC-24-17 – Regional Training Centre

RESOLUTION #24

Moved by – Councillor Young
Seconded by – Councillor Banbury

Be it hereby resolved that Report FC-24-17 be received as information;

And further, that the Clerk be directed to sign the Emergency Services Training and Registration Agreement between the Ontario Fire College and the Township of Blandford-Blenheim on behalf of the Rural Fire Services of Oxford County (Blandford-Blenheim, East Zorra-Tavistock,

Norwich, Zorra, South-West Oxford) to establish a Regional Training Centre.

.Carried

e. Ray Belanger – Chief Building Official

- i. CBO-24-07 – Monthly Report

RESOLUTION #25

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that CBO-24-07 be received as information.

.Carried

f. Denise Krug – Director of Finance

- i. TR-24-12 – Interim Financial Reports – 2nd Quarter – June 30, 2024

RESOLUTION #26

Moved by – Councillor Young
Seconded by – Councillor Banbury

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

.Carried

g. Sarah Matheson – Clerk

- i. DC-24-07 – Noise Exemption Request – Great Lakes ATV Club

RESOLUTION #27

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Report DC-24-07 be received as information;

And further, that Council authorizes an exemption to Section 2 of the Township's Noise By-law 2357-2023 for the Great Lakes ATV Club for their members ride to be held from 7:00 p.m. to 11:00 p.m. on Saturday, September 28th, 2024 on the trail located on Township Road 9, 0.5 kilometers east of 846148 Township Road 9 in Bright, Township of Blandford-Blenheim;

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

.Carried

11. Reports from Council Members

Councillor Demarest reminded of the Harvest Carnival event upcoming on August 16th, 17th and 18th and noted that tickets may be purchased from any Drumbo Lions member. Councillor Demarest spoke to the Bright Cheese Company's 150th Anniversary event, being held on August 17th. Mayor Peterson noted he will be at the Association of Municipalities of Ontario (AMO) Conference from August 17th to 21st in Ottawa. Mayor Peterson spoke to the PDP U20 Men's fastball team which has qualified for the Canadian Fastball Championships in Carp, Ontario for the week of August 19th to 25th with four of the fourteen players residing in the Township of Blandford-Blenheim. Mayor Peterson noted that Princeton Cemetery Decoration Day is being held August 18th, at 2:00 p.m. Councillor Demarest noted that Drumbo Cemetery Decoration Day is being held September 1st in the afternoon.

12. Unfinished Business

None.

13. Motions and Notices of Motion

Councillor Demarest read the following motion to call for the Province of Ontario to recognize the physician shortage in the Township of Blandford-Blenheim, Oxford County and Ontario:

WHEREAS the state of health care in Ontario is in crisis, with 2.3 million Ontarians lacking access to a family doctor, emergency room closures across the province, patients being de-rostered and 40% of family doctors considering retirement over the next five years; and

WHEREAS it has becoming increasingly challenging to attract and retain an adequate healthcare workforce throughout the health sector across Ontario; and

WHEREAS the Northern Ontario School of Medicine University says communities in northern Ontario are short more than 350 physicians, including more than 200 family doctors; and half of the physicians working in northern Ontario expected to retire in the next five years; and (Northern Ontario only).

WHEREAS Ontario municipal governments play an integral role in the health care system through responsibilities in public health, long-term care, paramedicine, and other investments.

WHEREAS the percentage of family physicians practicing comprehensive family medicine has declined from 77 in 2008 to 65 percent in 2022; and

WHEREAS per capita health-care spending in Ontario is the lowest of all provinces in Canada, and.

WHEREAS a robust workforce developed through a provincial, sector-wide health human resources strategy would significantly improve access to health services across the province;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Blandford-Blenheim urge the Province of Ontario to recognize the physician shortage in the Township of Blandford-Blenheim, Oxford County, and Ontario, to fund health care appropriately and ensure every Ontarian has access to physician care.

14. New Business

None.

15. Closed Session

- a. Report CAO-24-33 - A proposed to pending acquisition or disposition of land by the municipality [s. 239 (2)(c)]

Re: Land Transfer

- b. Report CAO-24-30 – Personal matters about an identifiable individual, including municipal employees. [s. 239 (2)(b)]

Re: Staff Update – Building Services

- c. Report CAO-24-29 – Personal matters about an identifiable individual, including municipal employees. [s. 239 (2)(b)]

Re: Performance Evaluation – Strategic Objectives and Benchmarking

RESOLUTION #28

Moved by – Councillor Young

Seconded by – Councillor Demarest

Be it hereby resolved that Council move into Closed Session under the authority of Section 239 of the Municipal Act at 6:53 p.m. to discuss:

- a. Report CAO-24-33 - A proposed to pending acquisition or disposition of land by the municipality [s. 239 (2)(c)]

Re: Land Transfer

- b. Report CAO-24-30 – Personal matters about an identifiable individual, including municipal employees. [s. 239 (2)(b)]

Re: Staff Update – Building Services

- c. Report CAO-24-29 – Personal matters about an identifiable individual, including municipal employees. [s. 239 (2)(b)]

Re: Performance Evaluation – Strategic Objectives and Benchmarking

.Carried

RESOLUTION #29

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 7:12 p.m. and reports the following:

- That Council gave direction to the CAO regarding Report CAO-24-33;
- That Council gave direction to the CAO regarding Report CAO-24-30; and,
- That Council gave direction to the CAO regarding Report CAO-24-29.

.Carried

16. By-laws

- a. 2444-2024, Being a By-law to amend the assessment schedules based on actual costs incurred for constructing the Hotson Drain;
- b. 2445-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-16);
- c. 2446-2024, Being a By-law to confirm the proceedings of Council.

RESOLUTION #30

Moved by – Councillor Young
Seconded by – Councillor Demarest

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

- a. 2444-2024, Being a By-law to amend the assessment schedules based on actual costs incurred for constructing the Hotson Drain;
- b. 2445-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-16);
- c. 2446-2024, Being a By-law to confirm the proceedings of Council.

.Carried

RESOLUTION #31

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

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

- a. 2441-2024, Being a By-law to authorize the entering into an Agreement between the Association of Municipalities of Ontario (AMO) and the Township of Blandford-Blenheim;
- b. 2442-2024, Being A By-law to amend Zoning By-Law Number 1360-2002, as amended (ZN1-24-11);
- c. 2443-2024, Being a By-law to confirm the proceedings of Council.

.Carried

17. Other Business

None.

18. Adjournment and Next Meeting

RESOLUTION #32

Moved by – Councillor Banbury
Seconded by – Councillor Young

Whereas business before Council has been completed at 7:14 p.m.;

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

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Sarah Matheson, Clerk
Township of Blandford-Blenheim