

# TOWNSHIP OF BLANDFORD-BLENHEIM

## COUNCIL MEETING AGENDA

Wednesday, June 21<sup>st</sup>, 2023

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 June 21<sup>st</sup>, 2023 Regular Meeting of Council be adopted as printed, and circulated.

### 4. Disclosure of Pecuniary Interest

### 5. Minutes

a. [June 7, 2023 Minutes of Council](#)

b. [June 12, 2023 Minutes of Council](#)

Recommendation:

That the minutes of the June 7, 2023 Regular Meeting of Council be adopted, as printed and circulated.

That the minutes of the June 12, 2023 Special 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

i. [Application for Zone Change – ZN-23-08 \(Butcher\)](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim approve the zone change application submitted by Wayne & Kim Boudreau whereby the lands described as Part Lot 22, Concession 1 (Blenheim),

[Township of Blandford-Blenheim Website](#)

in the Township of Blandford-Blenheim, are to be rezoned from 'Residential Existing Lot Zone (RE)' to 'Special Residential Existing Lot Zone (RE-G5)' to permit a garden suite for a temporary time period of ten (10) years from may 17, 2023 to May 17, 2033.

[ii. Application for Zone Change – ZN-23-05 \(Township of Blandford-Blenheim - ARUs\)](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim approve-in-principle the proposed Zoning By-Law amendment (File No. ZN1-23-05) to introduce amendments to Township Zoning By-Law No. 1360-2002 and that the By-law be brought back to a subsequent Council meeting;

And further, that Council direct Township staff to work with County staff to implement a process to confirm servicing capacity, which is acceptable to both the County and Township, prior to approval of any Building Permit to establish an Additional Residential Unit;

And further, that Council direct Township staff to review and report back to Council regarding implementation of a licensing/registration system or other process to confirm compliance with all municipal requirements;

And further, that Planning staff be requested to report back to Council once the amended By-law provisions have been in effect for at least six months to identify any implementation or interpretation issues and the number and nature of Minor Variance applications submitted to facilitate Additional Residential Units.

## **8. Delegations / Presentations**

None.

## **9. Correspondence**

### **a. Specific**

None.

### **b. General**

- i. [April Nix, Development Planner – Policy Focus & Paul Michiels, Manager of Planning Policy, Oxford County, Re: Review of A Place to Grow and Provincial Policy Statement - Supplementary Report](#)

Recommendation:

That the general correspondence be received as information.

## **10. Staff Reports**

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

#### **i. FC-23-09 – Capital Purchase – Fire Apparatus**

Recommendation:

That Report FC-23-09 be received as information;

And further that Council approve staff to begin procurement process for the acquisition of 2 fire apparatus from the 2024 Capital Budget, with expected delivery in 2025.

#### **ii. FC-23-10 – Monthly Report**

Recommendation:

That Report FC-23-10 be received as information.

### **b. Jim Borton – Director of Public Works**

#### **i. PW-23-12 – Tandem Truck with Plow Equipment**

Recommendation:

That Report PW-23-12 be received as information;

And further that staff proceed with securing a placement on the wait list to ensure the building and delivery of a 2025 Tandem Truck with plow equipment.

And further that staff be allowed to proceed to obtain the 2025 Tandem Truck with plow equipment through AMO's, Canoe Procurement group of Canada.

#### **ii. PW-23-13 – Roadside Multi-Purpose Power Unit**

Recommendation:

That Report PW-23-13 be received as information;

And further that staff proceed with the purchase of the 2022 Energreen Kommunal from Colvoy Enterprises for \$415,129.32 plus HST.

### **c. Rodger Mordue – CAO/Clerk**

#### **i. CAO-23-13 – ATV & ORV By-Law**

Recommendation:

That Report CAO-23-13 be received as information; and,

That Council direct staff to prepare a by-law to repeal by-law 2278-2021.

**11. Reports from Council Members**

**12. Unfinished Business**

**13. Motions and Notices of Motion**

**14. New Business**

**15. Closed Session**

**16. By-laws**

a. 2373-2023, Being a By-law to repeal the By-Law to regulate the operation of All-Terrain Vehicles (ATV's) and Off-road Vehicles (ORV's) within the Township of Blandford-Blenheim (Number 2278-2021);

b. 2374-2023, Being a By-law to amend zoning by-law 1360-2002, as amended (ZN1-23-08 Butcher);

c. 2375-2023, Being a By-law to appoint Michelle Van Wyk as a Deputy Director of Protective Services for the Township of Blandford-Blenheim; and,

d. 2376-2023, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-laws be now read a first and second time: 2373-2023, 2374-2023, 2375-2023 & 2376-2023.

Recommendation:

That the following By-laws be now given a third and final reading: 2373-2023, 2374-2023, 2375-2023 & 2376-2023.

**17. Other**

**18. Adjournment and Next Meeting**

Wednesday, July 5<sup>th</sup>, 2023 at 4:00 p.m.

Recommendation:

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

That Council adjourn to meet again on Wednesday, July 5<sup>th</sup>, 2023 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, Borton, Davidson, Harmer, Krug, Matheson, and Mordue.

Regrets: Councillor Demarest

Mayor Peterson in the Chair.

## 1. Welcome

## 2. Call to Order

## 3. Approval of the Agenda

### RESOLUTION #1

Moved by – Councillor Barnes  
Seconded by – Councillor Banbury

Be it hereby resolved that the agenda for the June 7<sup>th</sup>, 2023 Regular Meeting of Council be adopted as printed and circulated.

.Carried

## 4. Disclosure of Pecuniary Interest

None.

## 5. Adoption of Minutes

### a. May 11<sup>th</sup>, 2023 Minutes of Council

### RESOLUTION #2

Moved by – Councillor Barnes  
Seconded by – Councillor Banbury

Be it hereby resolved that the Minutes of the May 11<sup>th</sup>, 2023 Meeting of Council be adopted, as printed and circulated.

.Carried

### b. May 17<sup>th</sup>, 2023 Minutes of Council

### RESOLUTION #3

Moved by – Councillor Barnes

Seconded by – Councillor Banbury

Be it hereby resolved that the Minutes of the May 17<sup>th</sup>, 2023 Meeting of Council be adopted, as printed and circulated.

.Carried

## 6. Business Arising from the Minutes

None.

## 7. Public Meetings

None.

## 8. Delegations / Presentations

- a. Christene Scrimgeour, Auditor, re: 2022 Township of Blandford-Blenheim Draft Financial Statements

### RESOLUTION #4

Moved by – Councillor Barnes  
Seconded by – Councillor Banbury

Be it hereby resolved that the Draft 2022 Financial Statements as presented by Christene Scrimgeour of Scrimgeour & Associates be adopted as printed and circulated.

.Carried

- b. Tracy Litt, Great Lakes ATV Club – Request to use Township Roads

### RESOLUTION #5

Moved by – Councillor Barnes  
Seconded by – Councillor Young

Be it hereby resolved that delegation from Tracy Litt of the Great Lakes ATV Club be received as information.

.Carried

## 9. Correspondence

- a. Specific

- i. Tay Valley Township, Re: School Bus Stop Arm Cameras.

**RESOLUTION #6**

Moved by – Councillor Barnes  
Seconded by – Councillor Young

Be it hereby resolved that the Township of Blandford-Blenheim support the resolution of the Township of Tay Valley urging the Provincial Government to

- a) Require all school busses to have stop arm cameras installed and paid for by the province prior to the start of the 2023 – 2024 school year, and;
- b) Underwrite the costs for the implementation and on-going annual cost for administrative Monetary Penalties in small and rural municipalities.

.Carried

- ii. Ken Whytock, Re: Request to repaint the Rainbow Crosswalk in Drumbo.

**RESOLUTION #7**

Moved by – Councillor Barnes  
Seconded by – Councillor Young

Be it hereby resolved that permission be granted to Ken Whytock for a Rainbow Crosswalk to be painted on the road surface at the intersection of Centre Street and Pinkham Street for the month of June 2023.

.Carried

- iii. Safe & Well Oxford, Re: Call to end homelessness

**RESOLUTION #8**

Moved by – Councillor Barnes  
Seconded by – Councillor Young

Be it hereby resolved that WHEREAS the homelessness crisis is taking a devastating toll on families and communities, undermining a healthy and prosperous Ontario;

WHEREAS the homelessness crisis is the result of the underinvestment and poor policy choices of successive provincial governments;

WHEREAS homelessness requires a range of housing, social service and health solutions from government;

WHEREAS homelessness is felt most at the level of local government and the residents that they serve;

WHEREAS municipalities and local social service providers are doing their part, but do not have the resources, capacity or tools to address this complex challenge; and,

WHEREAS leadership and urgent action is needed from the federal and provincial government on an emergency basis to develop, resource, and implement a comprehensive plan to prevent, reduce and ultimately end homelessness in Ontario.

THEREFORE BE IT RESOLVED THAT Council of the Township of Blandford-Blenheim call on the federal and provincial governments to urgently:

- i. Acknowledge that homelessness in Ontario is a social, economic, and health crisis;
- ii. Commit to ending homelessness in Ontario;
- iii. Work with Association of Municipalities of Ontario (AMO) and a broad range of community, health, Indigenous and economic partners to develop, resource, and implement an action plan to achieve this goal.

AND FURTHER THAT a copy of this motion be sent to the Minister of Municipal Affairs and Housing; the Minister of Children, Community and Social Services; the Minister of Health, the Minister of the Solicitor General, MPP Ernie Hardeman, Oxford MP; to the Association of Municipalities of Ontario and to the County of Oxford.

.Carried

- iv. Safe & Well Oxford. Re: Opioid crisis in Ontario

**RESOLUTION #9**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that WHEREAS the Township of Blandford-Blenheim recognizes that challenges of mental health, addictions, specifically opioids, and homelessness are complex issues that have a significant and detrimental impact on the residents of the County of Oxford and surrounding areas within Ontario;

WHEREAS addressing and responding to these issues has placed extreme stress on all levels of municipal and non-municipal programs and services, including various not-for-profit organizations and provincially funded health services within the County of Oxford and surrounding areas;

WHEREAS mental health, opioids and homelessness trends are, in recent years, at an all-time high and such prevalence is impacting the overall well-being of the people of the County of Oxford and surrounding areas;

WHEREAS Council acknowledges that approaches to addressing and responding must include diverse and inclusive approaches to these issues, and should not be viewed as a single solution response;

WHEREAS addressing and responding will require strategies and practices specific and uniquely designed for the County of Oxford and surrounding communities;

WHEREAS Council accepts that the responsibility to address these challenges rests with community stakeholders, partners, residents, as well as federal and provincial governments and agencies;

WHEREAS challenges of mental health, addictions and homelessness are not unique to the County of Oxford and surrounding areas within Ontario;

NOW THEREFORE BE IT RESOLVED THAT Council provide direction to staff to send a letter to the Minister of Municipal Affairs and Housing; the Minister of Children, Community and Social Services; the Minister of Health, the Minister of the Solicitor

General, MPP Ernie Hardeman, Oxford MP; to the Association of Municipalities of Ontario (AMO), Rural Ontario Municipal Association (ROMA) and to the County of Oxford advocating for additional resources to combat the opioid crisis in Ontario.

.Carried

v. Plattsville Community Fun Day Committee

**RESOLUTION #10**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that whereas Regulation 389/91 of the Liquor License Act was amended in 2011; and,

Whereas Regulations require that an applicant for a Special Occasion Permit for a Public Event request the municipality to designate the event as an event of municipal significance;

Be it hereby resolved that the Plattsville Community Fun Day at the Plattsville Park on June 17, 2023 be declared an event of municipal significance.

.Carried

b. General

- i. Safe & Well Oxford, April 20, 2023 steering committee meeting minutes
- ii. Safe & Well Oxford, May 23, 2023 steering Committee meeting minutes

**RESOLUTION #11**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

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

.Carried

**10. Staff Reports**

**a. Jim Harmer – Drainage Superintendent**

- i. DS-23-08 – Monthly Report

**RESOLUTION #12**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that Report DS-23-08 be received as information.  
.Carried

**b. Drew Davidson – Director of Protective Services**

- i. FC-23-08 – ATV Club Noise By-law exemption

**RESOLUTION #13**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that Report FC-23-08 be received;

And further that Council directs staff to permit the Great Lakes ATV Club an exemption to the township Noise & Vibration By-Law between the hours of 7pm -11pm on August 29th, 2023 and September 16th, 2023 to permit their members to ride their ATV on a private trail within the township.

.Carried

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

- i. PW-23-11 – Monthly Report

**RESOLUTION #14**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that Report PW-23-11 be received as information.

.Carried

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

- i. CS-23-09 – Monthly Report

**RESOLUTION #15**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

That Report CS-23-09 be received as information.

.Carried

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

- i. TR-23-10 – Appointment of Auditor 2023 – 2027

**RESOLUTION #16**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that TR-23-10 be received as information;

And further that Scrimgeour & Company CPA Professional Corporation be appointed as Auditor for the Township of Blandford-Blenheim for 2023 to 2027 at the rate of \$25,500 plus HST for 2023 with inflationary increases for the years 2024 to 2027, based on CPI.

.Carried

**f. Rodger Mordue – Chief Administrative Officer / Clerk**

- i. CAO-23-09 – Employee Manual

**RESOLUTION #17**

Moved by – Councillor Banbury  
Seconded by – Councillor Young

Be it hereby resolved that Report CAO-23-09 be received; and,

That Council direct staff to prepare a by-law to adopt the comprehensive 2023 Employee Manual

.Carried

- ii. CAO-23-10 – Animal Control By-law

**RESOLUTION #18**

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Be it hereby resolved that Report CAO-23-10 be received; and,

That no action be taken with the request to amend the Township's animal Control By-law to alter the list of animals prohibited from being kept in the Township of Blandford-Blenheim

.Carried

## 11. Reports from Council Members

Mayor Peterson reported that Bright Fire Department is having their annual breakfast and bottle drive Saturday, June 10<sup>th</sup> from 9-12. Mayor Peterson reports Oxford Rd 29 east of Oxford Road 3 is going to be closed from June 19<sup>th</sup> to October for road work. Mayor Peterson also discussed making a social media post to clarify the what the County and Township are responsible for, as new residents are coming from places that have signal tier government and are confused.

Councilor Banbury thanked the public works department for the work they did on 3<sup>rd</sup> Concession up to Blandford Road. Councilor Banbury Discussed fixing certain roads and intersection's that could be improved for safety, particularly the intersection on Oxford Road 29 is known to be unsafe.

## 12. Unfinished Business

None.

## 13. Motions and Notices of Motion

None.

## 14. New Business

None.

## 15. Closed Session

- a. Personal matters about an identifiable individual, including municipal or local board employees.

Re: Staffing

### **RESOLUTION #19**

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Be it hereby resolved that Council move into Closed Session under the authority of Section 239 of the Municipal Act at 5:12 p.m. to discuss:

- a. Personal matters about an identifiable individual, including municipal or local board employees.

i. Staffing

.Carried

**RESOLUTION #20**

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 5:36 p.m.

.Carried

**RESOLUTION #21**

Moved by – Councillor Barnes  
Seconded by – Councillor Young

That Council approves the elimination of the existing part-time (28 hours per week) Protective Services Administrative Assistant position and the creation of a full-time (35 hours per week) Deputy Director of Protective Services position; and,

That this position be included in the 2023 Pay Equity and Compensation review; and,

That the existing four Deputy Chief positions be changed to District Chief positions to better reflect the role and to be more consistent with industry practice.

.Carried

**16. By-laws**

- a. 2368-2023, Being a by-law to adopt the Employee Manual;
- b. 2369-2023, Being a By-law to confirm the proceedings of Council.

**RESOLUTION #22**

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-laws be now read a first and second time: 2368-2023 & 2369-2023.

.Carried

**RESOLUTION #23**

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-laws be now read a third and final time: 2368-2023 & 2369-2023.

.Carried

**17. Other Business**

None.

**18. Adjournment and Next Meeting**

**RESOLUTION #24**

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 5:38 p.m.;

Be it hereby resolved that Council does now adjourn to meet again on Wednesday, June 21<sup>st</sup>, 2023 at 4:00 p.m.

.Carried

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Mark Peterson, Mayor  
Township of Blandford-Blenheim

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Rodger Mordue CAO / Clerk  
Township of Blandford-Blenheim

# MINUTES

Council met at 1:00 p.m. for a Special Meeting of Council.

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

Staff: Matheson, and Mordue.

Mayor Peterson in the Chair.

## 1. Welcome

## 2. Call to Order

## 3. Approval of the Agenda

### RESOLUTION #1

Moved by – Councillor Barnes  
Seconded by – Councillor Demarest

Be it hereby resolved that the agenda for the June 12<sup>th</sup>, 2023 Meeting of Council be adopted as printed and circulated.

.Carried

## 4. Disclosure of Pecuniary Interest

None.

## 5. Adoption of Minutes

None.

## 6. Business Arising from the Minutes

None.

## 7. Public Meetings

None.

## 8. Delegations / Presentations

None.

## 9. Correspondence

a. Specific

None.

b. General

None.

## 10. Staff Reports

### a. Rodger Mordue – Chief Administrative Officer / Clerk

i. CAO-23-12 – Building Department

#### RESOLUTION #2

Moved by – Councillor Demarest  
Seconded by – Councillor Barnes

Be it hereby resolved that Report CAO-23-012 be received; and,

That staff be given direction to provide the Township of East Zorra-Tavistock with notice that Blandford-Blenheim Township wishes to terminate the agreement for Building Department services effective July 31, 2023.

.Carried

## 11. Reports from Council Members

Mayor Peterson thanked Council for helping paint the pride cross walk in Dumbo. Mayor Peterson also reported the Bright firehall breakfast had a great turn out.

## 12. Unfinished Business

None.

## 13. Motions and Notices of Motion

None.

## 14. New Business

None.

## 15. Closed Session

None.

## 16. By-laws

- a. 2370-2023, Being a by-law to Appoint CBO (Belanger);
- b. 2371-2023, Being a By-law to Appoint Deputy CBO (Hillenaar)
- c. 2372-2023, Being a by-law to confirm the proceedings of Council.

### RESOLUTION #3

Moved by – Councillor Banbury Young  
Seconded by – Councillor Young

Be it hereby resolved that the following By-laws be now read a first and second time: 2370-2023, 2371-2023 & 2372-2023.

.Carried

### RESOLUTION #4

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Be it hereby resolved that the following By-laws be now read a third and final time: 2370-2023, 2371-2023 & 2372-2023.

.Carried

## 17. Other Business

None.

## 18. Adjournment and Next Meeting

### RESOLUTION #5

Moved by – Councillor Young  
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 1:03 p.m.;

Be it hereby resolved that Council does now adjourn to meet again on Wednesday, June 21<sup>st</sup>, 2023 at 4:00 p.m.

.Carried

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Mark Peterson, Mayor  
Township of Blandford-Blenheim

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Rodger Mordue CAO / Clerk  
Township of Blandford-Blenheim

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

**From: Dustin Robson, Development Planner, Community Planning**

## **Application for Zone Change**

### **ZN1-23-08 – Tara & Jeff Butcher**

#### **REPORT HIGHLIGHTS**

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- The subject Zone Change Application has been submitted to permit an additional residential unit in the form of an existing single detached dwelling.
- Township Council approved a Zone Change Application in 2020 to permit two (2) single detached dwellings for a temporary period spanning from December 16, 2020 to December 16, 2023. The purpose was to allow the existing dwelling to remain while a new dwelling was being constructed.
- Planning staff are supportive of the proposed rezoning, as it is generally consistent with the Provincially Policy Statement and maintains the intent and purpose of the Official Plan with respect to additional residential units (ARUs).

#### **DISCUSSION**

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##### **Background**

APPLICANTS/OWNERS: Tara & Jeff Butcher  
706935 Township Road 2, Blandford-Blenheim, ON N0J 1V0

LOCATION:

The subject lands are described as Part Lot 14-15, Concession 2 (Blenheim), now in the Township of Blandford-Blenheim. The lands are located on the north side of Township Road 2, between Gobles Road and Blenheim Road, and are municipally known as 706935 Township Road 2.

COUNTY OF OXFORD OFFICIAL PLAN:

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

Existing Zoning: Special General Agricultural Zone (A2-30)

Proposed Zoning: Same with text amendment to permit two single detached dwellings permanently

PROPOSAL:

For Council's information, the subject lands were previously subject to a Zone Change Application in 2020 (ZN1-20-05). The application proposed to temporarily permit the existing 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) single detached dwelling to remain on-site while another single detached dwelling, approximately 195 m<sup>2</sup> (2,100 ft<sup>2</sup>) in size, was constructed. Once the new dwelling was completed, it was anticipated that the existing dwelling would be demolished. Council approved the request for a period of three (3) years commencing on December 16, 2020 to December 16, 2023.

The purpose of the subject Zone Change Application is to add a special provision to the existing 'A2-30' zone to permit the existing 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) single detached dwelling on the subject lands to remain permanently rather than being removed. While the dwelling was not established as an additional residential unit (ARU), staff are of the opinion that the situation is similar and the dwelling could be considered for that purpose in accordance with the appropriate criteria contained in the Official Plan.

Surrounding land uses are predominately agricultural.

Plate 1 – Location Map and Existing Zoning indicates the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2 – Aerial Photography (2020) shows an aerial view of the subject lands.

Plate 3 – Aerial Photography (2020) – Zoomed In shows an aerial view of the subject lands.

Plate 4 - Applicant's Sketch, identifies the location of the existing buildings and structures.

## **Application Review**

### 2020 Provincial Policy Statement

Section 1.1.1 of the Provincial Policy Statement (PPS) provides that healthy liveable and safe communities are sustained by accommodating an appropriate range and mix of residential housing (including additional units, affordable housing, and housing for older persons) to meet long-term needs, and promoting cost-effective development that minimizes land consumption and servicing costs.

Further, Section 1.4 Housing, specifically ss. 1.4.3, states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;

- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents;
- Permitting and facilitating all types of residential intensification, including additional residential units and redevelopment, in accordance with policy 1.3.3.3;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The policies of Section 2.3 require municipalities to protect prime agricultural areas for the long-term for agricultural uses. Permitted uses in prime agricultural areas include agriculture, agriculture-related uses and on-farm diversified uses. New land uses, including the creation of new lots, shall comply with the minimum distance separation formulae.

#### Official Plan

The majority of the subject lands are located within the Agricultural Reserve designation according to the Official Plan. A small portion of the subject lands are located within the Open Space designation, however, the single detached dwelling subject to the Zone Change Application is located entirely within the Agricultural Reserve designation. In the Agricultural Reserve designation, lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms together with farm buildings and structures necessary to the farming operation as well as accessory residential uses required for the farm.

Regarding Additional Residential Units (ARUs), Oxford County Council adopted policies regarding these units on February 8, 2023 via Official Plan Amendment 285 which are applicable to this application.

Specifically, in the Agricultural Reserve designation, ARUs are permitted within a single detached dwelling and/or in a structure ancillary to the principal dwelling, provided that both dwellings are located on a lot zoned for agricultural or rural residential use that permits a dwelling in accordance with the policies of the Official Plan.

A maximum of two (2) ARUs shall be permitted per farm unit, being two (2) in a principal dwelling or one (1) in a principal dwelling and/or one (1) in a structure ancillary to the principal dwelling.

ARUs located outside of a settlement area shall be in accordance with the following:

- The ARU shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling, to a maximum of 140 m<sup>2</sup> (1,506 ft<sup>2</sup>);
- ARUs shall not generally be permitted where a lot or dwelling already contains other accessory residential dwelling and/or uses, including a group home, boarding or lodging house or a home occupation that is characterized by higher occupancy such as a bed and breakfast, a farm vacation rental or other similar uses;
- Individual on-site water supply and sewage services are demonstrated to be adequate

to serve the proposed use, in accordance with the applicable policies;

- The existing principal dwelling and the lot are of sufficient size to accommodate the creation of an ARU and to provide adequate off-street parking, landscaping, stormwater management and outdoor amenity areas;
- The principal dwelling must have direct, individual vehicular access to a public street and all ARUs shall use the same driveway as the principal dwelling;
- There is adequate access from the front lot line and parking area to each ARU for both occupant use and emergency response;
- To the extent feasible, existing trees and other desirable vegetation are preserved;
- Land use compatibility concerns (e.g. due to proximity to industrial areas or major facilities) will not be created or intensified;
- The location of ARUs and related services and outdoor amenities shall comply with all other applicable policies of the Official Plan;
- All other municipal requirements, such as servicing, stormwater management, waste management and emergency access, can be adequately addressed.

The following additional policies shall apply to the establishment of an ARU in a detached ancillary structure;

- The lot must be a minimum of 0.6 ha (1.48 ac) in area;
- The siting, design and orientation of the ancillary structure, parking areas and outdoor amenity areas will allow for privacy for the occupants of the ARU, principal dwelling and abutting residential properties; and
- An ARU will satisfy MDS I or will not further reduce an existing insufficient setback.

An additional residential unit shall not be severed from the lot containing the principal dwelling or converted into a separately transferable unit through plan of condominium.

### Zoning By-law

The subject lands are zoned 'General Agricultural Zone (A2)' in the Township of Blandford Blenheim Zoning By-law. The 'A2' zone permits a wide range of agricultural uses, including livestock and regulated farm operations, as well as buildings and structures accessory thereto.

Section 7.2.5 of the Zoning By-Law permits only one (1) accessory single detached dwelling per lot, except that a maximum of two (2) accessory single detached dwellings may be located on a farm subject to the approval of the Committee of Adjustment.

Additionally, Section 7.2.6 Location of New Farm Dwellings, is to ensure that new farm dwellings, including temporary dwellings, shall be required to satisfy the minimum distance separation requirements as determined through the application of the Minimum Distance Separation Formula I (MDS I) or not further reduce an already existing insufficient setback. It is the intent of these regulations to reduce potential conflicts with livestock operations, wherever possible.

### Agency Comments

The Township Drainage Superintendent, the Township Director of Public Works, the Oxford County Public Works Department, Canada Post, and the Grand River Conservation Authority (GRCA) have indicated no concerns or objections regarding the proposed zoning amendment.

## Public Consultation

Notice of the proposal was provided to the public and surrounding land owners in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

## **Planning Analysis**

In 2020, a Zone Change Application was submitted to permit a second single detached dwelling. The existing dwelling on the lands was approximately 84.7 m<sup>2</sup> (912 ft<sup>2</sup>). The new second dwelling was proposed be approximately 195 m<sup>2</sup> (2,100 ft<sup>2</sup>) and was to be located outside of the area occupied by the existing farm cluster and Planning staff did not support the proposal given that farmland would be removed from production as a result. The applicants proposed to allow the existing 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) to remain for a period of three (3) years while the new dwelling was being constructed. The application was approved by Township Council for a period spanning from December 16, 2020 to December 16, 2023.

With the completion of the new 195 m<sup>2</sup> (2,100 ft<sup>2</sup>) dwelling, the applicants were required remove the original dwelling by December 16, 2023. However, the applicants are now proposing that the original 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) dwelling be permitted to remain on-site permanently as an Additional Residential Unit.

The proposal is consistent with the PPS direction to provide for an appropriate diversity of housing types and densities to meet the needs of current and future residents. If approved, the secondary dwelling unit will provide an additional housing option for current and future residents of the Township. The proposal is consistent with the Planning Act and PPS direction to permit and facilitate all forms of residential intensification and redevelopment, including additional units, where appropriate.

Planning staff are satisfied that the approval of the applicant's proposal will maintain the intent of the recently adopted Official Plan policies respecting additional residential dwelling units on agricultural lands. Specifically, staff are of the opinion that the proposal will result in recognizing an existing dwelling as a de facto 'ARU' and identifying the new 195 m<sup>2</sup> (2,100 ft<sup>2</sup>) dwelling as the principal dwelling. While the two existing dwellings are not located within the established cluster, Staff are of the opinion that the two areas being utilized for residential purposes combined would be in general compliance with the required maximum of 0.8 ha (2 ac) provided in the Official Plan criteria for ARUs.

While the Township has not adopted ARU zoning provisions as of yet, provisions have been prepared and are being brought forth for Township Council's consideration. Despite said provisions not being currently in effect, staff are of the opinion that it is appropriate to take them into consideration in this instance. Should they be implemented, the proposed ARU provisions will include the requirement for an ARU to have a maximum gross floor area of 50% of the principal dwelling or 140 m<sup>2</sup> (1,507 ft<sup>2</sup>), whichever is lesser. Given that the principal dwelling on the subject lands is 195 m<sup>2</sup> (2,100 ft<sup>2</sup>) it would permit an ARU on the lands to be no larger than 97.5 m<sup>2</sup> (1,050 ft<sup>2</sup>). The dwelling proposed to remain as a second dwelling is approximately 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) in size, and would comply with the proposed maximum size of an ARU.

Staff are further of the opinion that following construction of the new 195 m<sup>2</sup> (2,100 ft<sup>2</sup>) dwelling, the original 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) dwelling became clearly secondary and subordinate to the new single detached dwelling and, as such, staff are of the opinion that the existing dwelling would meet the general intent of the Official Plan for the establishment of an ARU.

Further, the subject lands will continue to make use of the existing driveway and sufficient area will be available for parking. The dwellings both comply with MDS I and the property accommodates the required septic systems. Permitting both single detached dwellings to remain on-site permanently is not expected to create any negative impacts on neighbouring properties, and the rural character of the property is not expected to change.

With respect to the proposed location of the dwelling that is being proposed to remain, it is recognized that the existing 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) dwelling is not located within the same cluster as the new 195 m<sup>2</sup> (2,100 ft<sup>2</sup>) dwelling. While the proposed ARU provisions will require that detached ARUs be no further than 30 m (98.4 ft) from the principal dwelling, the 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) dwelling is located in a historically established cluster on the farm and would continue to use existing infrastructure including a driveway and water/septic systems. Staff are of the opinion that permitting the dwelling to remain will not impact existing agricultural operations on the subject lands and surrounding operation.

In light of the foregoing, it is the opinion of this Office that the application is consistent with the policies of the PPS and maintains the general intent and purpose of the Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration.

## **RECOMMENDATIONS**

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It is recommended that the Council of the Township of Blandford-Blenheim approve the Zone Change Application submitted by Tara and Jeff Butcher, whereby zoning affecting the lands described as Part Lot 14-15, Concession 2 (Blenheim), Township of Blandford-Blenheim, will be amended to permit an existing single detached dwelling, approximately 84.7 m<sup>2</sup> (912 ft<sup>2</sup>) in size, to remain on the lands permanently while being recognized as an additional residential unit.

## **SIGNATURES**

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

Dustin Robson, MCIP, RPP  
Development Planner

**Approved for submission:** *original signed by:*

Gordon K. Hough, RPP  
Director, Community 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**



0 205 409 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

May 5, 2023



Legend

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Notes



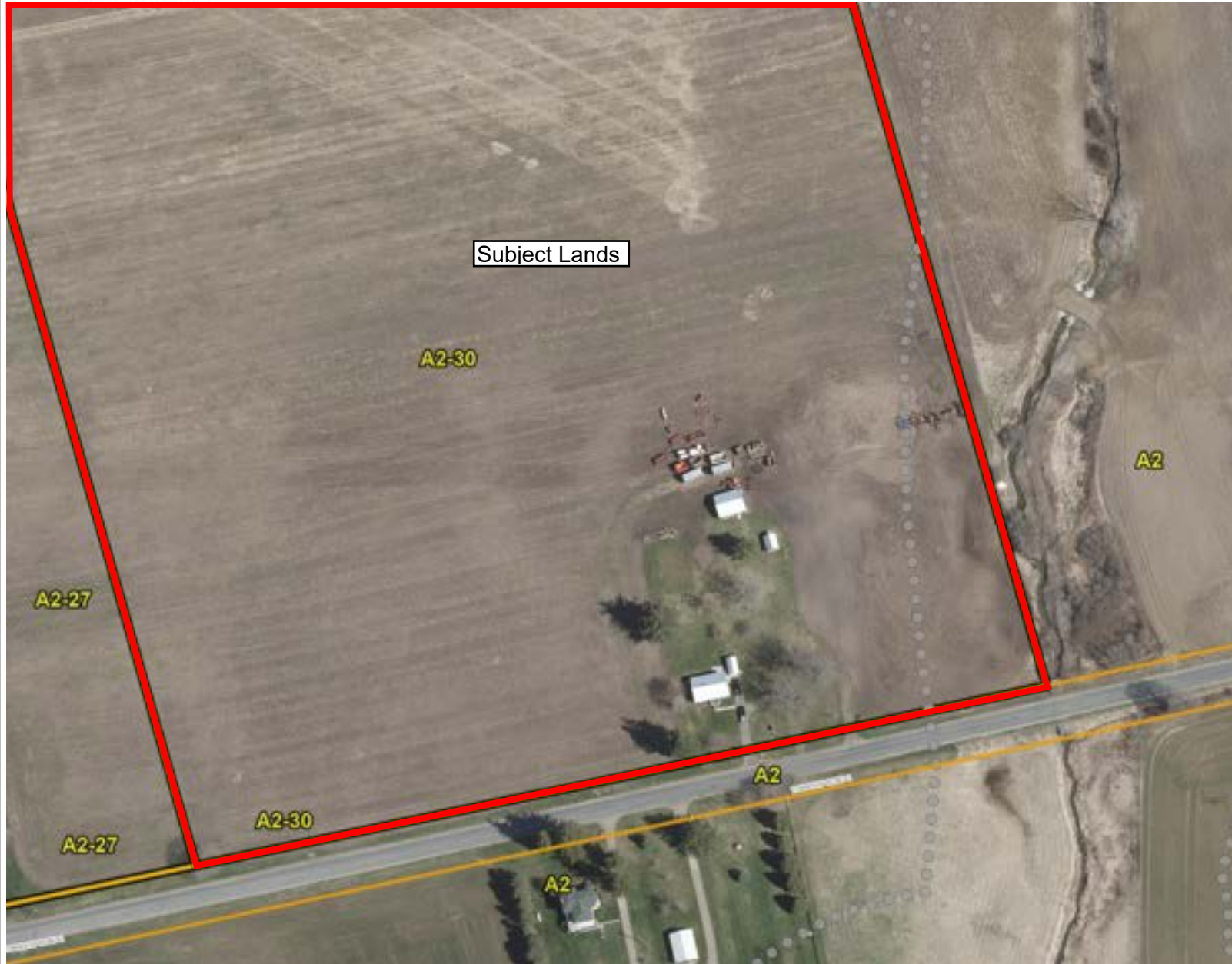
0 205 409 Meters

NAD\_1983\_UTM\_Zone\_17N



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May 5, 2023



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**Notes**



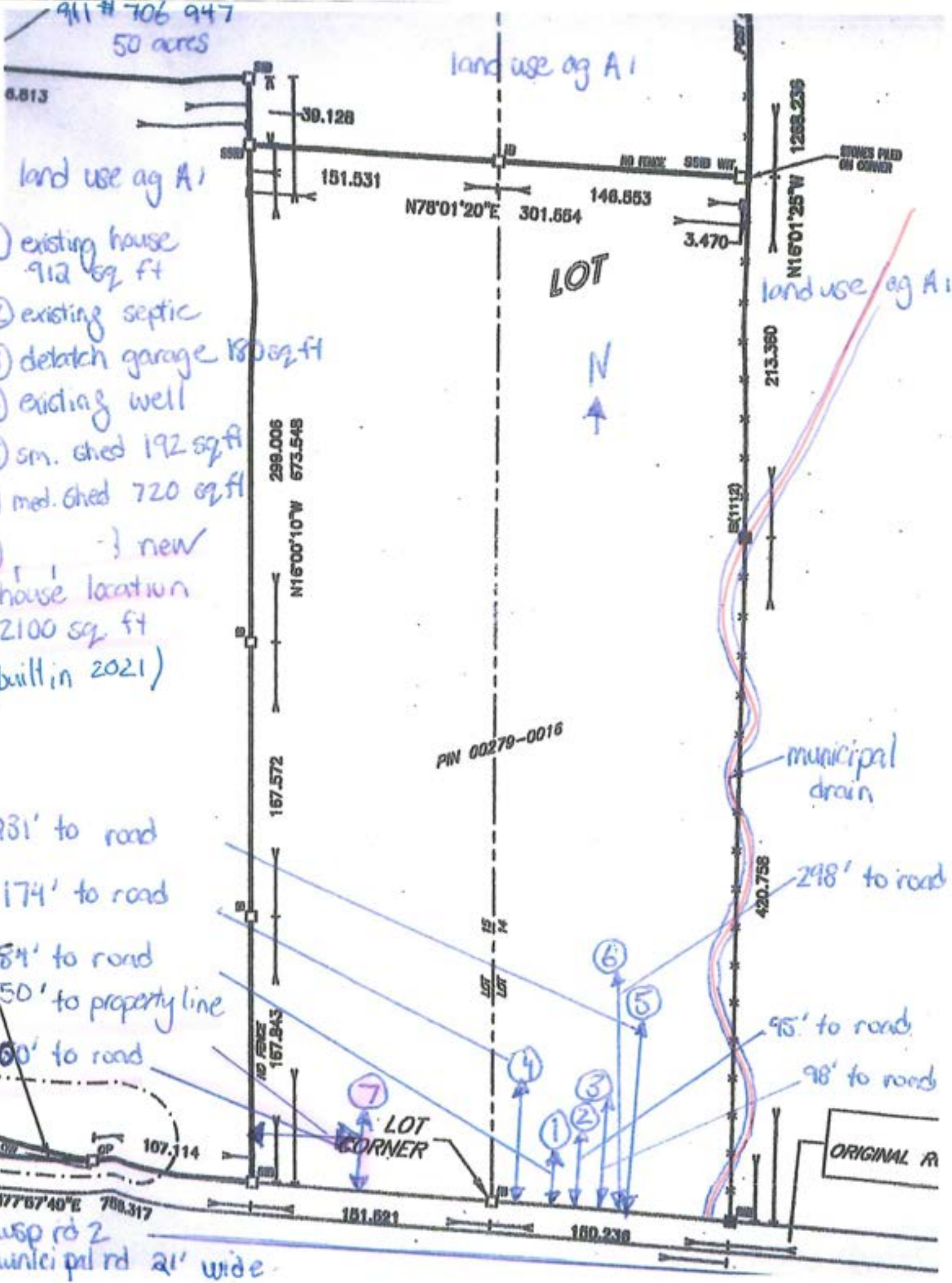
0 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N



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May 5, 2023



land use ag A1

land use ag A1

land use ag A1

- ① existing house 912 sq ft
- ② existing septic
- ③ detach garage 180 sq ft
- ④ existing well
- ⑤ sm. shed 192 sq ft
- ⑥ med. shed 720 sq ft
- ⑦ } new house location 2100 sq ft (built in 2021)

LOT



PIN 00279-0016

municipal drain

- 231' to road
- 174' to road
- 84' to road
- 50' to property line
- 100' to road

- 298' to road
- 95' to road
- 98' to road

LOT CORNER

ORIGINAL R

twp rd 2  
municipal rd 21' wide

**To: Mayor and Members of Township of Blandford-Blenheim Council**  
**From: Meghan House, Development Planner (Policy Focus), Community Planning**

## **Application for Zone Change ZN 1-23-05 – Township of Blandford-Blenheim (Additional Residential Units)**

### **REPORT HIGHLIGHTS**

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- The zone change application proposes a number of general amendments to the Township Zoning By-law to incorporate standards and requirements for Additional Residential Units (ARUs), as well as to amend related definitions and general provisions and include ARUs as a permitted use in various zones that permit residential uses.
- An Official Plan Amendment (OPA 285) was adopted by County Council on February 8, 2023 and requires that ARUs be generally permitted in serviced settlement areas and enables the Township to permit ARUs in unserviced areas, where appropriate and subject to various criteria. OPA 285 further requires the Township to implement the Official Plan policies in their Zoning By-law.
- Planning staff are of the opinion that the proposed zoning provisions attached to and described in this report are appropriate and will comply with and implement the Official Plan policies.

### **DISCUSSION**

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#### **Background**

APPLICANT: Corporation of the Township of Blandford-Blenheim  
47 Wilmot Street South, Drumbo ON N0J 1G0

LOCATION:

The proposal is for a Township-wide general amendment that would apply to the entire Township.

PROPOSAL:

The purpose of the application for Zone Change is to introduce general amendments to the Township Zoning By-law to implement the policies of Official Plan Amendment No. 285 (OPA 285) adopted by County Council on February 8, 2023. OPA 285 directs that Additional Residential Units (ARUs) shall be permitted within single-detached dwellings, semi-detached dwellings, and street fronting townhouses and/or within a detached accessory building on the same lot where appropriate and subject to various requirements.

The proposed zoning provisions are attached to this report in the form of a draft by-law and are discussed in detail in the Planning Analysis section. The overall intent is to permit ARUs throughout the Township and 'as of right' as much as possible, while setting various standards and requirements to ensure adequate municipal or private water and sewage servicing, the functionality of the property (e.g., access, parking, coverage) and compatibility with adjacent land uses (e.g., landscaped open space, setbacks, screening/fencing).

## **Application Review**

### Planning Act

On June 6, 2019, the Province passed the *More Homes, More Choice Act* (Bill 108), which required municipalities to enact Official Plan policies and Zoning provisions to allow for the establishment of 'additional residential units (ARUs)' in a single detached, semi-detached or row house dwelling and/or within a building or structure ancillary to such dwellings. In keeping with that Provincial direction, on January 26, 2022 (through [Report CP 2022-16](#)) County Council directed Planning staff to initiate an amendment to the County Official Plan with respect to permitting ARUs in the County's rural areas (i.e. the five townships).

Following extensive consultation, a report outlining proposed changes to the Official Plan policies and a summary of input received from Township Councils and staff, County staff, and the public was provided to County Council on September 14, 2022 ([Report CP 2022-332](#)). Further comments from Council and the public were provided at the Public Meeting under the Planning Act, held on September 14, 2022, and are described in supplemental report to County Council on October 26, 2022 ([Report CP 2022-371](#)).

One day prior (i.e. October 25, 2022) to County Council considering the above noted report and Official Plan Amendment, the Province released a draft of Bill 23, *More Homes Built Faster Act* for consultation. This Bill proposed a number of changes to the previous provincial direction on additional residential units (ARUs). Given these proposed legislative changes, County Council resolved to defer their decision on the updates to the rural ARU policies to provide an opportunity to assess the potential implications from Bill 23 and associated changes to O. Reg. 299/19.

Bill 23 subsequently received Royal Assent on November 28, 2022 and the amendments to the associated ARU regulations (O. Reg. 299/19) were enacted on December 22, 2022. The approved legislation amended the provincial direction with respect to ARUs in several respects, resulting in minor revisions to the proposed Official Plan policies. The final Official Plan Amendment ([OPA 285](#)) was approved by County Council on February 8, 2023 and is now in force and effect.

The proposed zoning provisions are intended to implement the policies of OPA 285. However, since the approval of that amendment, the Province has released proposed updates to the Provincial Policy Statement ([ERO Posting 019-6813](#)) and further amendments to the Planning Act through Bill 97 ([ERO Posting 019-6821](#)). Bill 97 received Royal Assent on June 8, 2023. The draft PPS doesn't appear to change the Provincial direction regarding ARUs, except for providing clarification of the Province's intent to permit ARUs in prime agricultural areas. Further, the proposed changes to the Planning Act in Bill 97 appear to clarify existing legal requirements for ARUs and not to introduce any new requirements.

For Council's information, Bill 97 made the following amendments regarding ARUs:

- Clarified that the Planning Act provisions limiting municipal requirements to one parking space per unit apply only to the second and third units on a property; and,
- Made various changes to the Planning Act and Development Charges Act to clarify and use of consistent terminology, including:
  - all ARUs are exempt from development charges and parkland dedication requirements (i.e., not just ARUs within a principal dwelling or in a detached structure on a 'parcel of urban residential land' as previously written); and,
  - that decisions regarding new Official Plan policies, Official Plan Amendments, Zoning provisions, and Zoning By-law Amendments for all ARUs cannot be appealed to the Ontario Land Tribunal (i.e., not just ARUs within a principal dwelling or in a detached structure on a 'parcel of urban residential land' as previously written).

These legislative changes don't appear to require any changes to the Official Plan policies adopted through OPA 285. As such, the Townships can continue to proceed with implementation of those policies through zoning.

### 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

The 2020 amendments to the Provincial Policy Statement (PPS) introduced a number of new and updated policies intended to increase the supply and mix of housing, including:

- Requiring that a range of housing options and densities be planned for in order to meet projected housing demand;
- Added references to the terms 'affordable' and 'market-based' in the policies pertaining to the determination of housing need;
- Requiring that planning decisions be aligned with local housing and homelessness plans; and
- Adding specific references to the term 'additional residential units' in the housing policies.

The term 'additional residential units' is specifically referenced in two sections of the PPS (Sections 1.1 and 1.4). However, the latter policies are the most relevant in terms of providing direction on Provincial expectations: Section 1.4 - Housing - Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

The Provincial Policy Statement, similar to the Planning Act, does not offer a definition of Additional Residential Unit, but rather includes the term within the definitions of 'Housing Options' and 'Residential Intensification' as follows:

*Housing Options* - means a range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

*Residential Intensification* - includes the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.

The above noted PPS policies generally require that municipalities provide for an appropriate range and mix of housing options and densities to meet projected need in appropriate locations (e.g. fully serviced settlement areas), by permitting and facilitating all types of residential intensification, including additional residential units. However, this direction also needs to be balanced with various other PPS policies pertaining to such matters as the protection of prime agricultural areas and other natural resources, land use compatibility, consideration of natural and man-made hazards, ensuring development is appropriately serviced, and directing growth and development to settlement areas.

The proposed draft amendments to the PPS similarly promote additional residential units as a component to providing housing options. However, a new policy has been introduced in the Agriculture section which clarifies the Provincial intent to include ARUs in the rural area, including on farms. The draft policy 4.3 Agriculture – 4.3.2 Permitted Uses, states as follows:

5. Subordinate to the principal dwelling, up to two additional residential units may be permitted in prime agricultural areas, provided that:
  - any additional residential units are within, attached to, or in close proximity to the principal dwelling,
  - any additional residential unit complies with the MDS formulae;
  - any additional residential unit is compatible with, and would not hinder, surrounding agricultural operations; and,
  - appropriate sewage and water services will be provided.

The additional residential units may only be severed from the lot containing the principal dwelling in accordance with policy 4.3.3.1 [i.e., policies related to lot creation and lot adjustments in prime agricultural areas].

The proposed updates to the PPS have not been approved; however, in the event that they are approved as proposed, there don't appear to be any changes required to the Official Plan policies adopted through OPA 285, so the Townships can continue to proceed with implementation of the policies through zoning.

### Official Plan

Official Plan Amendment (OPA 285) was adopted by County Council on February 8, 2023 and the policies are in now force and effect. The intent of OPA 285 was to ensure consistency with the current Provincial direction on ARUs, while also establishing appropriate review criteria to inform and support the development of appropriate zoning provisions for each Township. The policies also allow for each Township to utilize other local implementation measures, such as licensing, servicing standards, and property standards, where deemed to be appropriate. Minor

housekeeping amendments to the policies regarding garden suites were also approved and increase the maximum period that a garden suite may be permitted from ten years to twenty years, consistent with current Planning Act provisions.

The policies of OPA 285 are summarized as follows:

- Specifically referencing the term ‘additional residential units’, including replacement of various references to the term ‘converted dwellings’ throughout the rural sections of the Plan, where appropriate. A definition of ARU(s) was added to the Plan through the ARU amendment for the City of Woodstock, as follows:

*Additional Residential Unit (ARU)* means a separate, self-contained dwelling unit located within a single detached, semi-detached or street townhouse dwelling, or within a detached building ancillary to such dwelling, and which is located on the same lot as, and is clearly subordinate to, the principal dwelling.

- Requires (in fully serviced settlements) or allows (outside fully serviced settlements) each Township to establish appropriate zoning provisions to allow for ARUs in single detached, semi-detached and townhouse dwellings and/or in a structure ancillary to such dwellings, where they are satisfied the various development review criteria in the Official Plan can be met;
- Set out the maximum number of ARUs per lot depending on the type of residential uses and servicing levels. The Planning Act does not permit municipalities to prohibit the use of up to three residential units on a ‘parcel of urban residential land’ (i.e., residentially zoned lot in a fully serviced settlement). However, it is understood that reasonable criteria can still be established to protect public health and safety.

Although the Planning Act no longer directs that municipalities must authorize the use of ARUs outside of fully serviced settlement areas, it was clear from previous consultation with Township staff, Councils and the public, that there is a desire to allow for ARUs outside of serviced settlements, where appropriate. Accordingly, the proposed draft OPA carries through the previously proposed policy direction in this regard, as follows:

- up to two ARUs per lot (i.e. up to two ARUs in the principal dwelling, or one ARU in an ancillary structure and one ARU in the principal dwelling) in a Serviced Village, subject to confirmation of available water and wastewater servicing capacity;
  - one ARU per lot in a principal dwelling or in an ancillary structure in other settlements (i.e. Rural Clusters and Villages without full municipal services); and,
  - up to two ARUs per lot (i.e. one in the principal dwelling and/or one in an ancillary structure) on an agricultural or rural residential lot. Agricultural lots that already contain more than one dwelling would still be limited to two ARUs in total. An ARU in an ancillary structure on a farm would be subject to approval by the Committee of Adjustment to ensure that the location of the unit and servicing are consistent with the applicable policies and allow for any necessary approval conditions to be applied.
- Criteria for all ARUs:
    - the ARUs shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area no greater than 50% of the gross floor area of the principal dwelling on the lot, to a maximum of 100 m<sup>2</sup> (1076 ft<sup>2</sup>) on a lot in a settlement (Serviced Village, Village or Rural Cluster) and 140 m<sup>2</sup> (1506 ft<sup>2</sup>) on a lot outside of a settlement (agricultural and rural residential lots), except that the entire basement or cellar of the principal dwelling may be used, where permitted by zoning.

Permitting greater gross floor area for ARUs outside of settlement areas is intended to provide additional size flexibility for such units on lots outside of settlements, given the generally larger lot sizes, fewer anticipated impacts to adjacent properties and municipal services, and the gross floor area currently permitted for garden suites (i.e. that may seek conversion to an ARU);

- ARUs would not be permitted on a lot that already contains other accessory units/uses, including a boarding house, lodging house or group home, or a home occupation that is characterized by higher occupancy, including a bed and breakfast or a farm vacation rental. However, flexibility has been provided for the Townships to consider allowing ARUs in combination with garden suites or existing converted dwellings, provided the total number of additional dwelling units does not exceed the maximum permitted by the ARU policies;
  - centralized waste water and water supply and/or individual on-site water supply and sewage services are demonstrated to be adequate to serve the proposed use;
  - dwellings and lots are large enough to accommodate the ARU and provide for adequate parking, landscaping, stormwater management, and outdoor amenity areas;
  - any new buildings, additions and/or exterior alterations/features will generally maintain the built form and character of the principal dwelling and surrounding area;
  - principal dwelling must have direct, individual vehicular access to a public street and all ARUs shall generally use the same driveway and parking area;
  - there is adequate access from the front lot line and parking area to each ARU for both occupant use and emergency response;
  - to the extent feasible, existing trees and other desirable vegetation are preserved;
  - land use compatibility concerns will not be created or intensified;
  - potential impacts on environmental and/or heritage resources and any environmental constraints or land use compatibility issues can be satisfactorily addressed; and,
  - all other municipal requirements, such as servicing, stormwater management, waste management and emergency access, can be adequately addressed.
- Additional criteria for ARUs in a detached ancillary structure:
    - minimum lot area of 0.6 ha (1.48 ac) for lots without municipal wastewater services;

Note: There were questions from County Council with respect to the need for a minimum lot area in policies, given that on-site sewage systems are largely regulated by the Ontario Building Code (OBC). The PPS directs that individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts and that planning authorities should assess the long-term impacts of individual on-site sewage services on the environmental health of rural settlements areas when reviewing/updating their official plan. The OBC requirements do not take into consideration the potential cumulative impacts from multiple septic systems and wells in a particular area. Therefore, the above noted minimum lot area requirement, which was determined in consultation with local building officials and is consistent with existing lot area standards in the County and Provincial guidelines, was included in the Official Plan policies to provide a reasonable minimum standard until such time as more detailed study can be undertaken to establish more specific lot size standards and study requirements for the sustainable operation of septic systems in the County.

- except on an agricultural lot, the ancillary structure must be located in the rear or interior side yard;
- the siting, design and orientation of the ancillary structure, parking area and outdoor amenity areas will allow for privacy for occupants of the ARU, principal dwelling and abutting residential properties and minimize visual impacts on adjacent residential uses; and,
- proposals outside of settlement areas must meet, or not further reduce, Minimum Distance Separation (MDS I) requirements;
- On a farm, the ancillary structure must be located within the established residential area on the lot (i.e. the area comprising the principal dwelling and accessory residential structures, driveway, outdoor amenity areas and individual on-site services). An ARU in a new ancillary building shall be located a maximum distance of 30 m (98 ft) from the principal dwelling and should share the individual on-site water supply and sewage services and utility services with the principal dwelling, where possible. The cumulative area of the lot utilized for residential purposes shall be minimized to the extent feasible and not exceed 0.8 ha (2 ac). Further, the location of the additional residential unit and/or new services shall not result in the removal of agricultural land from production and/or negatively impact the function of the farm or an adjacent farm;
- Zoning provisions for ARUs are to be implemented through a comprehensive Township initiated amendment to the Zoning by-law, except where otherwise specifically noted in the policies (i.e. where a zone change or minor variance process is required to confirm adequacy of servicing or address other review criteria). Other privately initiated amendments to the Zoning by-law provisions to permit an ARU will not generally be permitted;
- An ARU cannot be severed from the lot containing the principal dwelling and, where a surplus dwelling is proposed to be severed as a result of farm consolidation, any ARU must remain with the surplus dwelling; and,
- Area municipalities may use other tools and measures to assist with tracking and regulating ARUs including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

### Zoning By-law

Through the development of Official Plan policies, Planning staff also developed a discussion draft of the associated zoning provisions to illustrate how the policies could potentially be implemented locally and serve as a starting template for the necessary updates to the Township Zoning By-Laws. Through the local discussions on these draft provisions it was noted that many of the ARU policies related to compatibility with adjacent land uses could potentially be addressed by retaining or slightly amending the existing zoning provisions that apply to residential development, such as maximum lot coverage, minimum yards and setbacks, and maximum height and lot coverage for accessory structures.

The changes to the Planning Act through Bill 23 have now eliminated the ability for municipalities to use site plan control for residential development of 10 units or less. Therefore, additional zoning provisions regarding building form, setbacks, locations of windows and doors, and screening of entrances, parking and amenity areas have been considered and are proposed in the draft zoning provisions to help ensure compatibility of ARUs with adjacent land uses. However, it is also acknowledged that zoning provisions would apply broadly to all ARUs, or to ARUs within a specific zone, rather than on a site by site basis. As such, there may still be some context specific

situations where a minor variance to the provisions may be reasonable to reflect existing site specific conditions. In addition, Township Council may wish to consider the need for other tools, such as licensing, registration and/or development standards/agreements to regulate the establishment of ARUs and this will be discussed further in the analysis section.

Outside of fully serviced settlements a site specific zoning amendment process, or approval by the Committee of Adjustment, may be appropriate to ensure that matters such as servicing capacity are appropriately addressed. For Council's information, zoning amendments to permit ARUs within a principal dwelling outside of a fully serviced settlement, are not subject to third party appeals to the OLT. Further, third party appeals are now limited for all minor variances. Therefore, if the Township determines that a planning process is still a desirable alternative to permitting ARUs 'as of right', applicants would not generally be at risk of a third party appeal (i.e., from an opposing neighbour). However, Planning staff are not recommending requiring a planning process for ARUs outside of settlements, except in the case of an ARU in a detached accessory structure on a farm as discussed through this report.

#### Agency Comments

Township of Blandford-Blenheim staff was consulted throughout the development of the draft Zoning Provisions and are in agreement with the proposed draft provisions. Township building staff requested that the Zoning provisions exclude parking spaces within enclosed garages as satisfying the minimum required parking spaces for ARUs and that the maximum gross floor area for ARUs within serviced settlements be reduced to 50 m<sup>2</sup> to minimize the potential for parking and servicing issues. The draft provisions have been amended to reflect the advice of Township staff.

Township staff has agreed to implement a process to check servicing capacity with County Public Works prior to issuance of a Building Permit and has indicated that a full licensing or registration program is likely beyond the current staffing capacity of the Township; however, there may be operational matters that could be addressed through amendments to the Township Building By-law or internal processes.

County of Oxford Public Works provided the following comments:

1. Each application for a Building Permit to establish an ARU within in a settlement serviced by County water or sewage systems must be circulated to the County to confirm capacity. A formal process, forms, templates, etc. should be developed in consultation with the Townships. This process should occur prior to an application for Building Permit being deemed complete and Townships may amend their 'Building By-law' or equivalent document to incorporate this process;
2. Property owners should be advised, that the County is not responsible for the condition, capacity or performance of water and wastewater infrastructure once within the lot boundaries, such as low water pressure due to an increased number of units on the lot and or distance from the street. It's the property owner's responsibility (qualified person/designer) to confirm water and wastewater demands for the property, and the size/capacity of municipal services required. Any repairs or upgrades to municipal or private services would be at the cost of the owner. Further it is noted that only one water service, one wastewater service, and one meter (for billing) are permitted per lot, and any private sub-metering of water usage by additional units would be at the discretion of the property owner;
3. The County Allocation Protocol, which forms an internal protocol/agreement between Public Works, Community Planning and Area Municipalities, should be amended to

address ARUs and other infill development (e.g., to include the process described above and establish unit caps for specific systems); and,

4. Zoning provisions that specify the number of ARUs permitted for each settlement serviced by County water and sewage systems will need to be agreed upon in consultation with the Townships. For the Township of Blandford-Blenheim the appropriate number of permitted ARUs based on servicing capacity is as follows:
  - o No ARUs should be permitted at the current time in the Villages of Drumbo and Plattsville; and,
  - o No ARUs should be permitted in the Village of Bright; and,
  - o The Village of Princeton is already limited to a maximum of 1 ARU per lot by the Official Plan policies and Public Works is satisfied with that limit.

Comments 1, 2 and 3 are being addressed through ongoing discussions with Public Works. However, Planning staff are also recommending that the Township incorporate confirmation regarding servicing capacity into their Building Permit process to the extent possible through amendments to all applicable forms, checklists, etc. and/or by amending the Township Building By-law. Comment 4 has been incorporated into the proposed draft zoning provisions.

Grand River Conservation Authority (GRCA), Southwestern Public Health and Bell Canada indicated that they have no comments or objections with respect to the proposed zone change.

#### Public Consultation

Notice of Complete Application was published in the Ayr News on May 17, 2023 and Notice of Public Meeting was published in the Ayr News on May 31, 2023. As of the date of writing the report, Planning staff have received one letter regarding the proposal.

The letter expressed general support for permitting ARUs in the County and asked whether existing garden suites could be converted to permanent ARUs rather than seeking a renewal every 3 years. Planning staff responded to the question by email, indicating that garden suites that meet the Official Plan policies and zoning provisions could be altered (if necessary) to be deemed permanent dwellings to the satisfaction of the Township CBO. In addition, the Official Plan policies and proposed zoning provisions related to garden suites have been amended to increase the time period that a garden suite is permitted to remain from up to 10 years to up to 20 years (consistent with the Planning Act) and the Township will need to determine how this should be applied for applications for new garden suites and/or renewal requests.

The proposed zoning provisions are intended to implement the Official Plan policies adopted through OPA 285 and consultation with the public was undertaken as part of development of the policies.

#### **Planning Analysis**

The proposed Zoning provisions were developed in consultation with Township staff and County Public Works, other agency comments have been addressed as indicated in the 'Agency Comments' section above. The following is a description of the proposed standards and requirements and their intent and rationale.

### *Converted Dwellings*

OPA 285 amended the policies regarding converted dwellings to permit up to four units in a Serviced Village subject to Township zoning provisions and removed converted dwellings up to two units as a permitted use in unserviced areas (i.e., rural settlements, rural residential and agricultural properties), as the ARU provisions provide a similar opportunity to convert single unit residential dwellings to include two dwelling units. The Township zoning by-law may permit two to four units within a converted dwelling in Serviced Villages and the proposed zoning amendment includes 'converted dwellings up to four units' as a permitted use in the 'Residential Type 3 Zone (R3)' subject to specific zoning provisions.

The proposed zoning provisions would not permit converted dwellings on the same lot as an ARU or garden suite, within a settlement that does not have adequate servicing capacity, or on a lot containing natural hazards, unless clearance or approval has been obtained from the Conservation Authority having jurisdiction. Also entrances to the dwelling units are proposed to be required to be shared or located to side or rear, stairways or balconies are to be located to the side or rear and a minimum of 100 m<sup>2</sup> of landscaped open space shall be required in the rear yard for all units to share or be divided up equally.

### *Garden Suites*

The current zoning requirements for garden suites have not been modified except to permit authorizing the use a garden suite for up to 20 years, instead of up to 10 years as currently provided for in the existing zoning provisions. A site specific zone change to allow for a garden suites as a temporary use is still required by the Planning Act and the Official Plan policies.

### *Zones Where ARUs are Permitted and Number and Size of Units*

Under the Planning Act, municipalities are not permitted to prohibit ARUs on a lot with both a municipal water system and municipal sewage system (i.e., a 'parcel of urban residential land'). Municipalities are not required to permit ARUs in unserviced areas, but ARUs in these areas are encouraged through exemptions from development charges/parkland dedication and the zoning provisions with respect to ARUs are protected from appeals to the OLT. Accordingly, the Official Plan policies for ARUs require Townships to permit up to two ARUs in fully serviced settlement areas, but Townships have some additional choice regarding how to implement ARUs in unserviced settlements and agricultural areas.

Planning staff's current understanding of the Provincial direction on ARUs is that such units are largely expected to be permitted 'as of right' in single detached, semi-detached and street townhouse dwellings in most fully serviced settlement areas, unless there is a clear planning basis for not doing so. Permitting units 'as of right' means that no planning process would be required, only that a building permit be obtained. However, it is also understood that municipalities are permitted to develop reasonable local standards and minimum requirements that will need to be met for such units to be established, particularly in cases where they are to be located in a building or accessory to the primary dwelling.

In keeping with the Official Plan policies and comments from County Public Works regarding servicing capacity, the maximum number and size of units is proposed as follows:

- the proposed zoning provisions would not permit an ARU on the same lot as a converted dwelling or a garden suite, within a settlement that does not have adequate servicing capacity, or on a lot containing natural hazards, unless clearance or approval has been obtained from the Conservation Authority having jurisdiction. With respect to lots containing an existing garden suite, under the Official Plan policies an ARU may be permitted on the same lot as a garden suite where the remaining policies for ARUs can be met; however, it is recommended that these site specific situations be addressed through a Minor Variance application;
- residential lots with full municipal services (e.g., R1, R2, R3, and CC zones in Drumbo and Plattsville), shall not be permitted any ARUs until servicing capacity constraints are addressed. However, provisions, such as a maximum cumulative gross floor area for all ARUs of 50% of the gross floor area of the principal dwelling or 50 m<sup>2</sup> (538 ft<sup>2</sup>), whichever is the lesser, have been included in the draft provisions in anticipation of servicing capacity being available in the future and a new Zoning Amendment to permit ARUs in one or both of these settlement areas could be introduced once servicing capacity is available;
- residential lots in a settlement without a municipal sewage system (e.g., R1, R2, RE, RR and V zones), may be permitted a maximum of 1 ARU located within the principal dwelling or in a detached accessory structure, with a maximum cumulative gross floor area for all ARUs of 50% of the gross floor area of the principal dwelling or 100 m<sup>2</sup> (1076 ft<sup>2</sup>), whichever is the lesser. No ARUs are proposed to be permitted in the Village of Bright due to municipal water system capacity constraints; and,
- residential and agricultural lots outside of settlements (e.g., A1, A2, RR, and RE zones), may be permitted up to 2 ARUs, with a maximum cumulative gross floor area for all ARUs of 50% of the gross floor area of the principal dwelling or 140 m<sup>2</sup> (1507 ft<sup>2</sup>), whichever is the lesser. Committee of Adjustment approval is required by the Official Plan policies for detached ARUs on farms to confirm the location of the ARU and associated servicing.

Notwithstanding the maximum gross floor area provisions outlined above, it is proposed that the entire basement or cellar of the principal dwelling be permitted to be used for the purposes of an ARU, provided there are no other additional residential units or garden suites on the lot. This exception would permit a basement or cellar that is greater than maximum gross floor area limit to be used in its entirety without the need for a minor variance.

Consistent with the points above, the 'permitted uses' for zones that permit residential uses are proposed to be amended as follows:

- ARUs are added as a permitted use in the following zones: 'Residential Type 1 Zone (R1)'; 'Residential Type 2 Zone (R2)'; 'Village Zone (V)'; 'Rural Residential Zone (RR)'; 'Residential Existing Lot Zone (RE)'; 'Limited Agricultural Zone (A1)'; and 'General Agricultural Zone (A2)' and the permitted use 'converted dwellings' is amended to permit only 'existing' converted dwellings in those zones;
- ARUs are added as a permitted use within an 'existing' single detached dwelling in the 'Central Commercial Zone (CC)' and the permitted use 'converted dwelling' is amended to permit only 'existing' converted dwellings. In Serviced Villages the CC Zone is within the Village Core designation, which is intended to be a predominately commercial area. Although low density residential uses are permitted in the Village Core designation, it is recommended that ARUs only be permitted within existing single detached dwellings in the

CC zone to ensure new residential uses in that area are higher density and/or accessory to commercial uses;

- ARUs are added and 'converted dwellings up to four units' is retained in the 'Residential Type 3 Zone (R3)'; and,
- ARUs have not been added as a permitted use in zones that permit residential uses only as accessory to a permitted non-residential use, including the 'Agri-Business Zone (AB)'; 'Institutional Zone (I)'; and, 'Recreational Zone (REC)' and converted dwellings have also been deleted as a permitted use in those zones. Residential uses in AB, I and REC zones are intended to be accessory to and support the primary non-residential use of the property and are not intended to be intensified.

#### *Standards and Requirements for All ARUs*

Lot Area, Lot Frontage, Lot Coverage and Setbacks – for ARUs within a principal dwelling the lot area, lot frontage, lot coverage and setbacks are proposed to be the same as required for the principal dwelling as it is anticipated that the space requirements of adding units within the principal dwelling would be primarily limited to provision of on-site parking.

Entrances and Stairways – within settlements, new entrances and stairways are proposed to be required to be located to the side or rear of the principal dwelling and a minimum unobstructed pathway to the entrance would be required for emergency access.

Parking – one parking space would be required for each ARU in addition to the minimum required parking spaces for the principal dwelling (e.g., two spaces are required for a single detached dwelling). The parking spaces are permitted to be in tandem (one behind the other) and a new definition of 'Parking Space – Tandem' is proposed to clarify that tandem means only two parking spaces, not three or more parking spaces in a row. In response to Township concerns regarding parking issues and past challenges with the use of garages for storage rather than parking, the proposed parking provisions exclude spaces within an enclosed garage from the determination of 'required parking' for ARUs, converted dwellings and garden suites. No changes to the existing maximum of 50% coverage for the front yard for parking spaces/areas is proposed.

Landscaped Open Space in the Rear Yard – in lieu of a requirement for 'unit assigned' amenity space it is proposed that a minimum of 75 m<sup>2</sup> (807 ft<sup>2</sup>) of landscaped open space in the rear yard be required for one additional residential unit and a minimum 100 m<sup>2</sup> (1076 ft<sup>2</sup>) for two additional residential units and such landscaped open space shall be accessible to all dwelling units or access apportioned to each dwelling unit. This requirement is intended to provide adequate amenity and utility space for occupants of the principal dwelling and all ARUs.

#### *Additional Standards and Requirements for Units within a Detached Accessory Structure*

Lot Area – for ARUs within a detached accessory structure, a greater lot area requirement is proposed to permit adequate space for the ARU structure, a parking space, and an access walkway, and, where required, additional or upgraded private sewage system(s). The basis for the minimum lot area requirement for detached ARUs on lots with private sewage services is included in the discussion of Official Plan policies on Page 6 of this report.

Permitted Location and Maximum Setback from the Street – detached ARUs within settlements are proposed to be located to rear or side of the principal dwelling and a maximum of 40 m (147.6 ft) from the public street for emergency access.

Permitted Location and Maximum Setback from the Principal Dwelling on a Farm – detached ARUs must be located a maximum of 30 m (98.4 ft) from the principal dwelling on a farm, this provision was included in the Official Plan policies to ensure that units remain close to the principal residential use to conserve farmland, ensuring the unit is clearly secondary to and remains with the main dwelling, reduce potential for conflict with agriculture, and limit impacts to MDS setbacks for surrounding agricultural uses.

Privacy and Screening – it is proposed that minimum screening (i.e., privacy fencing) be required for ARUs within settlements and that decks, balconies, and rooftop patios and windows facing the property line not be permitted. The fencing provisions have been drafted to scope the amount of fencing required for screening an ARU in a detached structure on larger, residential properties within rural settlements.

#### *Other Amendments*

- New definitions: ‘Additional Residential Units’; ‘Individual On-site Sewage System’; ‘Individual On-site Water System’; ‘Municipal Sewage System’; ‘Municipal Water System’; ‘Natural Hazards’; ‘Parking Space, Tandem’; ‘Principal Dwelling’; ‘Private Communal Sewage System’; and, ‘Private Communal Water System’.
- Amended definitions: ‘Converted Dwelling’, ‘Dwelling Unit’; ‘Parking Area’; and, ‘Multi-unit Dwelling’.
- Dwelling Units Below Grade – amendments to the existing section are proposed to reflect the new definition of natural hazards and where dwelling units below grade are not be permitted.
- Home Occupations – amendments to the home occupation provisions are proposed to limit which home occupations are permitted on the same property as an ARU, converted dwelling or garden suite. Home occupations permit up to one employee and/or higher occupancy and are proposed to not be permitted within ARUs (i.e., only permitted within the principal dwelling). Within settlements, bed and breakfast establishments and home daycares are proposed to not be permitted on the same property as an ARU, converted dwelling, or garden suite to avoid issues with parking, traffic, and servicing capacity.
- Municipal Services – amendments to the existing section that requires connection to available municipal services is proposed to also require confirmation of municipal water and sewage service capacity prior to permitting development that generates additional usage.

#### *Municipal Licensing/registration and other considerations*

Other municipalities have taken various approaches to licensing or registering ARUs. Some municipalities already have rental licensing programs under the Municipal Act and have incorporated ARUs into that program and others have developed licensing/registration programs specific to ARUs and/or scoped site plan approval (prior to Bill 23 and removal of this authority). Townships in Oxford County have indicated that administration of an on-going municipal licensing/registration system is likely beyond the existing capacity of Township staff and is not a preferred option. Through consultation with the Townships in Oxford, there has been discussion of amending Building By-laws and/or requiring a one-time confirmation that the ARU(s) meet all municipal requirements prior to issuance of a Building Permit. Planning staff recommend that the Township consider how operational matters, such as emergency response and addressing, could be best managed.

### *Conclusions*

The proposed zoning provisions are intended to implement the Official Plan policies adopted by County Council through OPA 285. The Official Plan policies set out the minimum standards that the Township Zoning must maintain, or can build from as deemed appropriate based on local conditions. The proposed draft zoning provisions contain requirements and standards with respect to municipal servicing capacity and compatibility of new units within existing areas that reflect local conditions and interests. Staff anticipate monitoring the effectiveness and clarity of the zoning provisions and evaluating the number and nature of minor variance applications that result, with the expectation that certain requirements may need to be revisited once there has been sufficient time to assess their effectiveness.

Planning staff are of the opinion that the proposed zoning provisions attached to and described in this report are appropriate and will comply with and implement the Official Plan policies.

## **RECOMMENDATIONS**

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- 1. That the Council of the Township of Blandford-Blenheim approve-in-principle the proposed Zoning By-Law amendment (File No. ZN1-23-05) to introduce amendments to Township Zoning By-Law No. 1360-2002 and that the By-law be brought back to a subsequent Council meeting.**
- 2. And further, that Council direct Township staff to work with County staff to implement a process to confirm servicing capacity, which is acceptable to both the County and Township, prior to approval of any Building Permit to establish an Additional Residential Unit.**
- 3. And further, that Council direct Township staff to review and report back to Council regarding implementation of a licensing/registration system or other process to confirm compliance with all municipal requirements.**
- 4. And further, that Planning staff be requested to report back to Council once the amended By-law provisions have been in effect for at least six months to identify any implementation or interpretation issues and the number and nature of Minor Variance applications submitted to facilitate Additional Residential Units.**

## **SIGNATURES**

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**Authored by:** *Original signed by*

Meghan House, MCIP, RPP  
Development Planner (Policy Focus)

**Review by:** *Original signed by*

Paul Michiels, Manager of Policy Planning

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER \_\_\_-2023

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 Section 2.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the word "Serviced" in the phrases "Key Maps 19 & 20: Bright (Serviced Village)", "Key Map 37: Innerkip (Serviced Village)" and "Key Maps 57, 58, 59: Princeton (Serviced Village)" in subsection 2.7.2.
2. That Section 4.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting and replacing the following definitions:

"CONVERTED DWELLING", means a *single detached dwelling* which has been altered or converted to contain no more than four *dwelling units*, unless otherwise specified in this By-law.

"MULTIPLE UNIT DWELLING", means a *dwelling* consisting of three or more *dwelling units*, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of *dwelling units* have direct access to grade or a roof terrace. A *multiple unit dwelling* includes a triplex, a fourplex, a sixplex and a townhouse, but shall not include an *additional residential unit*, a *converted dwelling*, a *street fronting townhouse* or an *apartment dwelling*.

"SEMI-DETACHED DWELLING", means one of a pair of two attached *dwelling units*, divided in whole or in part by a common interior vertical wall with a minimum area above grade of 10 m<sup>2</sup> (107.6 ft<sup>2</sup>), each of which has an independent entrance either directly from the outside or through a common vestibule.

"DWELLING UNIT", means a suite of two or more rooms, designed or intended to be used for human habitation and to accommodate a single household, in which sanitary conveniences and cooking facilities are provided and which has a private entrance either from the outside of the *building* or through a common hallway or vestibule.

"PARKING AREA", means an area provided for the parking of *motor vehicles* and may include *parking aisles*, *parking spaces* and ingress and egress lanes, but shall not include any part of a public *street*. *Parking area* may include a *private garage*, unless otherwise specified in this Zoning By-law.

"PARKING SPACE", means an area having an adequate means of ingress and egress to and from a public *street*, *lane* or *parking aisle* for the temporary parking or storage of *motor vehicles*, and may include a *private garage*, unless otherwise specified in this Zoning By-law.

3. That Section 4.0 to By-Law Number 1360-2002, as amended, is hereby further amended by adding the following new definitions in alphabetical order and amending the “Index of Definitions” accordingly:

“ADDITIONAL RESIDENTIAL UNIT”, means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein.

“DWELLING”, “PRINCIPAL DWELLING”, means the *single detached dwelling*, *semi-detached dwelling*, or *street fronting townhouse dwelling* that has been *altered* to contain *additional residential unit(s)* and/or is located on the same *lot* as an *additional residential unit* in an *accessory building*.

“INDIVIDUAL ON-SITE SEWAGE SYSTEM”, means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“INDIVIDUAL ON-SITE WATER SYSTEM”, means individual water supply systems that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“MUNICIPAL SEWAGE SYSTEM”, means a sewage works with the meaning of Section 1 the Ontario Water Resources Act that is owned or operated by the *County*, including centralized and decentralized systems.

“MUNICIPAL WATER SYSTEM”, means a drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that is owned or operated by the *County*, including centralized and decentralized systems.

“NATURAL HAZARDS”, means property or lands that could be unsafe for development due to naturally occurring processes and includes riverine flooding hazards, riverine erosion hazards, and wetlands regulated under the Conservation Authorities Act and associated regulations.

“PARKING SPACE, TANDEM”, means two *parking spaces*, one behind the other, which are accessed by the same *parking aisle*.

“PRIVATE COMMUNAL SEWAGE SYSTEM”, means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more *lots* or private residences and is not owned by a municipality.

“PRIVATE COMMUNAL WATER SYSTEM”, means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more *lots* or private residences.

4. That Section 5.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Subsection 5.5 and replacing it with the following new subsection 5.5:

## 5.5 CONVERTED DWELLINGS AND ADDITIONAL RESIDENTIAL UNITS

### 5.5.1 CONVERTED DWELLINGS

#### 5.5.1.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, a *converted dwelling* containing up to four *dwelling units* is permitted subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located.

#### 5.5.1.2 WHERE NOT PERMITTED

*Converted dwellings* shall not be permitted:

- i) on any *lot* containing an *additional residential unit* or a *garden suite*;
- ii) on any *lot* located in within a Serviced Village defined in Section 2.7.2, unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *converted dwelling* has been determined and/or confirmed by the *County*; or,
- iii) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event.

#### 5.5.1.3 ALTERATIONS TO DWELLING

Alterations to an *existing single detached dwelling* shall meet the following requirements:

- i) entrances on the front of the building shall be limited to one, which may be shared by *dwelling units* via an internal vestibule or corridor;
- ii) additional exterior entrance(s) shall only be located in the *rear yard* or *interior side yard*;
- iii) there shall be no exterior stairways or balconies except one open fire escape which shall be located only in the *rear yard* or *interior side yard*; and,
- iv) the lot has a minimum of **100 m<sup>2</sup>** (1076 ft<sup>2</sup>) of *landscaped open space* located in the *rear yard* that is accessible to all *dwelling units* and/or exclusive access is apportioned to each *dwelling unit*.

### 5.5.2 ADDITIONAL RESIDENTIAL UNITS

#### 5.5.2.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, *additional residential units* are permitted subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

*Additional residential units* located outside of a settlement defined in Section 2.7.2 shall be required to satisfy the minimum distance separation requirements, as

determined through the application of the *Minimum Distance Separation Formula I* (MDS I) or not further reduce an existing insufficient MDS I setback.

5.5.2.2 WHERE NOT PERMITTED

*Additional residential units* shall not be permitted:

- i) on any *lot* within the following settlements as defined in Section 2.7.2:
  - a) Drumbo (Serviced Village);
  - b) Plattsville (Serviced Village); and,
  - c) Bright (Village).
- ii) on any *lot* containing a *boarding or lodging house, a group home, a garden suite, a converted dwelling, a duplex dwelling, a mobile home, or a bed and breakfast establishment*;
- iii) on any *lot* located in within a settlement defined in Section 2.7.2, unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County*;
- iv) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event;
- v) on any *lot* serviced by a *private communal water system* and/or *private communal sewage system*; and,
- vi) notwithstanding the provisions of Section 5.9 and 5.17, on any *lot* serviced by an *individual on-site sewage system* where the *lot area* doesn't meet the minimum *lot area* provisions of this Section or the Zone in which the *lot* is located whichever is the greater.

5.5.2.3 PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS

All *additional residential units* shall comply with the provisions of Table 5.5.2.3.

<b>TABLE 5.5.2.3 – PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS</b>				
<b>Provision</b>	<b>R1, R2, R3, CC and V Zones, where served by both a <i>municipal water system</i> and <i>municipal sewage system</i></b>	<b>R1, R2 and V Zones, where not served by a <i>municipal sewage system</i></b>	<b>RE and RR Zones in a settlement area (as defined in Section 2.7.2)</b>	<b>A1, A2, RR, and RE Zones outside of a settlement area (as defined in Section 2.7.2)</b>
<b>Number of <i>Additional Residential Units</i> per <i>lot</i>, Maximum</b>	<b>2</b> , excluding settlement areas listed in 5.5.2.2 i)	<b>1</b> , excluding settlement areas listed in 5.5.2.2 i)	<b>1</b>	<b>2</b>
<b><i>Cumulative Gross Floor</i></b>	50% of the <i>gross floor</i>	50% of the <i>gross floor area</i> of the <i>principal dwelling</i> , or <b>100 m<sup>2</sup></b>		50% of the <i>gross floor area</i>

<b>TABLE 5.5.2.3 – PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS</b>				
<b>Provision</b>	<b>R1, R2, R3, CC and V Zones, where served by both a municipal water system and municipal sewage system</b>	<b>R1, R2 and V Zones, where not served by a municipal sewage system</b>	<b>RE and RR Zones in a settlement area (as defined in Section 2.7.2)</b>	<b>A1, A2, RR, and RE Zones outside of a settlement area (as defined in Section 2.7.2)</b>
<b>Area for all Additional Residential Units, Maximum</b>	area of the principal dwelling, or <b>50 m<sup>2</sup></b> (538 ft <sup>2</sup> ) of gross floor area, whichever is the lesser	(1076 ft <sup>2</sup> ) of gross floor area, whichever is the lesser		of the principal dwelling, or <b>140 m<sup>2</sup></b> (1507 ft <sup>2</sup> ) of gross floor area, whichever is the lesser
<b>Gross Floor Area for an Additional Residential Unit in a Basement or Cellar</b>	Notwithstanding the maximum gross floor area provision, the entire basement or cellar of the principal dwelling may be used for the purposes of an additional residential unit, provided there are no other additional residential units or garden suites on the lot			
<b>Location of Entrances</b>	All dwelling units shall be accessed through a common entrance from an internal corridor or vestibule, except that separate entrance(s) may be located in the rear yard or interior side yard.			
<b>Location of Exterior Stairways</b>	There shall be no exterior stairways except a required emergency exit which shall be located only in the rear yard or interior side yard.			
<b>Unobstructed Pathway to Entrance of Unit(s), Minimum</b>	<b>1.2 m</b> (3.9 ft) wide unobstructed pathway from the front lot line to the entrance. Unobstructed means no obstruction or encroachments to a height of up to <b>2.3 m</b> (7.5 ft).			
<b>Parking Spaces, Minimum</b>	1 space per additional residential unit is required. Such spaces may be tandem parking spaces, provided no tandem parking space for an additional residential unit is located within a private garage.			
<b>Landscaped Open Space in Rear Yard, Minimum</b>	<b>75 m<sup>2</sup></b> (807 ft <sup>2</sup> ) for 1 additional residential unit and <b>100 m<sup>2</sup></b> (1076 ft <sup>2</sup> ) for 2 additional residential units and such landscaped open space shall be accessible to all dwelling units or exclusive access is apportioned to each dwelling unit.			

#### 5.5.2.4 PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS

An additional residential unit in a detached accessory building shall comply with the provisions of Table 5.5.2.3 and Table 5.5.2.4, where a conflict exists, the provisions of Table 5.5.2.4 will prevail.

<b>TABLE 5.5.2.4 – PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS</b>					
<b>Provision</b>	<b>R1, R2, R3, CC and V Zones, where served by both a municipal water system and municipal sewage system</b>	<b>R1, R2 and V Zones, where not served by a municipal sewage system</b>	<b>RE and RR Zones, in a settlement area (as defined in Section 2.7.2)</b>	<b>RR and RE Zones, outside of a settlement area (as defined in Section 2.7.2)</b>	<b>A1 and A2 Zones</b>
<b>Lot Area, Minimum</b>	<b>600 m<sup>2</sup></b> (6,458.5 ft <sup>2</sup> )	<b>0.6 ha</b> (1.48 ac)	<b>0.6 ha</b> (1.48 ac)	<b>0.6 ha</b> (1.48 ac)	<b>0.6 ha</b> (1.48 ac)
<b>Permitted Location</b>	<i>Rear yard or interior side yard of principal dwelling</i>				<i>Any yard, except a required yard</i>
<b>Required Yards and Setbacks and Lot Coverage</b>	In accordance with Table 5.1.1.3 Regulations for Accessory Uses and Table 5.5.2.3 Provisions for All Additional Residential Units – Maximum Gross Floor Area for all <i>Additional Residential Units</i> , whichever is the lesser				In accordance with Zone Provisions for “All Other Buildings and Structures”
<b>Building Height, Maximum</b>	In accordance with Table 5.1.1.3 Regulations for Accessory Uses and shall not exceed the <i>height</i> of the <i>principal dwelling</i>				<b>5.5 m</b> (18 ft)
<b>Distance from the Principal Dwelling, Minimum</b>	In accordance with Table 5.1.1.3 Regulations for Accessory Uses				<b>1.0 m</b> (3.3 ft)
<b>Distance from the Principal Dwelling, Maximum</b>	No provision	No provision	No provision	No provision	<b>30 m</b> (98.4 ft)
<b>Distance from Public Street, Maximum</b>	<b>40 m</b> (147.6 ft)	<b>40 m</b> (147.6 ft)	<b>40 m</b> (147.6 ft)	No provision	No provision
<b>Privacy Fence, Minimum</b>	A solid privacy fence with a minimum height of <b>1.8 m</b> around the perimeter of the <i>rear yard</i>	A solid privacy fence with a minimum height of <b>1.8 m</b> along a <i>lot line</i> where the detached dwelling unit is located within <b>7.5 m</b> (24.6 ft) of that <i>lot line</i>		No provision	No provision
<b>Window Openings above Ground Floor</b>	Not permitted in a wall facing an <i>interior side yard or rear yard</i>			No provision	No Provision
<b>Decks, Balconies and Rooftop Patios</b>	Not permitted			No provision	No Provision

5. That Section 5.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting subsection 5.7 and replacing it with the following new subsection 5.7:

5.7 **DWELLING UNITS BELOW GRADE**

No *dwelling unit* shall be created in a *cellar* or *basement*, where the *building* or *structure* is located within a *natural hazard* or the *lot* does not meet Provincial access standards during a regulatory flood event.

6. That Section 5.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting the words “son, daughter” and replacing them with “child” in subsection 5.11.2.

7. That Section 5.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting subsection 5.14.1 and replacing it with the following new subsection 5.14.1:

5.14.1 WHERE PERMITTED

A *home occupation* is permitted within a residential *dwelling unit* and/or an *accessory building* on the same *lot*, subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located. A *home occupation* is not permitted within an *additional residential unit*, *converted dwelling*, or *garden suite*.

8. That Section 5.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting subsections 5.14.7, 5.14.8 and 5.14.9 and replacing them with the following new subsections 5.14.7 and 5.14.8:

5.14.7 BED AND BREAKFAST ESTABLISHMENT

A *bed and breakfast establishment* shall be considered a *home occupation* located in a *single detached dwelling*. Notwithstanding the *gross floor area* limit for a *home occupation* in subsection 5.14.2, a *bed and breakfast establishment* shall be limited to three guest rooms. In a settlement, a *bed and breakfast establishment* is not permitted on a *lot* containing *additional residential unit(s)*, a *converted dwelling*, or a *garden suite*.

5.14.8 HOME DAYCARE

A home daycare, located in a *single detached dwelling*, a *semi-detached dwelling*, or a *duplex dwelling* with accommodation for up to and including 5 children, shall be considered a *home occupation*. The *gross floor area* limit for a *home occupation* in subsection 5.14.2, shall not apply to a home daycare. In a settlement, a home daycare is not permitted on a *lot* containing *additional residential unit(s)*, a *converted dwelling*, or a *garden suite*.

9. That Section 5.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting the existing Section 5.17.1 and replacing it with a new subsection 5.17.1 as follows:

5.17.1 No land shall be used or built upon and no *building* or *structure* shall be altered, erected, used or expanded for any purpose unless the land is serviced by municipal services, including, as applicable, *municipal water system*, *municipal sewage system*, drainage systems and *improved streets*, which meet all applicable *County* and/or *Township* standards. Adequacy of *municipal water system* and *municipal*

*sewage system* capacity shall be confirmed by the *County* prior to issuance of a Building Permit.

10. That Section 5.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting the provisions in Table 5.18.2.1 for “Residential Uses” and replacing them with the following new provisions for “Residential Uses”:

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking Spaces Required
Residential Uses	- <i>single detached dwelling</i> - <i>duplex dwelling</i> - <i>semi-detached dwelling</i> - <i>mobile dwelling</i> - <i>street fronting townhouse dwelling</i>	- 2 per <i>dwelling unit</i>
	- <i>home occupation</i>	- 1 space
	- <i>bed and breakfast</i> - <i>boarding or lodging house</i>	- 1 per <i>guest room</i>
	- <i>garden suite</i>	- 1 per <i>garden suite</i>
	- <i>additional residential unit</i>	- 1 per <i>additional residential unit</i>
	- residential units in a portion of a non-residential <i>building</i> - <i>multiple unit dwelling</i> - <i>apartment dwelling</i> - <i>converted dwelling</i>	- 1.5 per <i>dwelling unit</i>
	- <i>long term care facility</i>	- 1 per 3 beds or fraction thereof

11. That Section 5.0 to By-Law Number 1360-2002, as amended, is hereby further amended by adding the following new subsection 5.18.2.5:

5.18.2.5 PARKING SPACES WITHIN A PRIVATE GARAGE

Where parking is provided at the *dwelling unit* in an individual *driveway*, *parking spaces* may be within a *private garage*, with the exception that *parking spaces* within a *private garage* shall not be used to satisfy parking requirements for *additional residential units*, *converted dwellings* and *garden suites*.

12. That Section 6.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting Section 6.1: Uses Permitted and replacing it with the following:

6.1 **USES PERMITTED**

No *person* shall within any A1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A1 *uses* in Table 6.1:

<b>TABLE 6.1: USES PERMITTED</b>
• <i>an additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.5;
• <i>an animal kennel</i> , in accordance with the provisions of Section 5.3 and Section 6.2.3;
• <i>a communications structure</i> ;
• <i>a conservation project</i> ;
• <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• <i>a farm</i> ;
• <i>a garden suite</i> , in accordance with the provisions of Section 5.11;
• <i>a group home</i> , in accordance with the provisions of Section 5.13;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.14;
• <i>an oil or gas well</i> ;
• <i>a private airfield</i> ;
• <i>a public use</i> , in accordance with the provisions of Section 5.21;
• <i>a regulated farm</i> ;
• <i>a seasonal fruit, vegetable, flower or farm produce sales outlet</i> , provided the produce is the product of the <i>farm</i> on which the outlet is located;
• <i>a single detached dwelling</i> if <i>accessory to a farm</i> ;
• <i>a wayside sand or gravel pit</i> in accordance with the provisions of Section 5.31.

13. That Section 6.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsections 6.2.4 and 6.2.5.

14. That Section 6.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 6.2.6 and replacing it with the following new subsection 6.2.6:

6.2.6 LOCATION OF NEW ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New accessory *dwelling*s, *additional residential units*, *garden suites*, and temporary *dwelling*s, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, or not further reduce an *existing* insufficient *MDS I* setback.

15. That Section 6.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the preamble in subsection 6.3 and replacing with the following new preamble to subsection 6.3:

**6.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A1-C)**

*An existing converted dwelling with up to two dwelling units is permitted within a single detached dwelling on A1-C zoned lots.*

- 16.** That Section 7.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 7.1: Uses Permitted and replacing it with the following:

**7.1 USES PERMITTED**

No person shall within any A2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the A2 uses in Table 7.1:

<b>TABLE 7.1: USES PERMITTED</b>
• an additional residential unit within the principal dwelling, in accordance with the provisions of Section 5.5;
• an animal kennel, in accordance with the provisions of Section 5.3 and Section 7.2.4;
• a communications structure;
• a conservation project;
• an existing converted dwelling, containing up to two dwelling units;
• a farm;
• a garden suite, in accordance with the provisions of Section 5.11;
• a group home, in accordance with the provisions of Section 5.13;
• a home occupation, in accordance with the provisions of Section 5.14;
• an oil or gas well;
• a private airfield;
• a public use, in accordance with the provisions of Section 5.21;
• a regulated farm;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the farm on which the outlet is located;
• a single detached dwelling if accessory to a farm or regulated farm;
• a wayside sand or gravel pit or stone quarry in accordance with the provisions of Section 5.33.

- 17.** That Section 7.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsections 7.2.5.

- 18.** That Section 7.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 7.2.6 and replacing it with the following new subsection 7.2.6:

7.2.6 LOCATION OF NEW ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New accessory *dwelling*s, *additional residential units*, *garden suites*, and temporary *dwelling*s, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, or not further reduce an *existing* insufficient *MDS I setback*.

19. That Section 7.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the preamble in subsection 7.3 and replacing with the following new preamble to subsection 7.3:

7.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A2-C)**

An *existing converted dwelling* with up to two *dwelling units* is permitted within a *single detached dwelling* on A2-C zoned *lots*.

The A2-C Zone applies to the following properties in the Township of Blandford-Blenheim:

- (i) Part Lots 14 & 15, Concession 14 (Blenheim)
- (ii) Part Lot 6, Concession 13 (Blenheim)
- (iii) Part Lot 11, Concession 6 (Blenheim)
- (iv) Part Lot 1, Concession 4 (Blenheim)

20. That Section 8.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting “a converted dwelling, in accordance with the provisions of Section 5.5” from Table 8.1.

21. That Section 8.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the words “sanitary sewers and public water supply” in Table 8.2, under “Lot Area” and replacing it with “a municipal sewage system”.

22. That Section 8.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 8.3.

23. That Section 9.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 9.1: Uses Permitted and replacing it with the following:

9.1 **USES PERMITTED**

No *person* shall within any RR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the RR *uses* in Table 9.1:

TABLE 9.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.11;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;

TABLE 9.1: USES PERMITTED
• a public use, in accordance with the provisions of Section 5.21;
• a <i>single detached dwelling</i> ;
• a <i>wayside sand or gravel pit or stone quarry</i> in accordance with the provisions of Section 5.31.

24. That Section 9.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 9.3.

25. That Section 10.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 10.1: Uses Permitted and replacing it with the following:

10.1 **USES PERMITTED**

No *person* shall within any RE Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the RE uses in Table 10.1:

TABLE 10.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.11;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a public use, in accordance with the provisions of Section 5.21;
• a <i>single detached dwelling</i> ;
• a <i>wayside sand or gravel pit or stone quarry</i> , in accordance with the provisions of Section 5.31.

26. That Section 10.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsections 10.3.

27. That Section 11.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 11.1: Uses Permitted and replacing it with the following:

11.1 **USES PERMITTED**

No *person* shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 uses in Table 11.1:

TABLE 12.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.11;

<b>TABLE 12.1: USES PERMITTED</b>
• a <i>group home</i> , in accordance with the provisions of Section 5.13;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a public use, in accordance with the provisions of Section 5.21;
• a <i>single detached dwelling</i> .

28. That Section 11.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting all instances of the words “sanitary sewers are” in Table 11.2 and replacing them with “a *municipal sewage system* is” and deleting all instances of the words “sanitary sewers and public water supply” in Table 11.2 and replacing them with “a *municipal sewage system* and *municipal water system*”.

29. That Section 11.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 11.3 and replacing it with the following new subsection 11.3:

**11.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)**

An *existing converted dwelling* containing up to two *dwelling units* is permitted within a *single detached dwelling* on R1-C zoned *lots*.

The R1-C Zone applies to the following properties in the Township of Blandford-Blenheim:

- (i) Lot 19, Plan 41M-141, Fennel Street – Plattsville (Blenheim)
- (ii) Part 5, 41R-5551, Cuthbertson Street – Bright (Blandford)
- (iii) Powell Street at Matheson – Drumbo (Blenheim)
- (iv) West side of Main Street North between Cowan & Gissing Streets – Princeton (Blenheim)
- (v) East side of Main Street North, between Gissing Street & CNR line – Princeton (Blenheim)
- (vi) Southeast corner of Railway & McQueen Streets – Princeton (Blenheim)

30. That Section 12.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 12.1: Uses Permitted and replacing it with the following:

**12.1 USES PERMITTED**

No *person* shall within any R2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R2 *uses* in Table 12.1:

<b>TABLE 13.1: USES PERMITTED</b>
• an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>duplex dwelling</i> ;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;

TABLE 13.1: USES PERMITTED
• a public use, in accordance with the provisions of Section 5.21;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> .

31. That Section 12.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the preamble to Section 12.2 and replacing it with the following:

12.2 **ZONE PROVISIONS**

No *person* shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* unless the *lot* is served by both a *municipal sewage system* and *municipal water system* and is in accordance with the provisions in Table 12.2:

32. That Section 12.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the term “converted dwelling” from the heading of the 4<sup>th</sup> column of Table 12.2.

33. That Section 13.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 1431: Uses Permitted and replacing it with the following:

13.1 **USES PERMITTED**

No *person* shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R3 *uses* in Table 13.1:

TABLE 13.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with the provisions of Section 5.5;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a <i>multiple unit dwelling</i> ;
• a public use, in accordance with the provisions of Section 5.21;
• a <i>street fronting townhouse</i> .

34. That Section 13.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the preamble to Section 13.2 and replacing it with the following:

13.2 **ZONE PROVISIONS**

No *person* shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* unless the *lot* is served by both a *municipal sewage system* and a *municipal water system* and is in accordance with the provisions in Table 13.2:

35. That Section 15.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 15.1: Uses Permitted and replacing it with the following:

15.1 **USES PERMITTED**

No *person* shall within any V Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the V uses in Table 15.1:

<b>TABLE 15.1: USES PERMITTED</b>
• an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
• an <i>automobile service station</i> ;
• a bakeshop;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a community centre;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a financial institution;
• a fire hall or police station;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a funeral home;
• a <i>group home</i> , in accordance with the provisions of Section 5.13;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a laundromat;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21;
• a <i>retail store</i> ;
• a retail outlet, a wholesale outlet or a business office <i>accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

36. That Section 15.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the preamble to Section 15.2 and replacing it with the following:

15.2 **ZONE PROVISIONS**

No *person* shall within any V Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 15.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No *person* shall use any *lot* or *erect, alter* or use any *building* or *structure* for the any of the *uses* in Table 15.1 unless the *lot* is served by partial services (a *municipal sewage system* or a *municipal water system*) or by private services (*individual on-site sewage system* and *individual on-site water system*).

37. That Section 15.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 15.3 and replacing it with the following new subsection 15.3:

15.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (V-C)**

An *existing converted dwelling* containing up to two *dwelling units* is permitted within a *single detached dwelling* on R1-C zoned *lots*.

The V-C Zone applies to the following properties in the Township of Blandford-Blenheim:

- (i) Northwest corner of Main Street North & Victoria Street West – Princeton (Blenheim)
- (ii) Southwest corner of Main Street North & Victoria Street West - Princeton (Blenheim)

38. That Section 16.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 16.1: Uses Permitted and replacing it with the following:

16.1 **USES PERMITTED**

No *person* shall within any CC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the CC *uses* in Table 16.1:

**TABLE 16.1: USES PERMITTED**

- |   |
|---|
| <ul style="list-style-type: none"><li>• an <i>additional residential unit</i>, within an <i>existing single detached dwelling</i> and/or in a <i>building accessory</i> to an <i>existing single detached dwelling</i>, in accordance with Section 5.5;</li></ul> |
| <ul style="list-style-type: none"><li>• an <i>automobile service station</i>;</li></ul>   |
| <ul style="list-style-type: none"><li>• a <i>bakeshop</i>;</li></ul>  |
| <ul style="list-style-type: none"><li>• a <i>business or professional office</i>;</li></ul>   |
| <ul style="list-style-type: none"><li>• a <i>commercial school</i>;</li></ul>   |

<b>TABLE 16.1: USES PERMITTED</b>
• a <i>community centre</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such dwelling shall not be permitted;
• an <i>eating establishment</i> ;
• a financial institution;
• a fire hall or police station;
• a <i>fraternal lodge or institutional hall</i> ;
• a funeral home;
• a <i>group home</i> , in accordance with the provisions of Section 5.13;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a laundromat;
• a <i>medical centre</i> ;
• a motor vehicle washing establishment;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21;
• a <i>recreational or athletic facility or club</i> ;
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a tent and awning shop;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

39. That Section 16.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting the preamble to Section 16.2 and replacing it with the following before Table 16.2:

16.2 **ZONE PROVISIONS**

No *person* shall within any CC Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 16.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No *person* shall use any *lot* or *erect, alter* or use any *building* or *structure* for the any of the *uses* in Table 16.1 unless the *lot* is served by a *municipal sewage system* and *municipal water system*.

40. That Section 16.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 16.3.
41. That Sections 17.0, 18.0, 19.0, 22.0 and 23.0 to By-law Number 1360-2002, as amended, are hereby further amended by deleting all instances of the words “sanitary sewers are” and replacing them with “a *municipal sewage system* is” and deleting all instances of the words “sanitary sewers and public water supply” and replacing them with “a *municipal sewage system* and *municipal water system*” throughout Tables 17.2, 18.2, 19.2, 22.2 and 23.2.
42. That Section 22.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 22.1: Uses Permitted and replacing it with the following:

12.1 **USES PERMITTED**

No *person* shall within any I Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the I *uses* in Table 22.1:

<b>TABLE 22.1: USES PERMITTED</b>
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada;
• a cemetery;
• a community centre;
• a <i>daycare centre</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> , if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> ;
• a fire hall or police station;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a funeral home;
• a <i>group home</i> , in accordance with the provisions of Section 5.13;
• a <i>home occupation</i> , in accordance with the provisions in Section 5.14;
• a <i>long term care facility</i> ;
• a <i>medical centre</i> ;
• a <i>municipal yard</i> ;
• a museum;
• a <i>parking lot</i> ;

<b>TABLE 22.1: USES PERMITTED</b>
• a <i>place of worship</i> ;
• a <i>public or private school</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.21;
• a <i>public or private hospital</i> ;
• a <i>public library</i> ;
• a <i>single detached dwelling</i> , if accessory to a permitted use on the lot.

43. That Section 22.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 22.3.
44. That Section 23.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Section 23.1: Uses Permitted and replacing it with the following:

23.1 **USES PERMITTED**

No person shall within any REC Zone use any lot or *erect, alter* or use any *building or structure* for any purpose except one or more of the REC uses in Table 23.1:

<b>TABLE 23.1: USES PERMITTED</b>
• an arena;
• a community centre;
• a <i>conservation project</i> ;
• a flood control structure;
• a golf course;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a museum;
• an <i>outdoor commercial recreation facility</i> ;
• a <i>park</i> ;
• a playground;
• a <i>public library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21;
• a <i>recreation or athletic facility or club</i> ;
• a <i>single detached dwelling</i> , if accessory to a permitted use on the lot;
• a sports field;

**TABLE 23.1: USES PERMITTED**

- a *wayside sand or gravel pit or stone quarry*, outside of a designated settlement, in accordance with the provisions of Section 5.33.

- 45.** That Section 23.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 23.3
- 46.** 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 \_\_\_\_\_, 2023.

READ a third time and finally passed this \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mark Peterson – Mayor

(SEAL)

\_\_\_\_\_  
Sarah Matheson, Deputy Clerk

DRAFT FOR CONSULTATION (JUNE 2023)

OXFORD COUNTY

# ADDITIONAL RESIDENTIAL UNITS TOWNSHIPS

PUBLIC MEETING  
ZONE CHANGE ZN 1-23-05

TOWNSHIP OF  
BLANDFORD-BLENHEIM  
JUNE 21, 2023



# BACKGROUND

- Under the Planning Act, municipalities can not prohibit up to two Additional Residential Units (ARUs) per lot containing a single detached, semi-detached or street townhouse dwelling in fully serviced settlements
  - Other limitations in Act and Regulation 299/19
  - Policies/provisions protected from appeals
  - Units exempt from development charges and parkland dedication
- No specific direction/requirements for unserviced areas, but some protection from appeals
- County Council approved OP policies for rural Townships on February 8, 2023
- OP policies direct Townships to implement the policies through their Zoning By-laws

# DEFINITION OF AN ARU

“ADDITIONAL RESIDENTIAL UNIT”, means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*.



# SERVICED VILLAGES

- OP policies require that the zoning permit up to two ARUs per lot (i.e. two in the principal dwelling or one in the principal dwelling and one in an ancillary structure) in zones permitting single detached, semi-detached and/or street townhouse dwellings (e.g., R1, R2, R3, V and CC), where adequate servicing capacity exists
- municipal water and wastewater services – must confirm adequate capacity is available, but limited in specific areas where constraints are known:
  - No ARUs in Villages of Drumbo and Plattsville at current time
- subject to various other criteria applicable to all ARUs

# VILLAGES & RURAL CLUSTERS

- policies enable Township to permit one ARU per lot, either within the principal dwelling or in a detached structure in zones permitting single detached, semi-detached and street townhouse dwellings (e.g., R1, R2, V, RE, RR)
- min. lot area of 0.6 ha (1.48 ac) for unit in detached structure
- where there is municipal water supply – must confirm adequate capacity and connect
  - No ARUs in Village of Bright
- must demonstrate adequacy of private services (i.e., on-site septic and/or well)
- subject to various other criteria applicable to all ARUs

# FARMS & RURAL RESIDENTIAL

- policies enable Township to permit up to two ARUs per lot (i.e. two in the principal dwelling or one in the principal dwelling and one in an ancillary structure)
- minimum lot area of 0.6 ha (1.48 ac) for unit in detached structure
- where a lot contains more than one dwelling, still only permitted to have two ARUs per farm unit
- ARUs in a detached structure on a farm subject to approval by Committee of Adjustment to ensure locational criteria are met
- must demonstrate adequacy of private services (i.e., on-site septic and/or well)
- subject to various other criteria applicable to all ARUs

# CRITERIA FOR ALL ARUS

- ARU(s) must be clearly secondary to the principal dwelling
- max. gross floor area (GFA) of all ARUs is 50% of the GFA principal dwelling on the lot, to a maximum of:
  - 50 m<sup>2</sup> (538 ft<sup>2</sup>) within a serviced settlement;
  - 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) within a settlement; and
  - 140 m<sup>2</sup> (1,506 ft<sup>2</sup>) outside of a settlement (i.e. farm or RR lot)
- min access for occupants and emergency response
- minimum parking and landscaped open space requirements

# CRITERIA FOR ARU IN DETACHED STRUCTURE

- structure to be located in rear or interior side yard, except on farms
- min side and rear yards and building height same as existing for accessory buildings
- max setback for fire access
- avoid impacts to agricultural operations on the farm or nearby farms - max distance of 30 m from principal dwelling on a farm and must comply with MDS I
- minimize potential impacts on adjacent properties – minimum fencing, no windows above ground floor or upper level balconies, decks, and rooftop patios

# OTHER MATTERS

- **Converted Dwellings**
  - removed from AB, I and REC
  - changed to 'up to four units', permitted in R3 Zone
- **other definitions and minor housekeeping**
  - updated servicing and natural hazard terminology to match OP/PPS
  - definition of tandem parking space
  - permit residential dwellings in basement or cellar
  - home occupation only in principal dwelling
  - home daycare and bed and breakfast not permitted on same lot as ARUs, converted dwelling or garden suite in a settlement
- **revise Garden Suite provisions to allow such units to remain for up to 20 years**

# RECOMMENDATIONS

1. That the Council of the Township of Blandford-Blenheim approve-in-principle the proposed Zoning By-Law amendment (File No. ZN1-23-05) to introduce amendments to Township Zoning By-Law No. 1360-2002 and that the By-law be brought back to a subsequent Council meeting.
2. And further, that Council direct Township staff to work with County staff to implement a process to confirm servicing capacity, which is acceptable to both the County and Township, prior to approval of any Building Permit to establish an Additional Residential Unit.
3. And further, that Council direct Township staff to review and report back to Council regarding implementation of a licensing/registration system or other process to confirm compliance with all municipal requirements.
4. And further, that Planning staff be requested to report back to Council once the amended By-law provisions have been in effect for at least six months to identify any implementation or interpretation issues and the number and nature of Minor Variance applications submitted to facilitate Additional Residential Units.

OXFORD COUNTY

# ADDITIONAL RESIDENTIAL UNITS TOWNSHIPS

QUESTIONS



**To: Warden and Members of County Council**

**From: Director of Community Planning**

## **Review of A Place to Grow and Provincial Policy Statement – Supplementary Report**

### **RECOMMENDATIONS**

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- 1. That the Director of Community Planning, in consultation with other County staff and stakeholders as required, prepare and submit the County of Oxford’s formal response to the Provincial consultations on the Review of A Place to Grow and Provincial Policy Statement, as generally outlined in Report No. CP 2023-144;**
- 2. And further, that Report No. CP 2023-144 be circulated to the Area Municipalities for information.**

### **REPORT HIGHLIGHTS**

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- The Province has released a proposed draft of the ‘Provincial Planning Statement’ (Proposed PPS), which is intended to replace the current Provincial Policy Statement (PPS, 2020) and ‘A Place to Grow’– Growth Plan for the Greater Golden horseshoe (APTG).
- This report includes detailed comments and analysis for the draft PPS document, regarding the proposed substantive and wide ranging changes to the current provincial land use planning direction contained in the current PPS, 2020. While there appear to be some positive changes, a number of other proposed policy changes are extremely concerning (i.e. increased opportunities for rural residential lot creation, reduced justification and direction for settlement expansions etc.), contradictory, confusing and/or lacking in clarity. The comments and analysis in this report will form the general basis for the County’s response to the Province through the Environmental Registry of Ontario posting [019-6813](#).

### **Implementation Points**

The recommendations contained in this report will have no immediate impacts with respect to implementation. However, the uncertainty the proposed legislative and policy changes introduce will further delay implementation of various initiatives to address housing supply and other important planning objectives.

Further, a number of the proposed legislative, policy, and other changes would have significant implications for various ongoing County projects (i.e. secondary planning, infrastructure master plans, Official Plan updates etc.), as well as the existing Official Plan policies and related implementation tools and measures. As such, if approved, various County and Area Municipal land use related policies, documents, processes and standards will likely need to be comprehensively reviewed and updated to ensure consistency with the new Provincial direction.







### Financial Impact

If enacted, a number of the proposed legislative and regulatory changes identified in this report could have significant financial impacts for the County and Area Municipalities, including the potential need for additional background and technical studies, staffing and other resources to address and/or implement the various changes.

### Communications

Communication is proposed through the inclusion of this report on the County Council agenda and related communications and circulation to the area municipalities. This report includes input from the County’s Manager of Housing Development on various proposed changes related to affordable housing.

### Strategic Plan (2020-2022)

					
<b>WORKS WELL TOGETHER</b>	<b>WELL CONNECTED</b>	<b>SHAPES THE FUTURE</b>	<b>INFORMS ENGAGES</b>	<b>&amp; PERFORMS DELIVERS</b>	<b>&amp; POSITIVE IMPACT</b>
		3.ii. 3.iii.	4.i. 4.ii.		

## DISCUSSION

### Background

On April 6, 2023, the Province released additional legislative and policy changes, including a proposed new draft Provincial Planning Statement document, as part of an ongoing series of changes initiated to implement their annual Housing Supply Action Plans. The proposed draft of the ‘Provincial Planning Statement’ is intended to replace the current Provincial Policy Statement (PPS, 2020) and ‘A Place to Grow’ – Growth Plan for the Greater Golden horseshoe (APTG). The Province is inviting detailed comments through the environmental registry for a 66 day commenting period that ends on June 5, 2023. Information is available on the environmental registry under posting [019-6813](#).

This report builds from an initial report on these proposed changes that was brought forward to County Council on May 10, 2023 ([Report No. CP 2023-126](#)) and focused primarily on two areas of major concern regarding the draft PPS (i.e. proposed rural residential lot creation policies and updated settlement expansion policies).

## **Commentary**

As part of the detailed review of the draft PPS, staff have been having ongoing dialogue with Provincial staff, municipalities and municipal organizations (e.g. Western Ontario Wardens, AMO, County Planning Directors etc.) and other stakeholder groups (e.g. Ontario Federation of Agriculture) to help inform the County's understanding of and response to the proposed PPS changes as generally outlined below

### **1. General Comments**

There are a range of minor structural and organizational changes to the document that do not particularly enhance the usability or readability and may potentially increase confusion, uncertainty, and potential for challenge as municipalities move forward with implementation. To help address this, it would be beneficial for the Province to provide formal training and implementation materials to help municipalities familiarize themselves with the new policy structure and how the Province expects the policies to be implemented. Ensuring any new and/or updated Provincial guidance material referenced in the policies is released for municipal review and/or consideration as soon as possible would greatly assist in this regard.

It is important to note that the existing Planning Act requirements which state that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act and the existing PPS implementation policies that allow municipalities to enact policies that go beyond the policies in the PPS provided that such policies do not conflict with the PPS policies, remain unchanged. This is reassuring, as these are two of the most fundamental legislative and policy provisions for guiding municipal implementation of the PPS policies and there has been some concern that they may be softened or limited through this review process. That said, the Province is proposing to limit municipal discretion with respect to implementation of two specific policy areas (i.e. allowing for up to 3 residential lots to be severed from a farm and allowing a mix of uses on employment lands that are not identified as an 'employment area'). As municipalities have the best understanding of how to balance priorities to achieve good planning in their local context, removing municipal discretion with respect to the implementation of any policies is of great concern and not supported.

It is important to ensure that the PPS sets clear expectations and makes it easy to determine how all of the policies are intended to apply/work together when the PPS is read in its entirety and which, if any, take priority in the case of a conflict. The draft PPS contains a number of policies that remain unclear with respect to intent and/or seem to contradict one another (i.e. achieving density/intensification, efficient use of land and services and protecting agricultural land, while at the same time reducing the justification for settlement expansions and allowing more rural residential lot creation in agricultural areas). As such, the intent of, priority, and interrelationship between, a number of the proposed policies is in need of further review and clarification.

Further, a number of the updated policies include references to 'provincial guidelines and/or approaches' (i.e., rural residential lot creation, agricultural systems, identification of natural hazards, forecasting growth etc.), which may leave the interpretation of these policies and assessment of their specific impacts unclear until new/updated guidelines have been released. The uncertainty associated with any delay in the release of new and/or updated Provincial guidance materials could also further delay local implementation of any required updates to the Official Plan and zoning by-law that may be necessary to continue to accommodate and facilitate desired development and housing options and achieve other local planning objectives. As such, the Province should be requested to release such guidance to municipalities as soon as possible.

## **2. Housing Policies**

The Province is proposing to change and update the overall framework and context for how to plan for a range and mix of housing options, including changes to key terminology and related requirements. Generally it appears that some of the changes are intended to promote greater collaboration between Housing Service Managers and planners as it pertains to affordable housing. The Province is also directing municipalities to permit and facilitate all housing options to address current and future housing needs, including:

- those that may arise from demographic changes and employment opportunities; and
- all types of residential intensification, including conversion of existing commercial and institutional buildings, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units.

While the County appreciates the renewed emphasis on intensification, including conversion of other uses to residential, and promoting opportunities to increase the range and diversity of housing options in settlement areas, the softening of some of the growth management and settlement area expansion policies (as discussed further below) and allowing for increased rural residential lot creation, would seem to contradict and/or undermine this direction and make it much more difficult for municipalities to achieve. Further, while the Province has also proposed a new definition of 'compact built form' to promote walkable neighbourhoods, this is not specifically reflected in the requirements for housing, yet fundamentally underpins support for the range of 'housing options' the Province appears to be trying to promote. This is also in need of clarification.

In addition, staff continue to have concerns with respect the proposed removal of the definition of 'affordable' as it pertains to housing and aspects of the proposed definitions for the terms 'housing options' and 'additional needs housing'. Further comments in this regard are as follows:

### Definition of 'Affordable'

The 2020 PPS includes a definition of 'Affordable' in relation to housing that is based on an income-based approach (i.e. ensuring such housing targets low and moderate income households). This definition is proposed to be removed, which would appear to be consistent with Bill 23 and the Province's approach of relying simply on average market rent or 80% of the average resale value of a home for accessing affordability. Recent consultations with Provincial staff suggest that the removal of the definition is intended to reduce duplication in planning and housing policies and emphasize that the need to provide affordable housing is expected to be covered through planning for a range of 'housing options'. Affordability targets and goals are also expected to be provided in housing and homelessness plans, and established through collaboration between Service Managers and planning departments.

It remains unclear as to whether municipalities may continue to utilize an income-based affordability test when determining eligibility requirements for local affordable housing programs. As such, greater clarification is needed to understand if local municipalities are still able to apply income targets to affordable housing programs, based on a review of local needs. That said, the proposed average market rent approach for affordable rental units is in line with current Provincial funding programs, as well as the County's current definition of affordable housing, with the exception of focus on households under the 6<sup>th</sup> income decile.

Definition of 'Housing Options'

In accordance with the current PPS, municipalities are required to provide a three-year supply of serviced land for an appropriate range and mix of 'Housing Options'. In the proposed PPS, the definition of 'Housing Options' is proposed to be expanded to include additional needs housing (long-term care homes, accessible housing, housing for older persons), supportive, community and transitional housing, which more fully captures housing options on the left side of the continuum.

Although this change appears to place a greater focus on increasing the supply and mix of all housing options, and addressing the full range of housing affordability needs, the reference to 'affordable housing' has been specifically removed from this definition. As the definition of affordable housing is proposed to be removed from the PPS, there will no longer be a consistent definition for, or reference to, such housing. Eliminating any reference to affordable or affordability in the PPS creates the concern that municipalities may be left without the necessary provincial policy basis for requiring (i.e. through inclusionary zoning, where applicable) and/or encouraging the provision of 'affordable', and/or more affordable housing types through the development review process. As such, further clarity is necessary to understand the implications on local funding programs, and whether affordable housing can be more refined by local Service Managers (i.e. applying income-based eligibility requirements for specific programs).

Given the breadth of the proposed definition of 'housing options', it may reduce the focus on those areas of the housing continuum and those housing types that would have the greatest impact/benefit to helping address affordability related matters, particularly given the lack of recognition of affordability in the draft policies.

Definition of 'Additional Needs Housing'

A new definition for 'Additional Needs Housing' is proposed to replace the current definition of 'Special Needs Housing' in the 2020 PPS. The definition of 'Additional Needs Housing' will continue to include supportive forms of housing, such as long-term care facilities, adaptable and accessible housing, and housing with dedicated support services.

Again, it is unclear if affordable housing would fall under this definition, in a case where support services are not provided and a residential building is primarily affordable rental units. This definition appears to be contradictory to the proposed amendments to the definition of 'Housing Options', which would now include reference to more supportive housing options, such as supportive, community and transitional housing. The differences between supportive, community and transitional housing, and the supportive housing forms that are indicated under the proposed definition of 'Additional Needs Housing' are unclear. A clearer distinction between 'Additional Needs Housing' and 'Housing Options' is necessary to more appropriately define and target supportive and affordable housing options.

As a final comment, the Province should also allow, (i.e. through the Planning Act), for the expanded use of certain planning tools (e.g. inclusionary zoning) that are currently only available for major transit station areas (i.e. typically only applicable in large urban municipalities). All municipalities should have the authority to determine where such tools would be appropriate to support the development of required housing and increase the range and mix of housing options, as the need to create walkable, transit oriented communities is not exclusive to larger urban settlements.

### 3. Policies for Settlement Areas and Expansions

In addition to the changes to the housing policies noted above, there are a number of other notable changes to the settlement policies in the PPS, which are generally summarized as follows:

- *Planning horizon* - the Province is proposing to change the standard growth planning horizon from a maximum of 25 years to a minimum 25 years. The current requirement for municipalities to maintain a 15 year supply of land designated and available for residential development and a minimum three year supply of residential units with servicing capacity remain unchanged, with the exception of removal of specific references to accommodating units through intensification.

Oxford has long taken a more pragmatic and creative approach to planning for growth than many other municipalities in order to try to provide some additional flexibility to address local planning objectives and realities. This includes striving to ensure a continuous 25 year supply of growth land can be maintained (i.e. essentially treating it as a minimum) by undertaking the required secondary planning for lands somewhat beyond those required to accommodate the forecasted growth for the current 25 year planning horizon. This provides the flexibility for additional growth lands to be quickly designated for growth when needed to maintain the 25 year supply.

That said, not having some reasonable, consistent, province wide maximum time horizon for planning for growth in the PPS is a significant concern, as it would create uncertainty, increased speculation and competition for agricultural land near settlements, inconsistencies between municipalities and challenges for coordinating growth planning for growth with planning for infrastructure and other services. As such, in addition to the proposed 25 year minimum, the Province should include a reasonable and consistent maximum planning time frame in the PPS that would be appropriate for both planning for growth and planning for infrastructure and public services and will not result in the unnecessary or prematurely removal of land from productive agriculture. It should also provide the additional flexibility necessary for all municipalities to effectively plan for their growth needs.

- *Comprehensive review* – Proposed changes would eliminate the current requirement that a settlement expansion only be considered through a ‘comprehensive review’, which is a defined term that sets out a range of specific planning matters that must be considered (i.e. growth forecasts and land need, alternative directions for growth, adequate of infrastructure and public services etc.). The definition also stipulates that such expansions must be undertaken and/or approved by a municipality (i.e. a privately initiated proposal would need to be supported by the municipality to be considered). Although some matters that currently require consideration through the comprehensive review process would appear to be captured under the general settlement planning policies, they would shift from a ‘shall’ to a ‘should’ consider.

As such, the removal of the current comprehensive review requirements may create uncertainty and ambiguity with respect to process, expectations and requirements for settlement expansions, particularly if privately initiated settlement expansion proposals no longer specifically require municipal approval. As such, the key requirements that were formally part of the ‘comprehensive review’ process should be restored and/or clarified, including that a settlement expansion can only be initiated and/or approved by a municipality (i.e. no ability to appeal municipal refusal of a private application to expand a settlement). It is important that the PPS continue to provide clear justification

requirements for settlement expansions in order to provide certainty and consistency in planning for growth, infrastructure and other public services (i.e. schools and other public facilities) and achieving complete communities.

- *Complete Communities* – Specific policies pertaining to the defined term ‘complete communities’ are proposed, which state that planning authorities should support the achievement of complete communities by, among other matters, accommodating an appropriate range and mix of land uses, housing and transportation options, employment, public services and other uses to meet long-term needs.  
Although adding this specific reference to the achievement of ‘complete communities’ and related considerations could be beneficial, the fact that this policy is currently only a ‘should’ consider may limit its application to some extent.
- *Changes to functional policy language* – The wording of a number of key growth management policies is proposed to change from ‘shall’ to ‘should’ (e.g. setting targets for and supporting intensification; supporting the achievement of complete communities through the provision of a range and mix of uses, housing and transportation options and services; consideration of settlement expansion criteria such as the capacity of infrastructure and public services and impacts on agricultural land and operations, MDS and appropriate phasing of growth). Changing the wording to ‘should’ would have the effect of softening the extent to which these policy requirements would need to be considered in making land use planning decisions. This may lead to inconsistent implementation across municipalities, disputes over interpretation, and increased appeals to the Ontario Land Tribunal (OLT) with associated costs and delays.

As such, the use of the word “shall” in these policies should be maintained to provide the necessary certainty as to what growth related policy matters must be considered. Any necessary/desired flexibility can be provided through other measures (e.g. allowing approaches to be based on Provincial guidance or municipal approaches that achieve the same objective, providing specific exceptions for certain Provincial decisions related to growth management matters etc.).

- *Density Targets* – A new policy has been added that encourages all municipalities to establish density targets for new settlement areas or settlement area expansions, as appropriate based on local conditions, and encourages large and fast growing municipalities (LFGM) to plan for a minimum density of 50 people/jobs per ha.

As this is only an encourage policy it will do little to ensure all municipalities establish reasonable minimum density targets and that development meets such targets. As such, the policy should be revised to require all municipalities to direct growth primarily to fully serviced settlement areas and establish minimum density and intensification requirements for those settlement areas. This would help to ensure all municipalities are doing their part to preserve agricultural land, provide a range of housing choices, and make efficient use of land and infrastructure.

- *Policies from A Place to Grow (APTG)* – The province is proposing to incorporate a number of new policy approaches and/or terms from APTG into the PPS, including: Strategic Growth Areas, Major Transit Station Areas, Higher Order Transit Corridors, Major Trip Generators, Frequent Transit Service, etc. It appears that the incorporation of these terms and associated policies is largely intended to capture the provincial direction from APTG that is deemed necessary to maintain once that plan is repealed (as is being proposed).

Most of these terms and policies, either explicitly or by virtue of the definitions, would apply exclusively to the 29 ‘large and fast growing municipalities (LFGM)’ identified by the Province on Schedule 1 of the draft document, most of which are currently subject to the policies of APTG. That said, the replacement of some of the current, more general, settlement policies with these APTG policies would appear to create some potential policy gaps when it comes to planning for smaller urban communities and rural settlement areas. For instance, there are now no other policies beyond those for ‘strategic growth areas’ and ‘major transit station areas’ that would seem to specifically require intensification.

Some of the new terms and policies from APTG that would appear to be applicable, or potentially applicable, to Oxford are as follows:

- ‘Strategic Growth Areas’ – these areas are proposed to be defined as “within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include major transit station areas, urban growth centres and other areas where growth or development will be focused, that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas”.

The proposed policies for ‘strategic growth areas’ would require LFGMs to identify such areas, but leave it optional for other municipalities in Ontario. The stated intent for these areas is to support the achievement of complete communities, a range and mix of housing options, and intensification and mixed use development. Identification of a strategic growth area would allow a municipality to identify minimum density targets and type and scale of development and transition of built form to adjacent areas. Planning for and investments in infrastructure should also be prioritized to support strategic growth areas for growth and development.

It appears that the intent of these ‘strategic growth areas’ is to replace the more general requirements for the establishment of intensification targets and policies for settlement areas, as required by the current PPS. Given the considerable flexibility with respect to which areas of settlements could be identified as a ‘strategic growth area’ (i.e. downtowns, major nodes and corridors etc.), it appears that these new policies could potentially assist in achieving some of Oxford’s intensification objectives. However, to be effective, it will be important to continue to require appropriate justification for settlement expansions and minimum densities for new development.

- *'Major Transit Station Areas (MTSAs)'* - these areas are proposed to be defined as 'the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas are generally defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10 minute walk'.

The proposed policies would allow non-LFGMs to plan for MTSAs that are not on 'higher order transit' corridors by delineating boundaries and establishing minimum density targets. As there are no transit services in the County that likely qualify as 'higher order transit', (i.e. subways, light rail transit or buses in dedicated rights-of way), the only area where such policies could potentially apply (i.e. based on the definition of an MTSA), is the bus hub in downtown Woodstock. That said, it is not clear to what extent identifying this as an MTSA would provide any advantages over identifying that area as a 'strategic growth area'.

- *Deleted policies* – A number of existing PPS policies that Oxford has relied on to support various local planning objectives in the past are proposed to be deleted. These include, but are not limited to: avoiding land use patterns that would prevent the efficient expansion of settlement areas, in those areas which are adjacent or close to settlement areas; maintaining and where possible enhancing the vitality and viability of downtowns and main streets; encouraging a sense of place by promoting a well designed, built form and cultural planning, and by conserving features that help to define character etc.

In summary, some streamlining of the current process and requirements for settlement expansions could be beneficial in providing greater flexibility for settlement expansion in certain specific circumstances. However, the extent to which the province is proposing to simplify the process and related review requirements could potentially undermine many other important PPS objectives (e.g. achieving the density and mix of housing and other uses necessary to support complete communities, protecting prime agricultural land etc.). It could also serve to reduce or eliminate many of the current requirements and incentives to develop at higher density and intensify within existing settlement boundaries.

As noted under the comprehensive review discussion above, the Province should ensure that settlement expansions can only be initiated by a municipality or, at very minimum, ensure that municipalities continue to retain/have the authority not to approve a private proposal to expand a settlement and that decision not be subject to appeal. If not, the lack of certainty will simply lead to increased land speculation and uncoordinated/inefficient settlement expansions due to continuous pressure from development proponents to expand in multiple directions. This continuous pressure would distract municipalities from efforts to complete growth planning and infrastructure projects that are necessary to sustainably accommodate growth and build great communities, including intensification and redevelopment opportunities.

Further, it would appear that the proposed replacement of some of the current, more general, settlement policies with these APTG policies may create some potential policy gaps when it comes to planning for smaller urban communities and rural settlement areas. For instance, there may now be limited policies beyond those for 'strategic growth areas' and 'major transit station areas' that could be relied upon to specifically require or support increased density and intensification within existing built up areas.

If approved, it is anticipated that these changes will require careful and detailed consideration as part of reviewing and updating growth related official plan policies and zoning provisions in the future. They could result in the need to take a substantially different approach to how growth is planned for and accommodated in Oxford's various settlements and require the preparation of various detailed background and/or technical studies (i.e. growth forecasts, land needs analysis, intensification and infrastructure capacity studies etc.) to properly inform.

#### **4. Rural Areas and Rural Lands**

Some minor wording changes to the existing 'rural areas' and 'rural lands' policies in the PPS are being proposed. In Oxford, all lands located outside of the Large Urban Centres are considered to be 'rural areas' from a PPS perspective. However, the County does not contain any 'rural lands', as all lands located outside of a designated settlement area are currently considered to be 'prime agricultural land'.

For the most part, it appears that the proposed changes to the rural areas policies are an attempt to simplify and reduce duplication (e.g. eliminating the reference to rural settlement areas being the focus for growth and development, presumably because that policy direction is already provided under the general settlement policies). However, the proposed changes to the 'rural lands' policies are more substantial. These changes propose to allow for multi-lot residential development in such areas where site conditions are suitable for the provision of appropriate sewage and water services, whereas the current policies only speak to residential lot creation. Further, the policy stating that opportunities should be retained to locate new or expanding land uses that require separation from other uses is proposed to be deleted.

County staff do not have any significant concerns with the proposed changes to the rural areas policies. However, notwithstanding that Oxford does not currently contain any rural lands, staff do still have concern with some of the proposed changes to those policies. Although rural lands are not generally comprised predominantly of prime agricultural land (i.e. class 1-3 soils), they are often still well-suited for and support productive agriculture. Therefore, any increased potential for residential development and lot creation on such lands will only further contribute to the overall loss of productive agricultural land and conflicts with agriculture. As such, this proposed policy change should be removed, or scoped to ensure it only applies to rural lands that are not suitable for productive agriculture and that any development will not negatively impact existing or future agriculture in the area (i.e. flexibility to establish a new livestock facilities etc.).

#### **5. Employment**

The province is proposing a number of changes to the employment policies in the PPS, including revising the definition of 'employment area(s)' based on an amended definition of 'area of employment' within the Planning Act that is being proposed through Bill 97. The effect of this proposed change would be to remove certain employment uses, such as offices and retail, from being considered 'employment area' uses. Other proposed new and/or updated policies include:

- Encourage the intensification of employment uses and compact, mixed-use development that incorporates compatible employment uses, such as office, retail, industrial, manufacturing and warehousing to support the achievement of complete communities;
- Encourage industrial, manufacturing and small-scale warehousing uses that could be located without adverse effects in 'strategic growth areas' and other mixed use areas where frequent transit service is available, outside of 'employment areas';

- Permit a diverse mix of land uses, including residential, employment, public service facilities and other institutional uses on lands outside of identified 'employment areas' to support the development of complete communities. Official Plans and Zoning By-laws cannot contain provisions that are more restrictive;
- Planning authorities shall designate, protect and plan for 'employment areas' in settlement areas by:
  - prohibiting residential uses, commercial uses, public service facilities and other institutional uses, as well as retail, office and other sensitive land uses not associated with or ancillary to the primary employment use; and
  - including appropriate transition to adjacent non-employment uses to ensure land use compatibility.
- Planning authorities may only remove lands from 'employment areas' if certain criteria (i.e. need, compatibility etc.) are met, but such removal would no longer require a 'comprehensive review' to be considered.
- Major office and major institutional development should be directed to 'major transit station areas' or other 'strategic growth areas' where 'frequent transit service' exists.

Overall, the amended definition and policies would appear to allow municipalities to identify 'employment areas' that would have greater protection from development of certain employment and other uses that might be incompatible with more intensive industrial type uses. However, the policies would also appear to require municipalities to permit a more diverse mixture of uses, including residential and institutional, on lands for employment outside of identified 'employment areas', such as downtowns and other commercial areas.

Although these proposed changes would generally appear to be positive, they could also have the effect of overly limiting the potential employment uses that could be located in an 'employment area' and overly prescribe the mix of uses that municipalities are required to permit on other employment lands. Therefore, further clarification on the overall intent and application of these policies is required to ensure they will provide the necessary flexibility for municipalities to achieve their local planning and economic development objectives.

These proposed changes would require detailed review and update of the existing official plan policies and zoning provisions for commercial and industrial uses to identify appropriate 'employment areas', mixed use and transitional areas and associated uses, policies and provisions.

## **6. Energy Conservation Air Quality and Climate Change**

The existing climate policies have largely been retained, but centralized into a more focused subsection of the document, rather than threaded throughout the PPS, although some limited individual mentions have been retained in other parts of the document (e.g., within policies for natural hazards). That said, there are three key policies from the PPS, 2020 that are not effectively reflected in the new policies, namely:

- encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;

- design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and
- maximize vegetation within settlement areas, where feasible.

These elements should be retained within the updated PPS document, to support reducing greenhouse gas emissions and preparing for the impacts of a changing climate.

## 7. Infrastructure and Facilities

A number of changes to the policies for infrastructure and facilities are being proposed that range from relative minor to substantial. Some of the more notable changes are summarized as follows:

- *General* - a new policy is being proposed to require planning for infrastructure and public service facilities to “leverage the capacity of development proponents, where appropriate”. The intent of this policy and, in particular, how and under what circumstances municipalities would be expected to leverage the capacity of development proponents is not clear. Further, given the proposed elimination of the maximum planning horizon(s), it is unclear how municipalities will be expected to plan for infrastructure and public service facilities to ensure they are available to meet and accommodate projected needs, as required by the policies (i.e. projected needs for what period of time?). As such, further clarification is required with respect to the Provincial intent in this regard.

Another new policy being proposed states that Planning authorities, in consultation with school boards, should consider and encourage innovative approaches in the design of schools and associated day care facilities. Although the reference to the need for such coordination is appreciated, without changes to the Provincial funding model for new schools and daycares, the inclusion of these references will likely do little to improve coordination, as funding is often not available to secure preferred sites when the opportunities arise in the planning process.

- *Sewage, Water and Stormwater* – The County strongly supports the continued direction that municipal services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health. However, it is recommended that the province also add ‘and to make efficient use of land and support compact development and complete communities’ to provide a more complete indication of the rationale for this policy.

Similarly, the County supports the maintenance of the policies regarding private communal and individual on-site water and/or waste water services only being permitted where municipal services are not available, planned or feasible. However, it is recommended that the County reiterate previous comments to the province with respect to the need for/benefit of adding policy wording to further clarify that growth is to be primarily directed to settlements with full municipal services and, other than minor infilling and rounding out of existing development, is not permitted in settlements served by individual on-site services and, partial services and further that development on private communal services shall only be permitted where deemed acceptable by the municipality.

The County also appreciates the new recognition for integrating planning for servicing with source protection planning being reflected in this section of the document, in addition to the Water Resource policies.

The proposed refinements to the policies for planning for storm water management are also supported, in particular the addition of the requirement to align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

- *Energy Supply* - the proposed energy policies continue to encourage municipalities to provide opportunities for the development of energy supply including electrical generation facilities and transmission and distribution systems, district energy and renewable energy systems and alternative energy systems to accommodate current and projected needs. However all implementing policies are proposed to be deleted. While the proposed PPS continues to identify a role in energy production for municipalities through land use planning tools, it lacks any clear direction with respect to implementation. Given that the Province through the IESO is currently looking to add additional long term energy generation in the Province, clarification is required in order to better understand how land use planning tools are intended to apply to these undertakings.

## **8. Water**

Generally the policies pertaining to water resources have been refined and streamlined and integration with infrastructure requirements (servicing and storm water) are more clearly articulated. While the requirements for protecting, improving or restoring the quality and quantity of water for the long term have been maintained, the removal of requirements to evaluate and prepare for the impacts of a changing climate on water resource systems at the watershed level is inconsistent with other objectives and policies in the PPS.

More frequent and intense storm and weather events, including heat and drought, will continue to place increasing pressure on water resources, and these types of impacts will not be limited to or confined by municipal boundaries. Watershed management, integrated with source water protection tools to protect drinking water supplies, provide a stronger basis for addressing climate related challenges and should be maintained in the PPS. Furthermore, given the current absence of proposed updates to the PPS natural heritage policies, it is unclear how the water policies and natural heritage policies will integrate with one another and this should be clarified given the integrative nature of these two sections of the PPS.

In addition, further clarification is warranted regarding requirements for the protection of drinking water supplies and designated vulnerable areas. The 2020 PPS specifically requires the “protection of all municipal drinking water supplies”, however the proposed changes remove reference to “all municipal”. This would suggest that municipalities would now be responsible to protect private systems, including those which may not have been adequately maintained by existing or previous owners, from impacts from other land uses. This would represent a significant increase in the scope of responsibility for municipalities, and exceeds current Source Water Protection requirements.

## 9. Agriculture

The province is proposing a number of changes to the current agricultural policies. Some of these changes are relatively minor, while others could potentially have enormous and irreversible impact on agricultural lands and operations. The following provides a brief summary of the proposed changes and related comments.

- *Additional Residential Units (ARUs)* - The proposed clarification that ARUs are permitted in prime agricultural areas, including on farms, is welcome. However, these policies would benefit from further clarification with respect to certain matters, such as:
  - The requirement that ARUs be 'subordinate to the principle residence'. It is assumed that this is intended to ensure the ARUs remain secondary to the principal dwelling in terms of both function and size. That said, referring to the ARU being secondary in nature and limited in size would provide greater clarity and better align with other ARU language in the Planning Act;
  - How the MDS requirement is intended to be applied (e.g. does an ARU that is fully contained within an existing dwelling/structure, or is located further from the livestock facility than the existing principal dwelling need to meet MDS). Oxford's policies currently require that ARUs meet MDS, or not further reduce an existing insufficient MDS setback.
  - The proposed policy in 4.3.3.1 would allow for the severance of an ARU from a farm. Allowing for such units to be severed from the farm (except where they are contained on the same lot as a principal dwelling that is severed in accordance with the policies for surplus farm dwellings) would contradict the intent that they be subordinate to the principal residence and support the farm family/operation and simply increase the potential for 'house harvesting'. Could more ARUs be added to the farm after the first two being severed? Would the requirement that new residential dwellings be prohibited on the resulting farm parcel from a surplus farm dwelling severance also apply to the creation/addition ARUs? This proposed severance policy should not be supported unless the above matters can be satisfactorily addressed.

Some of the above noted clarification could potentially be provided through the proposed 'provincial guidance' (which has not yet been released), while others (i.e. severance of ARUs) would likely require clarification to the proposed policy wording.

- *Agricultural Systems* - the proposed incorporation of the more comprehensive direction and support with respect to encouraging the use agricultural systems approaches from APTG could potentially be beneficial for helping to support and foster the protection of agricultural land for long term agriculture and foster the long-term economic prosperity and productive capacity of the agri-food network.
- *Land-Extensive Energy Facilities* - The clarification that such facilities, including battery storage facilities and ground mounted solar facilities, are not permitted in prime agricultural areas except as an on farm diversified use (OFDU) may be beneficial for helping to regulate the location and scale of such facilities outside of settlement areas.

- *Rural Residential Lot Creation* - As discussed in detail in the May 10, 2023 report to Council on Bill 97 and the proposed PPS changes ([Report No. CP 2023-126](#)), the proposed policies that would require municipalities to allow for up to 3 rural residential lots to be severed from a farm (subject to meeting certain criteria) would have an enormous and irreversible negative impact on agricultural land and operations in both the County and the Province as a whole. Further, they would contradict and undermine various other important planning objectives and, result in an extremely inefficient use of land, and are simply not required to address housing need. In summary, the proposed residential lot creation policies simply do not constitute good planning and cannot be supported.

As such, based on Council's adoption of the recommendations contained in the May 10, 2023 report, County staff have already begun working with various municipal organizations and agricultural stakeholder groups to try to ensure a clear and unified Province wide position to push for the complete removal of these proposed policies from the PPS. This is expected to include providing the Province with detailed data and information on the direct and indirect impacts of this proposed policy change on agricultural land and operations as well as other key provincial and local interests. Further, the intent is to present the Province with a range of alternative approaches that could be considered to increase rural housing opportunities that would not negatively impact agricultural land and operations (i.e. expansions to fully serviced rural settlement areas and minor infilling and rounding out of other rural settlement areas, splitting of existing rural residential lots, ARUs etc.).

## **10. Mineral Aggregate Resources**

No significant changes to the mineral aggregate policies are being proposed, however, staff do support the proposed addition of the policy that would require aggregate extraction in prime agricultural areas to undertake an Agricultural Impact Study to demonstrate how impacts on agriculture will be addressed.

That said, County staff would also propose that a number of the County's previous comments to the Province with respect to improving planning for aggregates be reiterated. Firstly, there remains a lack of regard for the cumulative impacts associated with multiple aggregate extraction operations in a local area. This gap in policy should be addressed by requiring an analysis of cumulative impacts, and it should be supported by Provincial guidance on how such impacts are to be assessed. Second, the rehabilitation of former aggregate extraction sites represent one of the greatest opportunities to take coordinated action to systematically and predictably improve the natural environment and overall natural cover in Oxford (and in many other major aggregate producing municipalities). As such, the County continues to urge the Province to take a much stronger role in capitalizing on this opportunity by establishing clear and supportive PPS policies and working with municipalities to develop comprehensive rehabilitation strategies for aggregate extraction that identify and maximize opportunities to restore and enhance the natural heritage system and component features and areas, and ensuring rehabilitation plans approved through the ARA process are consistent with such strategies.

## **11. Cultural Heritage and Archaeology**

Although the proposed changes to the cultural heritage and archaeology policies appear minor, they could have impacts with respect to implementation through the development approval process in Oxford. The new PPS policy regarding which resources which are to be conserved has been changed from 'significant' (as determined by the municipality) to 'protected' (subject to formal designation/easement agreement at municipal, Provincial, Federal or international levels), which raises the minimum standards to be met in order for a property to be conserved through the Planning Act/PPS. At the same time the definition of 'protected heritage property' has been broadened to include properties with known archaeological resources. Although, it appears that municipalities can still set a different standard to broaden the scope of conservation, without an alternative standard, the change to 'protected heritage property' could be interpreted as requiring a formal identification process to occur prior to the requirement for conservation. Many municipalities simply do not currently have the resources for comprehensive, proactive identification strategies.

There are also proposed new policies that would broaden the requirement that archaeological resources be conserved prior to permitting development, by replacing the reference to the term 'significant' with 'areas of archaeological potential'. This change is likely the most significant in terms of the day-to-day approval of development as 'areas of archaeological potential' must now be conserved (i.e., assessed, mitigated and/or protected) through the development. As such, the County may need to develop additional application requirements to ensure this new policy is properly addressed.

The direction to municipalities to develop and implement archaeological management plans and cultural plans has been softened from 'should' to 'are encouraged', and the reference to cultural plans has been reworded to 'proactive strategies for identifying properties for evaluation under the Ontario Heritage Act'. The replacement of the term 'cultural plans' is supported as this term was unclear and often confused with arts and culture plans. Further, the new wording better supports the other heritage policies in the PPS and the processes under the Ontario Heritage Act, particularly post-Bill 23. A minor shift is proposed regarding Indigenous engagement where the municipality 'shall engage early' in the process and 'ensure their interests are considered' and is proposed to refer to defined terms for resource types.

## **12. Protecting Public Health and Safety**

Given that the Province's 2020 Flood Strategy recommended that the Province update the various associated natural hazards technical manuals and guidance associated with flooding hazards and these have not yet been released, it makes sense that only minor edits to these policies are being proposed at this time.

It would be beneficial if the Province could provide an update to municipalities and conservation authorities on the expected current timing for updates to the natural hazard manuals, including consultation and engagement with municipalities and conservation authorities.

Similarly, for the pending technical updates regarding flooding standards, the Province should also update the technical standards and guidance regarding other natural hazards including steep slopes, erosion hazards, and unstable bedrock including for karst topography. Additional guidance and direction regarding man made hazards, as they relate to legacy oil, gas and petroleum wells would also be a welcome.

### **13. Implementation and Interpretation**

There are several proposed changes to the implementation and interpretation policies of the PPS. Notably, the policies appear to be giving even greater latitude to Minister of Municipal Affairs and Housing to not follow the PPS when making decisions in order to take into account other government priorities. This, coupled with the ongoing changes to the Planning Act to enable broader regulatory and minister zoning order powers, appears to indicate that the Province does not intend to be bound by, or even need to consider, it's own planning direction when making decisions. The additional discretion provided to the Province through the new legislative and policy powers continues to disrupt normal and efficient planning processes, diminish the role of municipal planning decisions, and encourage proponents to seek other avenues (e.g. MZOs) to advance their developments. As such, the Province should be re-focus its efforts on providing greater stability for planning processes and assisting municipalities with advancing their various planning and housing initiatives, including expediting outstanding Provincial approvals of municipal Official Plan updates.

Similarly, it is noted that the Province is removing the policy recognizing that official plans are the most important vehicle for implementing the PPS and instead providing detailed clarification with respect to keeping Official Plans and zoning by-laws up-to-date, including with the PPS. While this is both appreciated and understood, the current and perpetual review of provincial policies and legislation, and delays in Provincial decisions on Official Plan updates and release of provincial guidance documents necessary to support implementation continue to cause the greatest delays in implementing provincial policy direction.

### **Conclusion**

The potential changes to the PPS, 2020 could potentially have a significant impact on land use, infrastructure and environmental planning across the province. The detailed analysis included in this report of the proposed changes is intended to form the general basis for the County's full response to the Province regarding the draft PPS document.

Staff will also ensure that County Council is kept apprised of any comments submitted to the Province and will continue to monitor the progress of the policy and other changes being proposed, and advise County Council of any relevant changes and/or opportunities for comment on matters that may be of particular interest or concern to the County or Area Municipalities, including the policies for natural heritage once they are released.

At such time as the proposed PPS updates are enacted by the Province, the County and Area Municipalities will need to undertake updates to various policies, documents, processes, standards and review related staffing and other resource impacts to ensure the changes can be effectively addressed and implemented in the Oxford context.

## SIGNATURES

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### Report Author:

Original signed by \_\_\_\_\_  
April Nix  
Development Planner – Policy Focus

### Report Author:

Original signed by \_\_\_\_\_  
Paul Michiels  
Manager of Planning Policy

### Departmental Approval:

Original signed by \_\_\_\_\_  
Gordon K. Hough  
Director of Community Planning

### Approved for submission:

Original signed by \_\_\_\_\_  
Benjamin R. Addley  
Chief Administrative Officer



# 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>	Rodger Mordue	<b>Date:</b>	June 05, 2023
<b>Subject:</b>	Capital Purchase – Fire Apparatus	<b>Council Meeting Date:</b>	June 21, 2023
<b>Report #:</b>	FC-23-09		

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### Recommendation:

That Report FC-23-09 is received as information.

And further that Council approve staff to begin procurement process for the acquisition of 2 fire apparatus from the 2024 Capital Budget, with expected delivery in 2025.

### Background:

Lead time for receiving new fire apparatus after contract has been awarded is currently 18-24 months.

The purchase of a tanker for Drumbo Station was identified in the 2024 capital plan at a cost of \$800,000 with the funds coming from the Fire Capital Vehicles Reserve. The current Drumbo tanker will be moved to the Bright Station and the new tanker will be put in Drumbo Station. In 2024, the current Bright tanker will be 29 years old and the pumper will be 30 years old and both will be disposed of.

The purchase of a used pumper for Bright Station to replace the current pumper was identified in the capital plan and approved in the 2024 budget at a cost of \$300,000 with the funds coming from the Fire Capital Vehicles Reserve.

### Analysis/Discussion:

Staff is requesting approval to create committees from the Drumbo & Bright Stations that will include station Officers and subsequently commence the RFP process. These committees will put together a list of components that would be required on each respective apparatus that will be included with the RFP process.

The 2024 Capital Budget has Bright Station receiving a used pumper apparatus as a replacement. Staff explored several options for used pumpers but after investigation, used apparatus are difficult to locate, compounded with the specifications required for the Bright Station in relation to truck bay size.

Staff has looked at an alternate solution to solve the used pumper situation. Staff is recommending the purchase of a new mini pumper which meets the NFPA 1901 standard of an initial attack pumper. The

benefit of a new unit for Bright Station includes acquiring an apparatus that is properly sized for the station and will provide fire protection for the next twenty-five plus years to serve the Community.

The fire review that was completed in 2016 suggested that we should keep our pumpers for 25 years and 30 years for tankers. Bright pumper is currently a 1994 and the Bright tanker is currently a 1995 and both are due for replacement.

**Financial Considerations:**

Upon initial investigation, staff is anticipating that the cost of a mini pumper apparatus is currently around \$500,000 and a tanker apparatus is currently \$600,000. The approved funds in the 2024 capital budget continue to match the anticipated combined cost of these two apparatus. Updated costs will not be known until the tender process is completed but will be taken from the 2024 Fire Capital Vehicles Reserves.

Respectfully submitted by:

*Drew Davidson*

Drew Davidson  
Director of Protective Services



# 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>	Rodger Mordue	<b>Date:</b>	June 9 <sup>th</sup> 2023
<b>Subject:</b>	May Monthly Report	<b>Council Meeting Date:</b>	June 21 <sup>th</sup> 2023
<b>Report #:</b>	FC-23-10		

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### Recommendation:

That Report FC-23-10 is received as information.

### Background:

To provide Council with an update regarding the activities of the Protective Services Department, for the month of May 2023.

### Analysis/Discussion:

#### Fire:

- (45) burn permits were issued in May 2023
- May 2023 monthly fire calls (included)
- Fire calls 2022 vs 2023 (included)

#### Meetings, Courses and Training Attended:

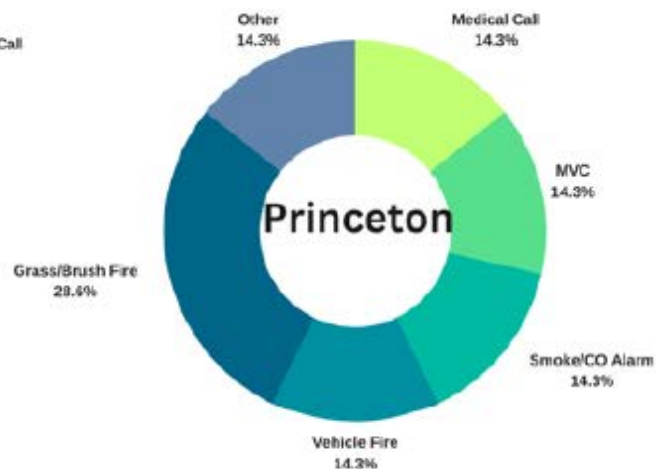
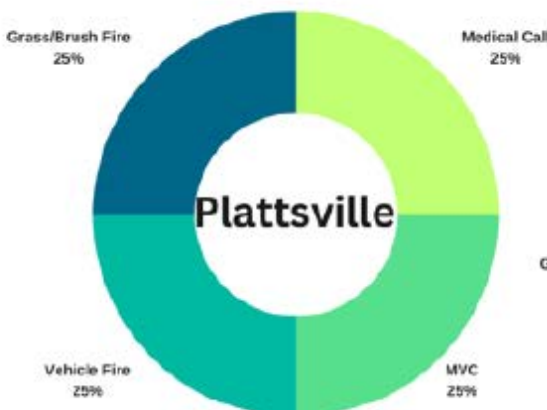
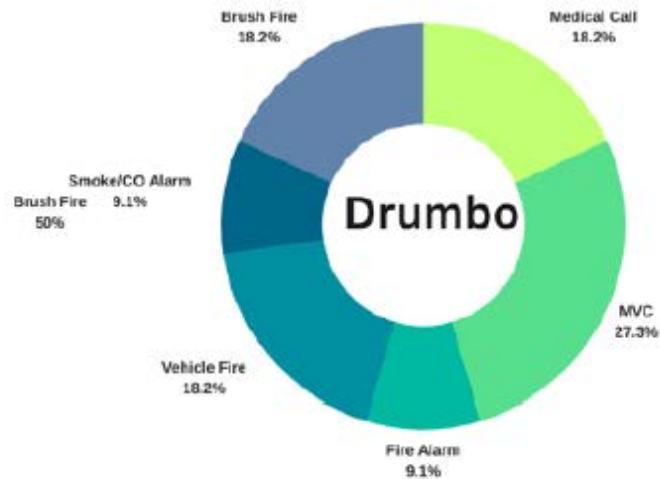
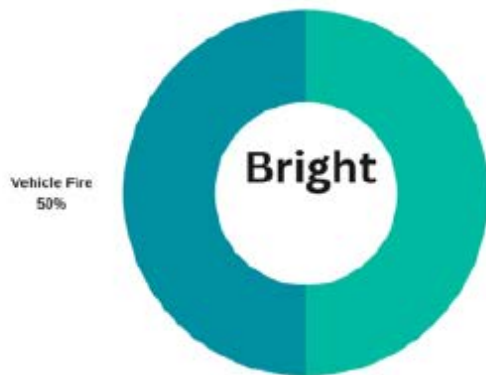
- Staff completed the process of sending out PPE for cleaning and testing, this is a requirement under NFPA 1851/2020 that must be completed once a year.
- Staff attended the OAFCA Chiefs conference in Toronto on May 4<sup>th</sup> and 5<sup>th</sup>, this year the emphasis is on the emergence of the auto sector with the switch to battery powered vehicles and the facilities that produce them.
- Staff attended the recruit live burn weekend May 6<sup>th</sup> and 13<sup>th</sup>, hosted at the Ingersoll live burn tower. All recruits performed amazing and have since completed their firefighter 1 and 2 training. Recruits have now received their pagers and are attending all calls.
- Staff held a Chiefs meeting on May 8<sup>th</sup> with the Deputy Chiefs from each station attending. Major topic was the success of moving to a more effective way of using technology in the fire stations and how we can continue to grow with it.
- On May 10<sup>th</sup> staff attended the Enbridge Gas Compressor Station where we assisted with the planting of trees along Horner Creek. This program is a partnership with Trout Unlimited Canada who are leading the way to plant trees along the creek to help cool the water temperature to assist the trout in returning year after year.
- Staff attended town hall meeting at Drumbo Agricultural Hall on May 11<sup>th</sup>.

- May 18<sup>th</sup> staff attended our monthly RFSOC Chiefs meeting
- On Monday May 29<sup>th</sup> staff attended the Drumbo Fire Station where Drumbo firefighters held a retirement dinner for Jason Hibbs. Jason had been on the department for 17 years. Within the same evening firefighters were presented with their ten- and fifteen-year service pins.

**May Fire Report**

<i>Monthly Fire Calls</i>	
<u>May 2023</u>	<u>Total Calls</u>
Bright	2
Drumbo	12
Plattsville	4
Princeton	7
EZT	1
North Dumfries	0
Wilmot	0

<i>BB Fire Calls as of May</i>				
	<u>2022</u>		<u>2023</u>	
	<u>Medical</u>	<u>Total Calls</u>	<u>Medical</u>	<u>Total Calls</u>
Bright	2	13	2	10
Drumbo	5	45	12	51
Plattsville	5	33	7	21
Princeton	4	29	8	31
EZT	1	3	4	7
North Dumfries	0	0	0	0
Wilmot	0	0	0	0
	17	123	33	120



**CEMC – May 2023**

- Emergency Preparedness Week (May 7-13)
  - Posts daily through social media
- Received successful 2022 Compliance Results (letter attached)

**By-Law Enforcement – May 2023**

Land and Clear...4  
 Zoning...2  
 Noise...2  
 Barking dog...2  
 Dangerous dog...1  
 Kennel inspections...1 (all kennels in Blandford Blenheim complete)  
 Parking...1  
 Fire control/burn...1

**Fire Prevention Activity Report  
 May 3 through May 31, 2023**

<b>Property Inspections</b>	<b>Current</b>	<b>YTD</b>
1. Property Inspections	2 Residential	4
	0 Commercial	3
	1 Industrial	7
	1 Assembly	4
	0 Institutional	4
	0 V/O At Risk Pop	3
	2 Agricultural/Other	5

- 2. Burn Bylaw Inspection – 3
- 3. Station Smoke Alarm Inspections –
- 4. Fire Administration Smoke/Carbon Monoxide Alarm Inspections –

**Public Education Activities**

- 1. Trailer Parks for opening preparation and smoke alarm notifications

**Fire Investigations/Incidents**

**Fire Extinguisher Training**

**Training – Firefighter/FPO**

**Additional Notes:**

- Residential apartment – hoarding situation, Retrofit requirements.
- Trailer Parks – Forest Estates and Maple Lake – greater than 35 properties inspected.
- CRA – Review of profile risks and hazards
- Draft of potential Burn Bylaw regulations.
- Stat holiday – ½ time shared with EZT

Respectfully submitted by:

*Drew Davidson*

Drew Davidson  
 Director of Protective Services

**Treasury Board Secretariat**  
Emergency Management Ontario  
25 Morton Shulman Avenue  
Toronto ON M3M 0B1  
Tel: 647-329-1200

**Secrétariat du Conseil du Trésor**  
de la gestion des situations d'urgence  
Ontario  
25 Morton Shulman Avenue  
Toronto ON M3M 0B1  
Tél. : 647-329-1200



May 09, 2023

Township of Blandford-Blenheim

Dear Michelle Van Wyk - CEMC:

Emergency Management Ontario (EMO) is proud to support your efforts to deliver on our common mission to ensure Ontarians are safe, practiced and prepared before, during and after emergencies.

The Emergency Management and Civil Protection Act (EMCPA) requires each municipality to develop and implement an Emergency Management (EM) program that includes:

- Municipal hazard and identification risk assessment;
- Municipal critical infrastructure list;
- Municipal emergency plan;
- Program By-law;
- Annual Review;
- Annual training;
- Annual exercise;
- Public education program;
- An Emergency Operations Center;
- A Community Emergency Management Coordinator;
- An Emergency Management Program Committee;
- A Municipal Emergency Control Group (MECG) and;
- An Emergency Information Officer.

Emergency Management Ontario (EMO) assists municipalities by making available our Field Officers and other resources to provide advice and guidance, deliver training, participate in exercises, and other advisory services including annually advising municipalities on achieving their EMCPA requirements.

Thank you for sharing your EM program related information and the effort undertaken to do so. Upon review of the documentation submitted, EMO is pleased to advise that our assessment indicates that your municipality has satisfied all thirteen (13) program elements required under the EMCPA in 2022.

Congratulations on your municipality's efforts in meeting your EMCPA requirements in

2022.

You may also be interested in learning of the following information for further context:

- 398 of 444 municipalities sought EMO's advice on their progress to meet their EMCPA requirements in 2022, of which 393 were advised they appeared to satisfy their EMCPA requirements.
- Of the 5 municipalities who were advised they did not appear to meet all 13 program elements required under the EMCPA, the most prevalent reasons were:
  - Not conducting an annual exercise as prescribed;
  - CEMC did not complete training;
  - Not completing the annual MECG training; and/or
  - Not completing an annual review of their EM program.

There is nothing more important than the safety and wellbeing of our families and loved ones, and the importance of ensuring that your municipality is as prepared as possible for any potential emergency cannot be understated.

Once again, EMO is here to assist municipalities in achieving their EMCPA requirements. For further information or if you have any questions or concerns about this letter, please contact our Field Officer assigned to your Sector; their contact information is below.

Name: Holly Robert

Email: [holly.robert@ontario.ca](mailto:holly.robert@ontario.ca)

Phone: 437-217-0230

Sincerely,

Teepu Khawja  
Assistant Deputy Minister and Chief, Emergency Management  
Treasury Board Secretariat

cc: Mayor Mark Peterson



# 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>	Rodger Mordue	<b>Date:</b>	June 14, 2023
<b>Subject:</b>	Tandem Truck with Plow Equipment	<b>Council Meeting Date:</b>	June 21, 2023
<b>Report #:</b>	PW-23-12		

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### Recommendation:

That Report PW-23-12 be received for information;

And further that staff proceed with securing a placement on the wait list to ensure the building and delivery of a 2025 Tandem Truck with plow equipment.

And further that staff be allowed to proceed to obtain the 2025 Tandem Truck with plow equipment through AMO's, Canoe Procurement group of Canada.

### Background:

The Townships Tandem Truck replacement schedule is every 10 years. As identified in the Townships 10-year capital plan the Public Works department is to replace a Tandem Truck in 2025. In conversations with suppliers of the chassis and the winter maintenance equipment, it is estimated that to get a truck delivered will take 18 to 24 months. With this timeline and low volume of chassis being produced the Township will need to get on the wait list in order to have any hope of seeing a truck delivered in 2025.

### Analysis/Discussion:

Although supply chain issues have started to be fixed, the backlog that was caused will still take some time to be back to normal. In speaking with some suppliers and other Municipalities many tenders are coming back unfilled because of the lack of supply or long lead times. Suppliers are unsure they can meet the deadlines that the tenders are requiring. Due to these long lead times wait lists are being created and as a chassis becomes available the next company/municipality gets it. If the Township is wanting to have a chance at getting a truck delivered in 2025, we need to get on the list.

The second issue that is happening is the tender process not receiving any quotes or the quotes are very high due to no inventory. AMO has joined forces/created a procurement group

called Canoe. This group essential does the tender process for Municipalities. This is giving Municipalities better buying power as a supplier is now pricing many units as opposed to a single unit. This process is to ensure that the Municipalities are receiving the best possible pricing available. The Township is a member of the Canoe Procurement group of Canada. The Public Works department is currently purchasing fuel and tires through the program and have seen a savings by using it.

Viking-Cives is the supplier of our truck body, plow and salting equipment and are members of the suppliers list on Canoe. The Township can work with Viking-Cives through the Canoe Procurement program and they will look after sourcing a chassis that will meet our specifications as well as supply the truck body and winter maintenance equipment. The Township of Zorra and the Township of Norwich are also members of Canoe and are using Viking-Cives to source them trucks. Staff is recommending that the Township work with Viking-Cives through the Canoe Procurement group of Canada to purchase a 2025 Tandem truck with plow equipment.

**Financial Considerations:**

There is no financial cost to the Township in 2023. The vehicle is approved in the 10-year capital plan for the year 2025. Payment will not have to be made until the delivery of the vehicle.

**Attachments:**

None

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>	Rodger Mordue	<b>Date:</b>	June 14, 2023
<b>Subject:</b>	Roadside Multi-Purpose Power Unit	<b>Council Meeting Date:</b>	June 21, 2023
<b>Report #:</b>	PW-23-13		

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### Recommendation:

That Report PW-23-12 be received for information;

And further that staff proceed with the purchase of the 2022 Energreen Kommunal from Colvoy Enterprises for \$415,129.32 plus HST.

### Background:

The Townships roadside maintenance tractor was purchased in 2012 with a flail mower for roadside grass and a rotary cutter for small brush. The hope was to get 15 years of service out of these pieces of equipment, however, as stated in our 10-year budget discussion the work that it is now doing and done, the machine and attachments are worn out. In order to move the roadside equipment up in the budget other equipment was pushed to a later date. Since the original purchase the Townships needs have changed and we are finding that we are using the equipment for much more than its intended use. This has not only reduced its life expectancy but also forced staff to look at more suited equipment. The current equipment is now being used year-round with a plow attachment, for grass cutting, brush trimming, hauling a packer during gravel application and as well to pull a small shoulder grader. The use has doubled and we have learned that because of what we are using it for it is under powered and therefore having more breakdowns.

### Analysis/Discussion:

Staff has spent some time looking at options and higher horse powered tractors that could do the same work. The Township has had a few different models and attachments demoed for staff or we have visited sites where demos were taking place. The most well-rounded piece of equipment that we have seen is the Energreen Kommunal machine. The Kommunal stands out as it has been designed to do the roadside maintenance work. Our current machine and other roadside equipment have been made to work on other pieces of equipment like tractors. The Kommunal has been designed with the operator in mind and for functionality. The attachments

all work off the front of the machine allowing the operator to be looking forward rather than off to the side as in a tractor setup. The Kommunal also offers quick attachment changing, they brag about a 5-minute switch from 1 attachment to the other. The current equipment that we are using take 5 hours to switch attachments. The kommunal also comes with a 24 foot boom that the flail and forestry head can run off of. This will allow a further reach when working on day lighting at corners and cutting wider roads. The Kommunal also comes with a forestry head rather than a rotary head. The forestry head acts like a mulcher which gives a cleaner look when finished. The rotary head pulls and breaks brush sometimes leaving an undesirable finish after it has gone through an area.

A tender was put onto Bids and Tenders for the supply of a Roadside Multi-Purpose Power Unit. 3 companies took tender documents and 1 bid was received from Colvoy Enterprises for a Energreen Kommunal at the price of \$415,129.32 plus HST. Staff also looked at what was available through the Canoe Procurement group of Canada. A John Deere 6R 145 Tractor is \$273,062.39 plus HST and a Tiger Bengal Brute 24-foot boom with flail mower is \$146,549.02 plus HST.

**Financial Considerations:**

Approved Capital Budget \$420,000.00

**Colvoy Enterprises**

Line Item	Year	Make	Model	Price (Basis of Award)	HST amount	Total Amount	Delivery Date
1	2022	Energreen	Kommunal	\$415,129.3200	\$53,966.8100	\$469,096.1300	2-4 weeks from date of order

Canoe Procurement group of Canada  
 John Deere 6R 145 & Tiger Bengal Brute boom and flail \$419,611.41 plus HST

**Attachments:**

Energreen Kommunal booklet

Respectfully submitted by:

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Jim Borton  
 Director of Public Works

# ILF KOMMUNAL

LA MACCHINA INDISPENSABILE  
THE INDISPENSABLE MACHINE



MANUTENZIONE DEL VERDE  
VEGETATION MAINTENANCE



FORESTALE  
FORESTRY



VIABILITÀ INVERNALE  
WINTER ROAD SERVICE



MOVIMENTAZIONE  
HANDLING



**ILF**

SEMOVENTI  
SELF-PROPELLED



**ENERGREEN**®

Professional Machines

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**ILF KOMMUNAL**



**ILF KOMMUNAL**

**ILF KOMMUNAL** è una macchina multifunzionale estremamente versatile. Polivalenza e multifunzionalità all'ennesima potenza. Macchina ideale per operare tutto l'anno con diverse attrezzature, la stessa dispone di un particolare sistema di aggancio anteriore che consente la intercambiabilità degli attrezzi in pochi minuti, impegnando un solo operatore senza l'ausilio di mezzi di sollevamento, il tutto in assoluta sicurezza. ILF KOMMUNAL è una macchina estremamente affidabile e sicura in ogni contesto operativo, grazie alla vasta gamma di attrezzature, risulta essere a tutti gli effetti la migliore soluzione per comuni, amministrazioni ed enti pubblici.

**ILF KOMMUNAL** is an extremely versatile and multifunctional machine. Versatility and multi-functionality at full power. This machine is appropriate to work all year with different equipment; it is equipped with a particular special moving front system that allows to interchange all tools in few minutes, with the help of only one operator, without the employment of particular lifting means, all in complete safety. ILF KOMMUNAL is an extremely safe and reliable machine, in every work environment, thanks to the wide range of tools; indeed, it appears to be the best solution for councils, public entities bodies and administrations.



## MULTIFUNZIONALE MULTIFUNCTIONAL

**ILF KOMMUNAL** può montare anteriormente e posteriormente numerose attrezzature per la cura del verde stradale o forestale, la viabilità invernale, il movimento terra o lavori da cantiere. Anteriormente può dotarsi di robusti bracci telescopici fino a 7,2 metri, con l'applicazione terminale di varie attrezzature. Inoltre lateralmente può montare un utilissimo disco falciante per guardrail.

**ILF KOMMUNAL** can be fitted front and rear attachments for the maintenance of vegetation both in roads and in forests. There are attachments available for winter maintenance, earthmoving or construction works. Robust telescopic arms up to 7.2 meters, they can be fitted with various attachments. In addition, a useful mowing disk can be mounted on the right side of the machine.



## MANOVRABILITÀ MANEUVERABILITY

- Trazione integrale: 2 ruote sterzanti, 4 ruote sterzanti e a granchio.
- Lavoro bi-direzionale.
- Four wheel drive, four steering wheels with three types of steering: 2 steering wheels, 4 steering wheels and crab steering.
- Bidirectional work.

## SICUREZZA E COMFORT SAFETY AND COMFORT

- Cabina omologata FOPS-ROPS.
- Vetro panoramico ad alta visibilità.
- Ottima ergonomia di lavoro.
- Controllo della stabilità.
- FOPS-ROPS Homologated cabin.
- High visibility panoramic windscreen.
- Excellent ergonomics.
- Stability Control.

## MAGGIORE PRODUTTIVITÀ GREATER PRODUCTIVITY

- Aggancio rapido idraulico delle attrezzature.
- Più attrezzature applicabili contemporaneamente.
- Massima manovrabilità su tutti i terreni.
- Potenza idraulica e tecnologia operativa.
- Quick Connection System for the equipment.
- More tools applicable at the same time.
- Maximum maneuverability on all fields.
- Hydraulic power and operational technology.

## ESTREMA VISIBILITÀ EXTREME VISIBILITY

Massima visibilità a 360° con ampia vetratura per il pieno controllo dell'ambiente di lavoro.  
Maximum 360° visibility with large windows for the full monitoring of the working environment.

## QUALITÀ QUALITY

- Telaio rinforzato in acciaio speciale STRENX®.
- Componenti certificati.
- Motori Tier 4F potenti e collaudati.
- Trasmissioni idrostatiche HEAVY DUTY.
- Reinforced frame made of special steel STRENX®.
- Certified components.
- Powerful and tested engines Tier 4F.
- HEAVY DUTY hydrostatic transmissions.



# PUNTI DI FORZA STRENGTHS



**MACCHINA POLIVALENTE  
PER 1000 APPLICAZIONI**

**ILF KOMMUNAL** è una macchina polivalente, impareggiabile per chi utilizza continuamente o saltuariamente attrezzature particolari come bracci con benne da scavo, pale per movimento terra, lame da neve o spazzaneve, forche idrauliche di sollevamento, attrezzature frontali per sfalcio erba oppure su braccio idraulico, taglia siepi, attrezzature agricole con attacchi standard a 3 punti con sollevatore idraulico e cardano, spazzole, attrezzature speciali a disegno.

**POLYVALENT MACHINE  
FOR 1000 APPLICATIONS**

**ILF KOMMUNAL** is a polyvalent machine, which is incomparable for operators who use continuously or occasionally booms equipped with excavator buckets, loader shovels, snow blades or snow blowers, hydraulic lift forks, front equipment for grass mowing or placed on an hydraulic boom, hedge trimmers, agricultural accessories with standard three-points connection with hydraulic lifter and universal joint, rotary brushes, special accessories on demand.



# 1000 APPLICAZIONI 1000 APPLICATIONS

# VISIBILITÀ ESTREMA

AMPIA  
VETRATURA  
PER IL PIENO  
CONTROLLO  
DELL'AMBIENTE  
DI LAVORO

# EXTREME VISIBILITY

LARGE  
WINDOWS  
FOR THE FULL  
MONITORING  
THE WORKING  
ENVIRONMENT

**MASSIMA VISIBILITÀ  
A TUTTO CAMPO**

La prima caratteristica che colpisce appena si sale a bordo è l'ampia vetratura, che offre massima visibilità sui 360 gradi, per il pieno controllo dell'ambiente di lavoro. Il volante regolabile, come il confortevole sedile ed il sistema di comandi ergonomici ed intuitivi, creano subito un forte feeling tra l'operatore e la macchina, subito pronta a rispondere con fluidità ai comandi, per rendere leggera qualsiasi giornata di intenso lavoro.

**EXTREME  
ALL-ROUND VISIBILITY**

*The first surprising feature inside the cabin are the wide glasses, that guaranties maximum visibility at 360 degrees for a full control on the working area. The adjustable steering wheel, the comfortable seat and the ergonomic and intuitive devices system establish a strong feeling between the operator and the machine with its fluidity in all drives in order to make easier every day of hard work.*


**OBLÒ IN CABINA**  
 CABIN PORTHOLE  
OPZIONALE

**COMFORT ASSOLUTO**  
**ABSOLUTE COMFORT**



**3 STILI IN CABINA  
3 STYLES IN THE CABIN**

La spaziosa cabina omologata FOPS-ROPS è disponibile in tre diversi allestimenti, per rendere il tuo lavoro sempre più facile e comodo.

*The spacious cabin certified FOPS-ROPS is available in three versions, to make your work easier and more comfortable.*



**MASSIMA SICUREZZA  
E PROTEZIONE**

La cabina è omologata FOPS-ROPS garantendo la protezione contro ribaltamenti e cadute di oggetti. Essa è dotata di sistema di sigillatura attraverso morbide guarnizioni sulle vetrate fisse e mobili, montata su supporti elastici nei punti di appoggio, risulta completamente isolata ed efficientemente climatizzata rendendo la macchina adatta a lavori in ambienti polverosi e rumorosi per molte ore al giorno in completo comfort, come è nella filosofia Energreen.

**MAXIMUM SAFETY  
AND PROTECTION**

*The cabin is certified according to FOPS-ROPS regulations, which guarantees the protection against overturning and objects fall. The cabin is completely sealed through flexible gaskets fitted on all fixed and moving glasses and installed on elastic brackets on support points, is completely isolated and efficiently air conditioned. It makes the machine suitable for working in dusty and noisy situations for many hours per day giving to the operator complete comfort, which is at the base of the Energreen philosophy.*



- Volante inclinabile e regolabile.
- Computer di bordo.
- Colonna sterzo inclinabile.
- Sedile pneumatico regolabile.
- Inversore elettrico della direzione.
- Aria condizionata.
- Filtro aria condizionata anti-polline.
- Bracciolo regolabile con Joystick.
- Vetri posteriori oscurati anti u.v.
- Tergi lava-cristallo anteriore.
- Lampada rotante LED
- Porta cabina divisibile 60/40.
- Porta oggetti posteriore.
- Luce di cortesia interna.
- Martelletto di emergenza.
- Predisposizione alloggio estintore.
- Stacca batterie automatico.
- Presa elettrica esterna 12 volt.
- Svuota tasche laterale.
- Porta documenti.
- Accendisigari 12 volt.
- Abilitazione funzioni invernale.

- Tilting and adjustable steering wheel.
- On-board computer.
- Tilting and height-adjustable steering column.
- Adjustable air suspension seat.
- Electric reverser of the direction.
- Air conditioning system.
- Anti-pollen air conditioning filter.
- Adjustable armrest with joystick.
- Rear windows darked anti u.v.
- Front windscreen wiper.
- Rotating LED lamp.
- Divisible cabin door 60/40.
- Rear glove box.
- Internal courtesy light.
- Emergency glass breaking hammer.
- Provision for fire extinguisher.
- Automatic switch cut-off of the battery.
- External electrical socket 12 volt.
- Side pocket.
- Document holder.
- Cigarette lighter.
- Foldable ladder step.



**In aggiunta all'allestimento  
"CABINA STANDARD"**

- Cruise Control.
- Pedale inversione istantanea.
- Autoradio Bluetooth/DAB.
- Sedile con ammortizzatore lombare.
- Potenzimetro elettronico per cilindrata pompa testata trinciante.
- Tendina parasole auto-avvolgente su parabrezza.
- Fari di lavoro a LED.
- Appendi abiti.
- Specchio destro retrovisore.

**In addition to the installation of the  
"STANDARD CABINE"**

- Cruise Control.
- Pedal for instantaneous inversion.
- Radio with Bluetooth/DAB.
- Seat with shock absorber for the lumbar side.
- Potentiometer for changement the displacement of the implement.
- Windscreen curtain with self-wrapping.
- LED working lights.
- Coat hanger.
- Right rear-view mirror.



**In aggiunta all'allestimento  
"CABINA COMFORT"**

- Monitor con 1 telecamera.
- 2° lampeggiante.
- Kit oblò con grata, tendina e tergicristallo.
- Tendina laterale.
- Tergicristallo laterale destro.
- Estintore.

**In addition to the installation of the  
"COMFORT CABINE"**

- Monitor screen with 1 camera.
- Second flashing lights.
- Porthole with grille, curtain and windscreen wiper.
- Lateral curtain.
- Windshield wiper on the right side.
- Fire extinguisher.



**MONITOR CON  
TELECAMERA  
MONITOR SCREEN  
WITH CAMERA**  
ALLESTIMENTO / EQUIPMENT LINE PRESTIGE



## A MISURA DEL TUO LAVORO

L'idea alla base del progetto **ILF KOMMUNAL** è l'estrema configurabilità della macchina. Il sistema di sgancio ed aggancio rapido delle attrezzature consente inoltre una rapida riconfigurazione del mezzo, per poter passare da una tipologia di lavoro ad un'altra completamente diversa, utilizzando lo stesso mezzo, con una notevole economia di costi di gestione e ampia scelta di attrezzature disponibili, oppure adattabili su richiesta e progettazione specifica in base alle necessità del Cliente.

## CUSTOM-MADE FOR YOUR WORK

At the base of the project of **ILF KOMMUNAL** there's the idea of the extreme customization of the machine. Moreover, the rapid coupling and uncoupling of the accessories allow a quick and new configuration of the ILF Kommunal. In order to move from a type of work to a completely different one, by using the same machine, with the advantages of remarkable costs reduction and wide choice of available accessories, adaptable equipment on demand or specifically designed to satisfy the Customer requests.

### APPLICAZIONI FRONTALI

- Braccio telescopico FAST 7 / 6
- Braccio telescopico COMPACT 6.5 / 7.2
- Braccio telescopico ORBITAL 7
- A1** • Caricatore frontale
- Benna multiuso
- Benna miscelatrice
- Forche pallet

- A2** • Lame sgombraneve
- Vomere sgombraneve
- Turbofresa
- Falciatrice per guardrail

- A3** • Trinciatrice
- Spazzatrice
- Lavagemme e barriere stradali
- Zavorra per traino

### APPLICAZIONE LATERALE

- B** • Disco falciante mod. Shrek

### APPLICAZIONI POSTERIORI

- C** • Soffiatore
- Spargisale
- Gancio traino

### FRONT APPLICATIONS

- Telescopic arm FAST 7 / 6
- Telescopic arm COMPACT 6,5 / 7.2
- Telescopic arm ORBITAL 7
- A1** • Front loader
- Multipurpose bucket
- Concret mixer bucket
- Pallet forks

- A2** • Snow blade
- Snow ploughshare
- Snow blower
- Guardrail mower

- A3** • Mower
- Sweeper
- Traffic signals and road barrier cleaner
- Towing ballast

### LATERAL APPLICATION

- B** • Lateral mowing disc mod. Shrek

### REAR APPLICATIONS

- C** • Blower
- Salt spreader
- Tow hook

# MULTIFUNZIONALE MULTIFUNCTIONAL

## ATTACCO POSTERIORE A 3 PUNTI FISSO

FIXED REAR 3 POINTS-CONNECTION



## ATTACCO LATERALE CON DISCO FALCIANTE "SHREK"

LATERAL MOWING DISC MOD. SHREK



## ATTACCO A 3 PUNTI "HERCULES"

FIXED REAR 3 POINTS PTO



## ATTACCO FRONTALE CON INNESTO RAPIDO

FRONT ATTACHMENT WITH QUICK CONNECTION

Pagina/page 16-17

## ESTREMA CONFIGURABILITÀ EXTREME CUSTOMIZATION

## ATTACCO UNIVERSALE CON PIASTRA DIN

UNIVERSAL FRONT ATTACHMENT  
CONNECTION WITH PLATE DIN



# ATTACCO RAPIDO QUICK ATTACHMENT

A1

A1



B

C

CIRCUITI IDRAULICI DI COLLEGAMENTO  
HYDRAULIC CONNECTION CIRCUITS



**1** **MACCHINA  
SENZA  
ALLESTIMENTO**  
  
MACHINE  
WITHOUT  
EQUIPMENT

**2** **ALLINEARE  
LA MACCHINA  
ALL'ATTREZZATURA**  
  
ALIGN THE MACHINE  
TO THE EQUIPMENT

**3** **INFILARE LE GUIDE  
E AGGANCIARE  
L'ATTREZZO**  
  
INSERT THE GUIDES  
AND ATTACH THE  
EQUIPMENT

**4** **COLLEGARE TUTTI  
I CIRCUITI IDRAULICI  
TRAMITE UN'UNICA  
PIASTRA**  
  
CONNECT ALL HYDRAULIC  
CIRCUITS BY USING ONE  
SINGLE PLATE

## SEMPLICE E VELOCE ATTACCO FRONTALE

La necessità di poter agganciare le attrezzature con un solo operatore, senza la necessità di chiedere aiuto fisico ad altre persone, ha ispirato la progettazione del sistema di aggancio Energreen esclusivo della **ILF KOMMUNAL**. Il sistema è semplice: allineare la macchina all'attrezzatura da utilizzare, infilare le guide, bloccare il tutto con il dispositivo di aggancio idraulico, collegare tutti i circuiti idraulici con un'unica piastra, ... e pronti per la massima operatività! Nuova anche l'interfaccia di innesto degli allacciamenti idraulici, che essendo un'unica piastra di collegamento permette di non invertire accidentalmente i circuiti idraulici, e dotata di sistema di scarico delle pressioni residue per rendere agevole il blocco/sblocco del sistema.

## EASY AND FAST FRONT ATTACHMENT

*The need to engage accessories, that can be made by only one operator in distant areas without the physical help of other people, has inspired the design of the exclusive coupling system Energreen **ILF KOMMUNAL**. The procedure is very easy: align the machine with the accessory that must be installed, connect the equipment to the machine chassis, block the unit through the hydraulic hook device, link all the hydraulic circuits with only a plate ... and now you're ready for the maximum practicality! The interface of the hydraulic pipes coupling is also new: an only connection plate permits to avoid to invert accidentally any hydraulic circuit thanks to the system of residual pressure drain in order to make lighter the block/unblock.*



# MANUTENZIONE DEL VERDE



**SOFFIATORE BLOWER**



**DISCO FALCIANTE MOD. SHREK SIDE MOWING DISC MOD. SHREK**



# VEGETATION MAINTENANCE

## NATURALMENTE GREEN

Energreen è specialista nelle macchine ed attrezzature per lo sfalcio dell'erba, naturalmente ha riversato la sua notevole esperienza in questa macchina. **ILF KOMMUNAL** è insuperabile per i lavori di manutenzione del verde della sede stradale e di altre attività inerenti al verde pubblico, con attrezzature specifiche ed affidabilissime, è la soluzione ideale, economica e tempestiva di tutte le esigenze stradali.

## NATURALLY GREEN

Energreen is a specialist in machinery and accessories for grass mowing. Its remarkable experience has been transferred to this machine. **ILF KOMMUNAL** is unbeatable for works in vegetation maintenance along roads and other activities related to the public vegetation, with specific and reliable accessories. **ILF KOMMUNAL** is the perfect solution, cheap and reliable for all road maintenance needs and requests.



# BRACCIO COMPACT

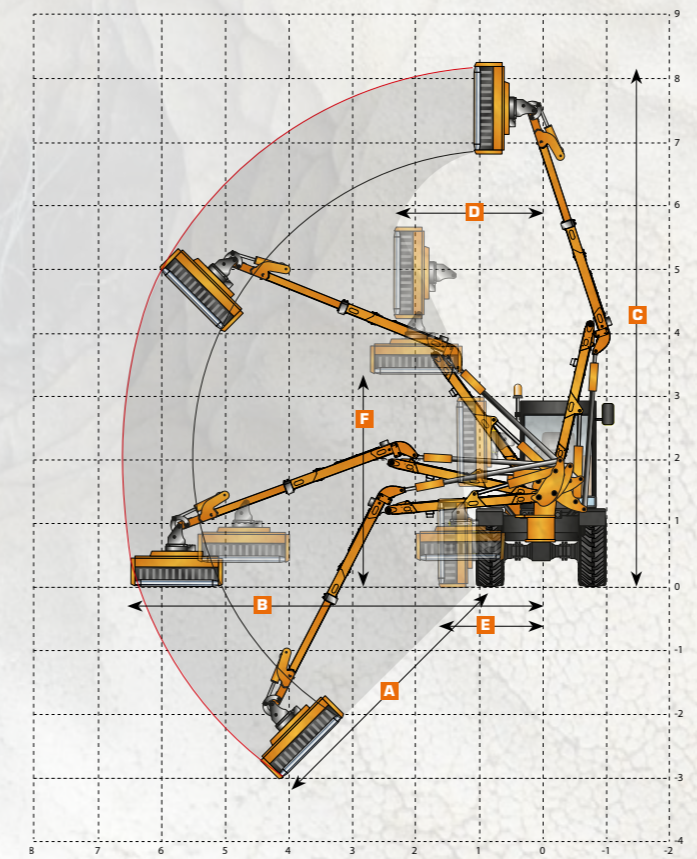
## COMPACT ARM

**A1**

Il braccio **COMPACT** è stato progettato per lavorare in spazi ristretti. La sua geometria ne esalta le caratteristiche per lavori a filo ruota oppure per sfalcio di siepi o arbusti con testata in verticale fino ad una altezza di 9\* metri circa. In particolare il braccio in queste configurazioni rimane sempre in sagoma permettendo di lavorare sempre all'interno di un ingombro veicolo di 2,2\* metri.

*The COMPACT arm has been designed to work in tight spaces. Its geometry enhances the characteristics of the machine. It allows to work side by side to the machine wheels, to mow hedges or bushes vertically up to a height of 9\* meters. The arm in these configurations is always inside the machine profile, allowing to work always within a vehicle footprint of 2.2 meters\*.*

\* Misure variabili in base all'attrezzatura.  
\* Variable dimensions depending on the equipment.



M.	A	B	C	D	E	F
6.5	4.68	6.93	8.60	2.46	1.70	3.43
7.2	5.27	7.41	9.02	2.46	1.70	3.43

Caratteristiche tecniche e costruttive soggette a modifica senza obbligo di notifica - Technical and construction specifications may be subject to change without prior notice



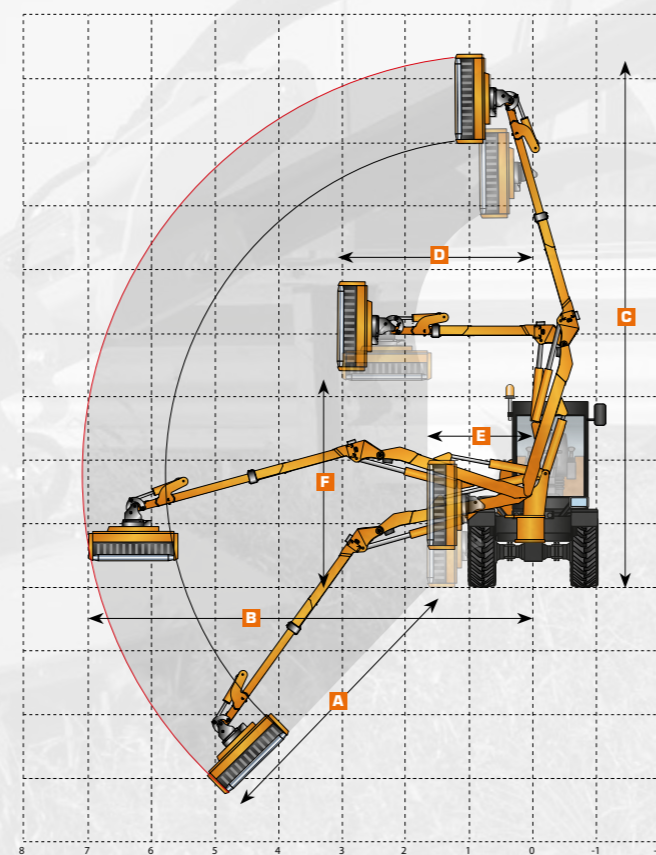
**A1**

**BRACCIO FAST  
FAST ARM**

Il braccio telescopico **FAST** è stato progettato per lavorare con una estensione fino a 7\* metri di profondità e di 8,4\* m in altezza. La sua particolare geometria né esalta le caratteristiche per lavori di manutenzione stradale ove si desidera un connubio tra sfalcio a bordo strada e lavori di rifinitura in profondità. Il robusto sfilo telescopico permette una maggiore agilità di lavoro e la massima performance anche in situazioni difficili.

*The FAST telescopic arm has been designed to work with an extension up to 7 meters wide\* and 8.4 meters in height\*. Its particular geometry enhances the characteristics for road maintenance where you want a combination of mowing roadside and finishing work far from the roadside. The sturdy telescopic extension allows greater work agility and maximum performance even in difficult situations.*

\* Misure variabili in base all'attrezzatura.  
\* Variable dimensions depending on the equipment.



M.	A	B	C	D	E	F
6	3.50	6.00	7.30	3.10	1.60	3.20
7	5.32	7.37	8.43	3.14	1.66	3.25

Caratteristiche tecniche e costruttive soggette a modifica senza obbligo di notifica - Technical and construction specifications may be subject to change without prior notice

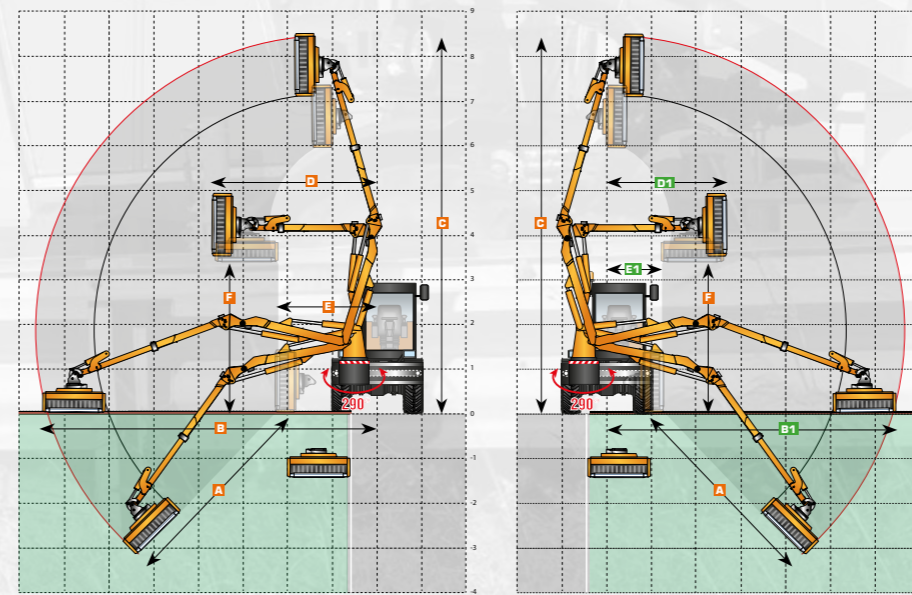
Caratteristiche tecniche e costruttive soggette a modifica senza obbligo di notifica - Technical and construction specifications may be subject to change without prior notice

**A1**

**BRACCIO ORBITAL 7  
ORBITAL 7 ARM**

**ORBITAL 7** è un robusto braccio telescopico studiato per lavorare su entrambi i lati della carreggiata mantenendo un ingombro minimo sulla strada. Questo è possibile grazie ad una ralla che lo fa ruotare di 290° e ad un traslatore idraulico che gli permette di eseguire uno spostamento orizzontale da destra a sinistra e viceversa.

*ORBITAL 7 is a sturdy telescopic arm designed to work on both sides of the roadway while maintaining minimum footprint on the road. This is possible thanks to a 290 degrees hydraulic rotator and a hydraulic shifter that allows it to perform a horizontal shift from right to left and vice versa.*



A	B	C	D	E	F	B1	D1	E1
5.30	7.50	8.40	3.60	2.20	3.20	6.50	2.60	1.20



# NEWSPEED TESTATA TRINCIANTE CUTTING HEAD



- ① Telaio in acciaio alto resistenziale
- ② Apertura idraulica frontale
- ③ Rullo di appoggio regolabile (2,5-12 cm)
- ④ Ralla girevole di 180°
- ⑤ 5 tipologie di rotori

- ① Frame in high strength steel
- ② Frontal hydraulic opening
- ③ Adjustable roller (2,5-12 cm)
- ④ Slewing bearing 180° rotation
- ⑤ 5 types of rotors

## 5 ROTORI/ROTORS



**ROTORE A COLTELLI SNODATI**  
ARTICULATED BLADE ROTOR



**ROTORE A COLTELLI POLIVALENTI**  
MULTI Y-BLADES ROTOR



**ROTORE A COLTELLI MEZZO GIRO**  
HALF-TURN BLADE ROTOR



**ROTORE A MAZZE FORESTALI**  
FORESTRY HAMMERS ROTOR



**ROTORE A MAZZE FORESTALI**  
TURNING HAMMERS ROTOR

**NEWSPEED** è una testata trinciante robusta ed affidabile, ideale per il taglio dell'erba e di arbusti fino a 8 cm di diametro. È disponibile nelle misure da 120 e 150 cm. La speciale struttura permette di montare sei differenti tipologie di rotore (coltelli snodati, mazze, coltelli ad Y polivalenti, ecc.), per lavorare in diversi ambienti, dalla manutenzione del verde fino ad un uso forestale. I rotori sono sostituibili rapidamente da un solo operatore. Il doppio senso di rotazione del rotore più l'applicazione della ralla girevole di 180° (optional), permettono di lavorare in entrambi i sensi di marcia ottimizzando i tempi di lavoro.

**NEWSPEED** is a robust and reliable cutting head, ideal for cutting grass and shrub up to 8 cm in diameter. It's available in 120 and 150 cm sizes. The structural characteristic allows to used/mount six different types of rotor (knives, hammers, multi-purpose knives Y, etc.), for working in different environments, from maintenance of the green to the forest use. The rotors can be quickly replaced by one operator. The double direction of the rotation of the rotor with an additional application of the 180° rotating wheel (optional), allow to work in both directions, optimizing working times.



**L'ATTREZZO ADATTO PER OGNI LAVORO**  
**THE ACCESSORY SUITABLE FOR EVERY WORK**

## ATTREZZATURE TERMINALI PER BRACCIO TELESCOPICO EQUIPMENT TO BE ATTACHED TO THE TELESCOPIC ARM



TESTATA TRINCIANTE CUTTING HEAD

NEW SPEED



TESTATA TRINCIANTE CON NASTRO CUTTING HEAD WITH CONVEYOR BELT

CONVEYOR HEAD



TESTATA FORESTALE FORESTRY HEAD

FORESTRY HEAD



BARRA FALCIANTE CUTTER BAR

CUTTER BAR



TRONCARAMI POWER SHEARS

POWER SHEARS



BARRA A DISCHI CUTTER DISCS BAR

SAW BAR



FORBICE PER POTATURE PRUNING SHEARS

EXTRA TRUNK



FRESACEPPI

STUMP GRINDER



PINZA PER TRONCHI

TRUNK PINCERS



FRESA FOSSI

DITCH CLEANERS



SPAZZOLA

IRON BRUSH



PINZA AGROFORESTALE AGRICULTURAL AND FOREST GRABS

FORC-ONE



A1

**RIPRISTINI STRADALI**

**ILF KOMMUNAL** è pensata per poter disporre di attrezzature di scavo e movimento terra per rispondere in maniera rapida e completa ai frequenti lavori di ripristino o di manutenzioni stradali che un comune normalmente deve fronteggiare.

Grazie all'uso del robusto **caricatore frontale** dotato di **sgancio rapido idraulico** e di varie attrezzature terminali sempre con aggancio rapido, la macchina diventa estremamente versatile per compiere molteplici lavori come il movimento terra, il trasposto di merci su bancale, spazzatrice, ecc.

**ROAD RENOVATION**

The **ILF KOMMUNAL** is designed for the installation of excavating and earth moving accessories in order to satisfy completely and quickly to requests regarding road renovation and maintenance, which occur frequently in a town.

Thanks to the use of robust **front loader** equipped with a **hydraulic quick release** it's possible to attach various terminal equipment. The machine becomes extremely versatile to accomplish multiple jobs such as earth moving, the transport of goods on a pallet, sweeper, etc.



**SPAZZATRICE CON BENNA DI RACCOLTA**  
SWEEPER WITH COLLECTING BUCKET



**BENNA STANDARD**  
STANDARD BUCKET



**LAVORI DA CANTIERE**  
**CONSTRUCTION WORKS**

A1



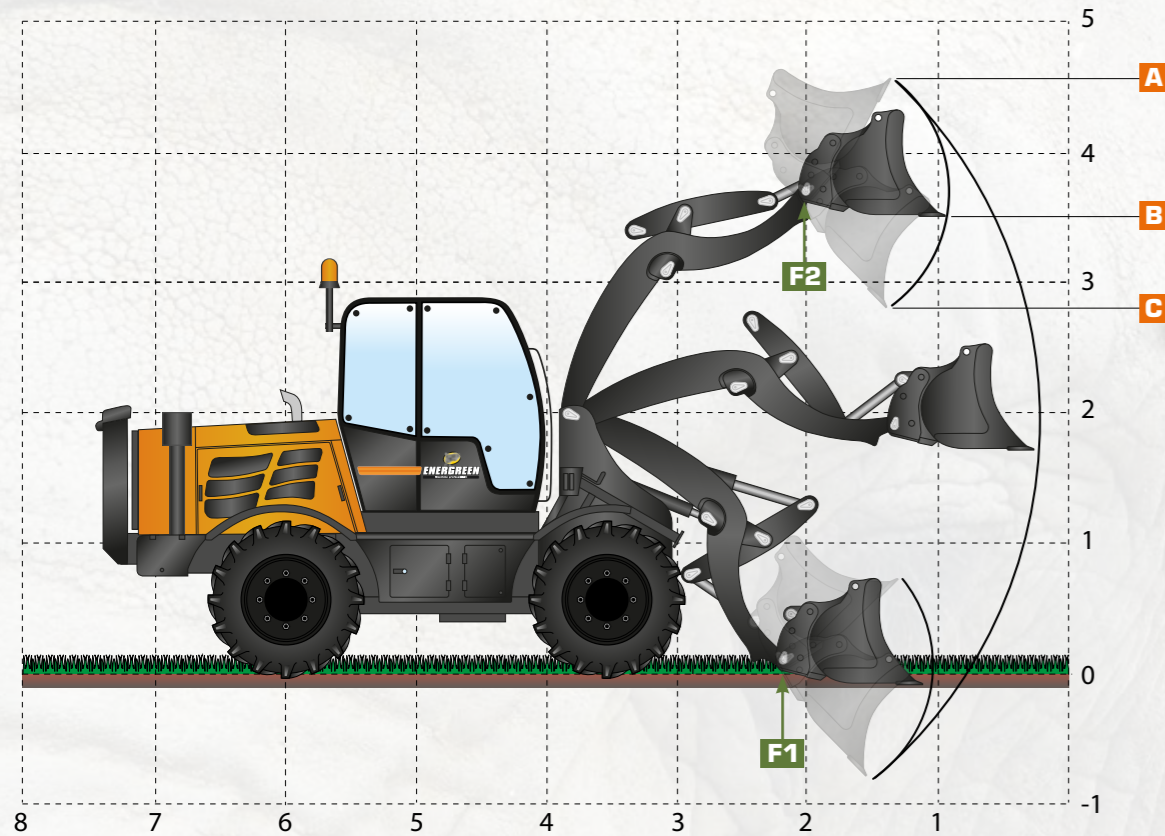
**BENNA STANDARD**  
STANDARD BUCKET



**FORCHE DI SOLLEVAMENTO**  
FORKLIFT ATTACHMENT

A1

## CARICATORE FRONTALE CON ATTACCO RAPIDO FRONT LOADER WITH QUICK ATTACHMENT



Caricatore frontale professionale con attacco rapido, dotato di sgancio rapido idraulico per le attrezzature: benna, benna miscelatrice, forche. Massima affidabilità e potenza per sollevare carichi fino quattro metri di altezza.

*Front loader with quick coupling. It is equipped with hydraulic quick release for the equipment: bucket, mixer bucket, forks. Maximum reliability and lifting power up to four meters high.*

A	B	C	F1	F2	m <sup>3</sup>
4.6 m	3.5 m	2.8 m	6 t	3 t	1 m <sup>3</sup>



BENNA STANDARD E BENNA MOD. 4X1  
STANDARD BUCKET AND BUCKET MOD. 4X1

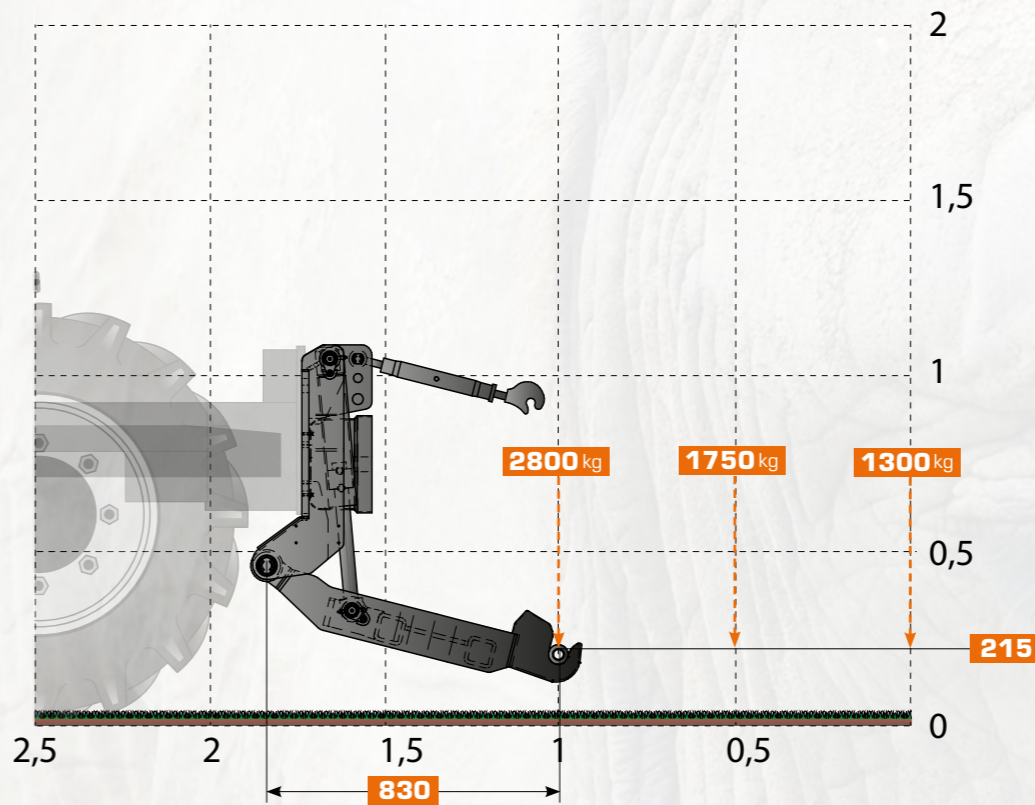


BENNA MISCELATRICE PER CALCESTRUZZO  
BUCKET MIXER FOR CONCRETE



FORCHE DI SOLLEVAMENTO  
FORKLIFT ATTACHMENT

## SOLLEVATORE "HERCULES" A 3 PUNTI CON PTO LINKAGE "HERCULES" WITH 3-POINTS PTO



L'aggancio a 3 punti con presa di forza bidirezionale ad azionamento idraulico del sollevatore frontale HERCULES; rende questa macchina un mezzo estremamente efficace in infinite applicazioni, con la caratteristica di poter montare una vastissima gamma di attrezzature commerciali di terze parti e di poterle controllare direttamente dalla cabina, con il pieno e diretto controllo di tutte le operazioni di lavoro.

*The HERCULES 3-point hitch with PTO front linkage makes the ILF Kommunal a highly efficient machine in any kind of application considering the possibility to install a wide range of commercial accessories by controlling them directly from the cabin, with full and direct control of all working operations.*



FRESA FRONTALE  
FRONT SHREDDER



FRESA LATERALE  
SIDE SNOW BLOWER



KIT TRAINO CON FRENATURA IDRAULICA 10 T. O PNEUMATICA  
TOW KIT WITH HYDRAULIC BRAKING 10 T. OR PNEUMATIC

A3



**LA SOLUZIONE DEI PROBLEMI INVERNALI  
THE SOLUTION FOR WINTER PROBLEMS**

**AFFIDABILITÀ IN OGNI  
SITUAZIONE CRITICA**

La gamma di accessori invernali applicabili alla **ILF KOMMUNAL** rendono la macchina particolarmente efficace per le operazioni di spargimento del sale oppure per i lavori di sgombero della sede stradale innevata.

**RELIABILITY IN EVERY  
CRITICAL SITUATION**

The wide range of winter accessories that can be installed on the **ILF KOMMUNAL** makes the machine particularly efficient for salt spreading operations and for the cleaning of roads covered with snow.



**VIABILITÀ INVERNALE  
WINTER ROAD SERVICE**



**LAMA DA NEVE A SETTORE UNICO  
SNOW BLADE WITH ONE SECTION**



**VOMERE SGOMBRANEVE  
SNOW PLOUGHSHARE**



**FRESANEVE  
SNOW BLOWER**



**FRESA LATERALE  
SNOW BLOWER SIDE**



**SPARGISALE  
SALT SPREADER**



**SPARGISALE AUTOCARICANTE  
SELF LOADING SALT SPREADER**

# MANOVRABILITÀ MANOEUVRABILITY

## AGILITÀ E PRECISIONE NELLE MANOVRE

La natura polivalente di questa macchina si evince anche dal sistema di trazione a 4 ruote motrici, tutte sterzanti, configurabili idraulicamente da comando in cabina in 3 diverse modalità operative:

- **2 ruote sterzanti anteriori**, per la massima agilità sui trasferimenti su strada.
- **4 ruote sterzanti**, sistema che dimezza il raggio di sterzata della macchina, adatto al lavoro in spazi ristretti.
- **4 ruote sterzanti parallele** (detta anche a granchio), utile per movimentare particolari attrezzature od allontanarsi da un ostacolo.

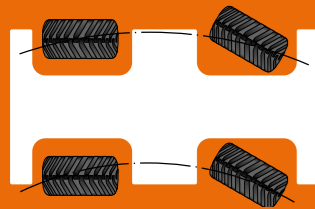


## AGILITY AND PRECISION IN ALL MANEUVERS

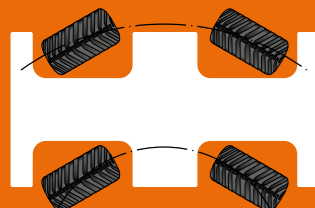
The polyvalent nature of this machine emerges also from the traction system of the four driving and steering wheels, that can be chosen hydraulically through a device placed inside the cabin according 3 different operative modalities:

- **2 front steering wheels**, for the maximum agility during road transfers.
- **4 steering wheels**, by halving the steering range of the machine, suitable for work in narrow areas.
- **4 parallel steering wheels** (called also crab maneuver), that is very useful for the movement of specific accessories or for the moving away from an obstacle.

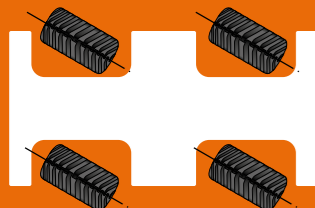
### 2 RUOTE STERZANTI 2 STEERING WHEELS



### 4 RUOTE STERZANTI 4 STEERING WHEELS



### MODALITÀ A GRANCHIO CRAB STEERING



# PNEUMATICI TYRES

Vasta gamma di pneumatici specifici per ogni tipo di terreno/impiego.

Wide range of tires for every type of terrain/use.

### STANDARD



CONTINENTAL / MITAS  
MPT 445/65 R 22,5

Cod. ENGOKTO1000255

IDEALE PER ATTIVITÀ CHE PREVEDONO SIA ADERENZA FUORI STRADA CHE SU FONDO STRADALE  
IDEAL FOR WORKS BOTH OFF-ROAD AND ON THE ROAD

### OPTIONAL



BKT  
500/45 R 22,5

Cod. ENGOKTO1000428

IDEALE PER LAVORI PREVALENTEMENTE SU FONDO STRADALE  
IDEAL FOR ON ROAD ACTIVITIES

### OPTIONAL



NOKIAN  
460/65 R 24

Cod. ENGOKTO1000385

IDEALE PER LAVORI PREVALENTEMENTE SU FONDO STRADALE  
IDEAL FOR ON ROAD ACTIVITIES

### OPTIONAL



MICHELIN XF  
445/70 18 R 19,5

Cod. ENGOKTO1000017

IDEALE PER ATTIVITÀ FUORI STRADA PNEUMATICO RADIALE  
IDEAL FOR OFF-ROAD ACTIVITIES - RADIAL TIRE

### OPTIONAL



ALLIANCE 600/50  
22,5 331 8 F offset - 25

Cod.ENGOKTO1000319

IDEALE PER ATTIVITÀ FUORI STRADA  
IDEAL FOR OFF-ROAD ACTIVITIES



# MOTORE ENGINE

**DEUTZ  
TCD 3.6 L4**



**ILF KOMMUNAL** monta un motore con una potenza di **136 CV** (100 kW), 4 cilindri in linea con raffreddamento a liquido, ricircolo dei gas di scarico ed emissioni conformi a normative **EU Stage IV** secondo **Direttiva EU 97/68** e **EPA Tier 4f**. Il potente sistema di iniezione **Common Rail** ad alta pressione con 2 valvole per cilindro e il controllo elettronico (EMR) con collegamento intelligente alla gestione del motore, garantiscono prestazioni ottimali con un **basso consumo di carburante**.

**PLUS**

- Minimo consumo totale di liquidi operativi rispetto alla concorrenza.
- Supporto tecnico e diagnosi forniti dalla rete di assistenza mondiale di DEUTZ.

**ILF KOMMUNAL** is equipped with an engine with a power of **136 HP** (100 kW). 4-cylinder in-line engine with liquid cooling, exhaust gas recirculation. Emissions compliant with **EU Stage IV** regulations according to **EU Directive 97/68** and **EPA Tier 4f**. Powerful high pressure **Common Rail** injection system with 2 valves per cylinder and electronic engine control (EMR) with intelligent connection to engine management. They guarantee optimal performance with **low fuel consumption**.

**PLUS**

- Minimum total consumption of operating fluids compared to the competition.
- Technical support and diagnosis provided by DEUTZ's worldwide service network.

**IL VANO MOTORE È FACILMENTE ACCESSIBILE PER LA MANUTENZIONE ORDINARIA E STRAORDINARIA**  
THE ENGINE COMPARTMENT IS EASILY ACCESSIBLE FOR ORDINARY AND EXTRAORDINARY MAINTENANCE



**COMPUTER DI BORDO PER CONTROLLO MOTORE TERMICO DEUTZ**

ON-BOARD COMPUTER FOR DEUTZ DIESEL ENGINE CONTROL



# QUALITÀ DEI COMPONENTI COMPONENTS QUALITY

**5 IMPIANTI IDRAULICI INDIPENDENTI**  
1. TRASLAZIONE  
2. TESTATA TRINCIANTE  
3. STERZATURA  
4. FRENATURA  
5. FUNZIONI BRACCIO

5 INDEPENDENT HYDRAULIC SYSTEMS:  
1. MOVEMENT  
2. CUTTING HEAD  
3. STEERING  
4. BRAKING  
5. ARM FUNCTIONS

**VALVOLA BLOCCO OSCILLAZIONE ASSE CON COMANDO IN CABINA**  
AXIS SWING LOCK VALVE OPERATED FROM THE CAB

**FILTRO IN ALTA PRESSIONE IN ENTRATA AL DISTRIBUTORE**  
INLET HIGH PRESSURE FILTER TO THE DISTRIBUTOR

**TELAIO HD-FRAME IN STRENX**  
HD-FRAME IN STRENX

**ASSE ANTERIORE FISSO**  
FIXED FRONT AXLE

**BLOCCAGGIO DIFFERENZIALE ANTERIORE E POSTERIORE AL 100%**  
100% FRONT AND REAR DIFFERENTIAL LOCKING

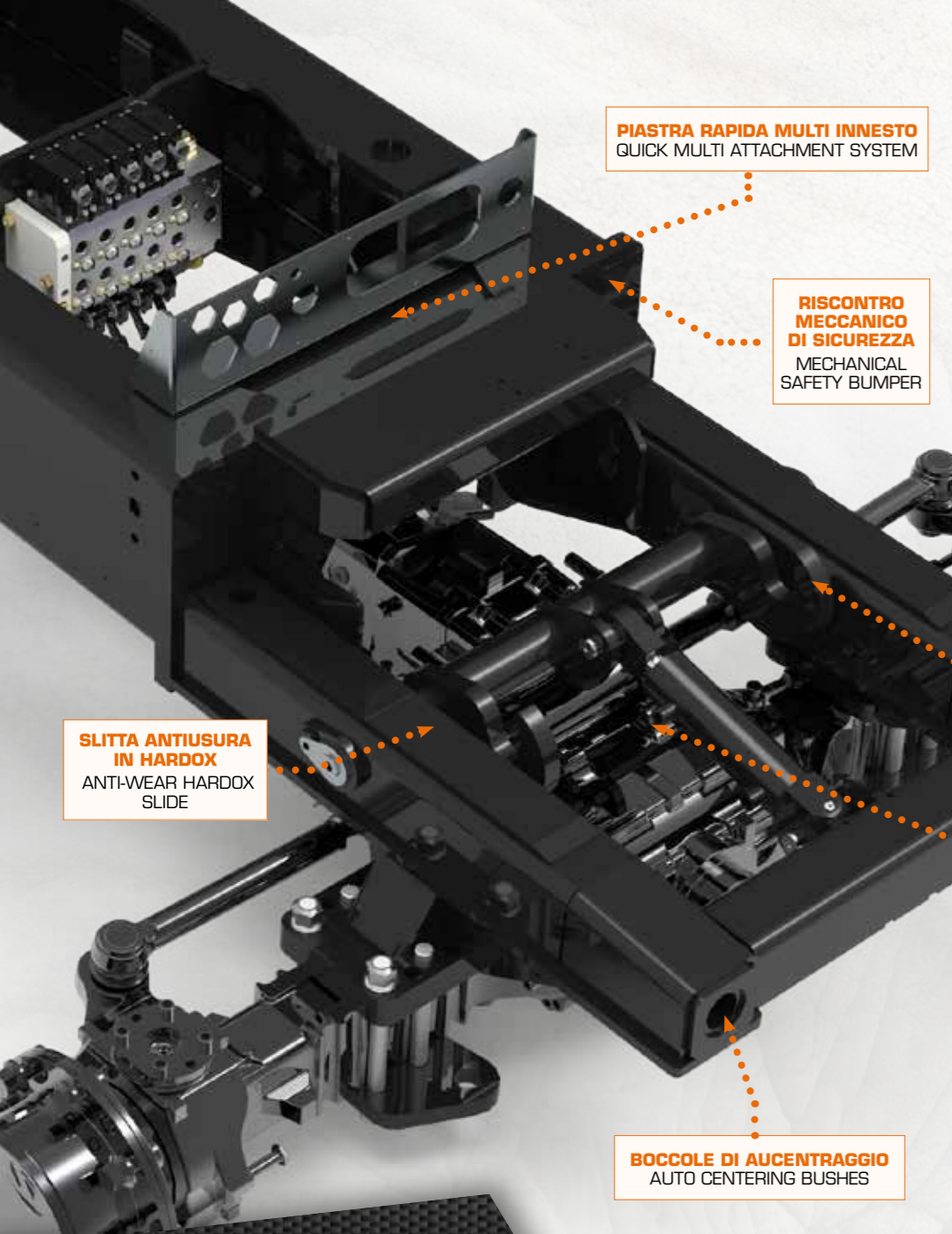
**TRAZIONE INTEGRALE 4X4**  
4X4 FULL WHEEL DRIVE

**FRENO NEGATIVO DI STAZIONAMENTO (ANTERIORE)**  
NEGATIVE PARKING BRAKE (FRONT AXLE)

**TRASMISSIONE IDROSTATICA**  
HYDROSTATIC TRANSMISSION

**FRENI DI SERVIZIO IDRAULICI A 6 DISCHI**  
6-DISC HYDRAULIC SERVICE BRAKES





**PIASTRA RAPIDA MULTI INNESTO**  
QUICK MULTI ATTACHMENT SYSTEM

**RISCONTRO MECCANICO DI SICUREZZA**  
MECHANICAL SAFETY BUMPER

**SLITTA ANTIUSURA IN HARDOX**  
ANTI-WEAR HARDOX SLIDE

**BOCCOLE DI AUCENTRAGGIO**  
AUTO CENTERING BUSHES

## CONNECT SISTEMA DI ATTACCO RAPIDO DELLE ATTREZZATURE QUICK ATTACHMENT SYSTEM

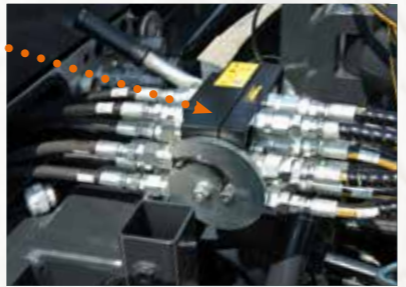
Il sistema di attacco rapido "CONNECT" esclusivo della **ILF KOMMUNAL**, permette di agganciare le attrezzature frontali in modo semplice e veloce restando seduti in cabina. È composto da due slitte in Hardox integrate nel telaio con due boccole per l'autocentraggio della attrezzatura, una valvola di blocco con pistone permette di chiudere i due ganci di sicurezza e da un'unica piastra multi innesto per tutti i collegamenti idraulici.

The exclusive "CONNECT" quick attachment system makes it easy to install frontal equipment while sitting in the cabin. Consists of two Hardox slides integrated into the chassis with bushings for the self-centering of the equipment. A piston lock valve that allows to close the two safety hooks and a single multi-clutch plate allows all hydraulic connections.

**PIASTRA MULTI INNESTO**  
MULTI ATTACHMENT PLATE

**GANCI DI SICUREZZA**  
SAFETY HOOKS

**VALVOLA DI BLOCCO DI SICUREZZA**  
SAFETY LOCK VALVE



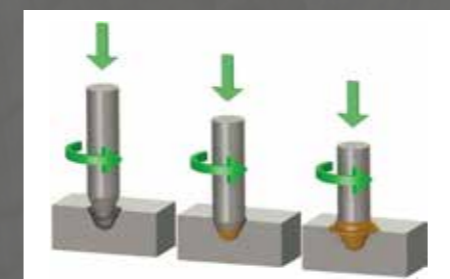
## AUTO LUBE OPTIONAL SISTEMA DI INGRASSAGGIO AUTOMATICO BRACCIO AUTOMATIC GREASING SYSTEM OF THE ARM

I martinetti idraulici sono composti da una testata idraulica con **saldatura a frizione (1)** con all'interno una speciale **boccola cementata in acciaio (2)** fermata da un perno in acciaio temperato. L'auto lubrificazione è garantita dalla bagnatura fatta su tutte le boccole attraverso un sistema programmato di ingrassaggio automatico, che consente una riduzione dei tempi di manutenzione.

The hydraulic cylinders are composed of a hydraulic head with **friction welding (1)** with a special steel **cement bushing (2)**, which is held by a tempered steel pin. Auto lubrication is guaranteed by the greasing on all bushes through a programmed **automatic lubrication system**, which reduces maintenance times.



### 1 SALDATURA A FRIZIONE FRICTION WELDING



**TESTATA MARTINETTO IDRAULICO CON SALDATURA A FRIZIONE**  
HYDRAULIC JACK HEAD WITH FRICTION WELDING



**BOCCOLA CEMENTATA IN ACCIAIO**  
CEMENTED STEEL BUSH

**PERNO IN ACCIAIO TEMPERATO**  
TEMPERED STEEL PIN

**GUARNIZIONI**  
SEALS



## JOYSTICK SEMPLICE E INTUITIVO SIMPLE AND INTUITIVE JOYSTICK

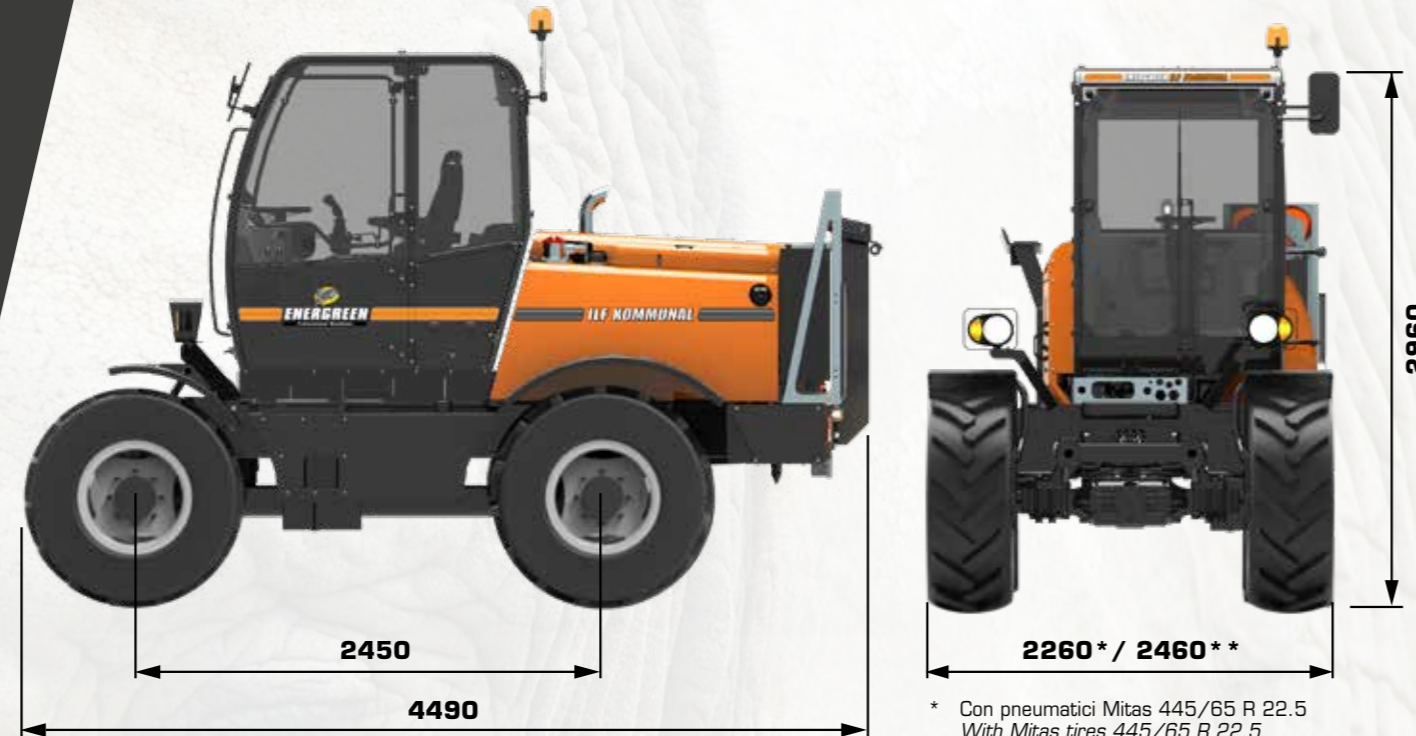
**INCLINAZIONE TESTATA**  
CUTTING HEAD INCLINATION

**ROTAZIONE BRACCIO**  
ARM ROTATION

Joystick semplice e intuitivo dotato di **distributore proporzionale**. Consente di muovere fino a 3 funzioni del braccio contemporaneamente con un'ottima gradualità dei movimenti, inoltre permette il bloccaggio del braccio in sospensione in qualsiasi posizione.

*Simple and intuitive joystick equipped with a proportional distributor. It allows you to move up to 3 arm functions at the same time with an excellent gradual movement, and also allows the arm to be suspended in any position.*

**ROTAZIONE TESTATA**  
CUTTING HEAD ROTATION



\* Con pneumatici Mitas 445/65 R 22.5  
With Mitas tires 445/65 R 22.5  
\*\* Con pneumatici Alliance 600/50 R 22.5  
With Alliance tires 600/50 R 22.5

# DATI TECNICI / TECHNICAL DATA

## CABINA / CABIN

Omologazione cabina / Cabin homologation	ROPS - FOPS (1° Livello)
Volante / Steering wheel	Regolabile / Adjustable
Manipolatore multifunzione / Joystick	Elettronico / Electronic
Lampada rotante / Rotary lamp	Commutatore interno cabina / Switch inside the cabin
Aria condizionata / Air conditioning	Elettronica / Electronic
Vetri posteriori cabina / Rear glasses	Oscurati / Darkened anti UV
Sedile regolabile / Adjustable seat	Pneumatico / Air suspension
Presca elettrica servizi / Power socket	12 V
Staccabatterie / Battery switch	Automatico / Automatic

## MOTORE / ENGINE

Marca / Brand	Deutz TCD 3.6
Modello / Type	4 Cilindri Diesel / 4 Cylinders Diesel
Potenza / Power	136 hp (100 kw)
Iniezione / Injection	Common Rail a 4 valvole per cilindro / 4 valves for cylinder
Emissioni / Exhaust emissions	EPA TIER 4f
Alternatore / Alternator	120 A.
Capacità carburante / Fuel tank capacity	180 litri / litres
Ventola / Fan	CLEANFIX (optional) Reversibile autopulente / Reversible self cleaning
Pre-riscaldamento aria aspirazione / Pre-heating air engine intake	
Radiatore intercooler aria-aria / Air intercooler radiator	
Radiatore rinforzato liquido refrigerante / Reinforced cooler radiator	
Computer di bordo dati del motore / Computer for visualization engine data	

## IMPIANTO IDRAULICO / HYDRAULIC SYSTEM

Pompa e motori in circuito chiuso / Pumps and motors in closed circuits	
Pompa testata trinc. / Cutting head pump	Pistoni / Piston
Pompa traslazione / Translation pump	Pistoni / Piston

Pompa e motori in circuito aperto / Pumps and motors in open circuits

Movimenti braccio / Arm movement	Ingranaggi / Gear
Impianto freni / Brakes system	Ingranaggi / Gear
Impianto sterzo / Steering system	Ingranaggi / Gear
Distributore idraulico / Hydraulic distributor	5 sezioni / sections
Olio idraulico / Hydraulic oil	ISOVG H46
Pressione olio / Oil pressure	210 - 290 bar (con testata trinciante/for cutting head)

## TRASMISSIONE E FRENI / TRANSMISSION AND BRAKES

Trasmissione / Transmission	Idrostatica / Hydrostatic
Trazione / Traction	4x4 (permanente / permanent)
Raggio di sterzata / Steering radius	2,16 m
Pneumatici / Tires	Standard: 445/65 R 22,5
Variatione velocità / Speed variation	0 - 40 km/h (continuo/continuous)
Cambio meccanico / Manual gearbox	2 rapporti / 2 gears
Allineamento ruote / Wheel alignment	Elettronico / Electronic control
Asse anteriore / Front axle	Oscillante / Oscillating
Bloccaggio / front axle block	Idraulico / Hydraulic
Assi sterzanti / Steering axles	2 assi / 2 steering axles
Bloccaggio differenziale / Axle block	Anteriore / Front 100%
	Posteriore / Rear 100%
Freno stazionamento / Parking brake	Negativo / Negative
Freni di servizio / Service brakes	6 dischi / 6 discs

## DIMENSIONI E PESO / SIZE AND WEIGHT

Altezza / Height	2,96 m
Larghezza / Width	2,26 / 2,46 m
Lunghezza / Length	4,49 m
Interasse / Wheelbase	2,45 m
Peso macchina / Machine weight	6.520 kg (Senza attrezzi / Without equipment)
	10.500 kg (Con attrezzi / With equipment)

Caratteristiche tecniche e costruttive soggette a modifica senza obbligo di notifica. Technical and construction specifications may be subject to change without prior notice.

**CLEANFIX** VENTOLA AUTOPULENTE  
REVERSIBLE SELF CLEANING

OPTIONAL  
**FRENO A IDRAULICA E/O PNEUMATICA (12 T)**  
HYDRAULIC OR PNEUMATIC BRAKING (12 T)

OPTIONAL  
**MONITOR CON TELECAMERA**  
MONITOR SCREEN WITH CAMERA

**GRADINO INTEGRATO**  
INTEGRATED STEP

**VANO PORTA ATTREZZI**  
TOOLS COMPARTMENT



ILF KOMMUNAL **DATI TECNICI & DIMENSIONI**

ILF KOMMUNAL **TECHNICAL DATA & DIMENSIONS**

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Professional Machines

# MACCHINA POLIVALENTE PER 1000 APPLICAZIONI

## MACCHINA POLIVALENTE

**ILF KOMMUNAL** è una macchina polivalente, indispensabile per chi utilizza attrezzature diverse per molteplici lavori. Può essere configurata con estrema rapidità con il sistema di aggancio rapido delle attrezzature. La vasta gamma di accessori a disposizione, la rende impareggiabile dal punto di vista dell'investimento economico, a confronto con un trattore agricolo, per la manutenzione del verde e la viabilità invernale, e di macchine dedicate come motospazzatrice, carrello elevatore o pala gommata, ecc.

**ILF KOMMUNAL** resta la scelta migliore, per un utilizzo durante tutto l'anno, **un unico mezzo multifunzionale!**

### TRATTORE + ATTREZZATURE

TRACTOR + ACCESSORIES



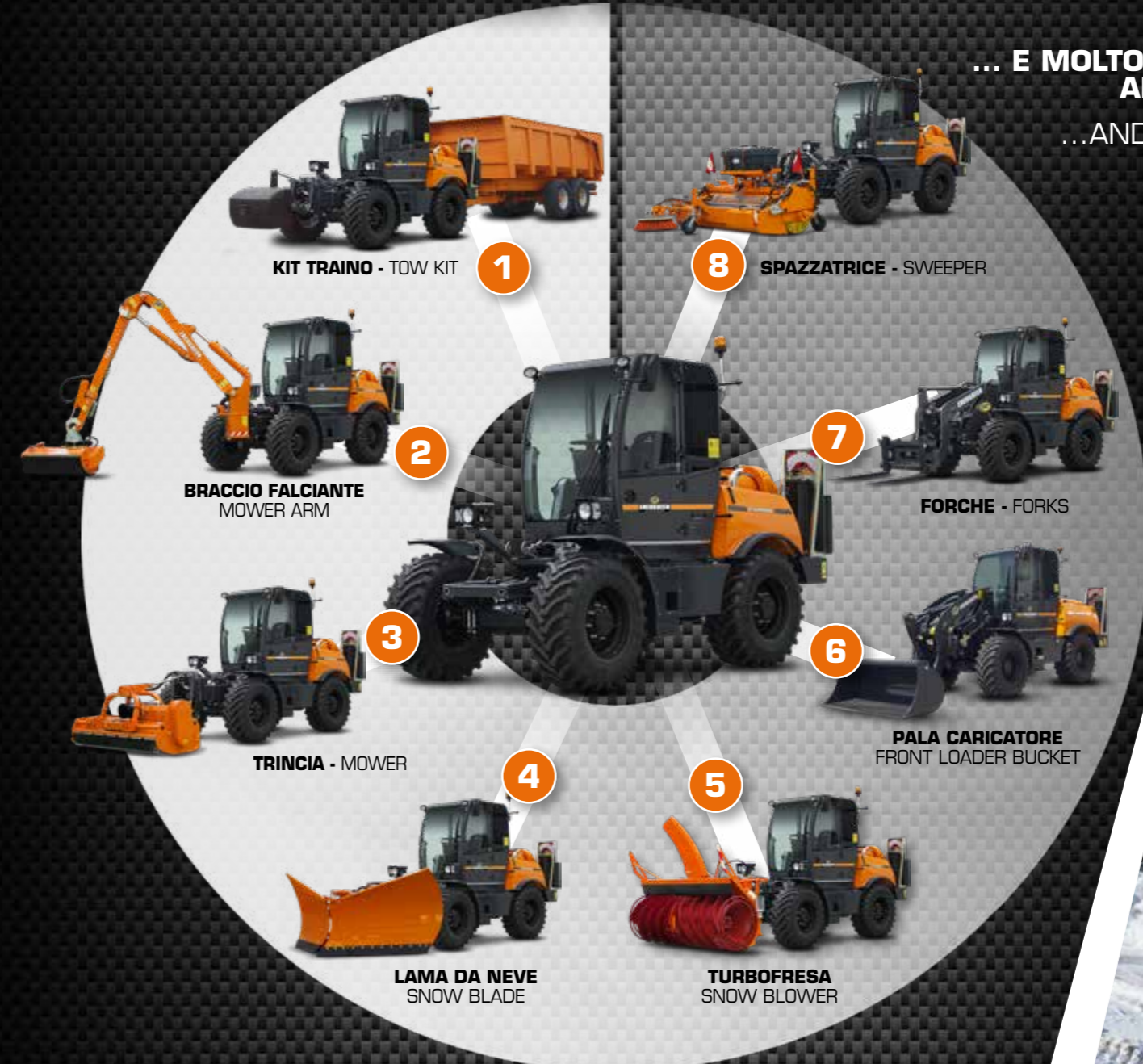
### MACCHINE DEDICATE

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# POLYVALENT MACHINE FOR 1000 APPLICATIONS

### ... E MOLTO ALTRO ANCORA

...AND MUCH MORE



## POLYVALENT MACHINES

**ILF KOMMUNAL** is a multifunctional machine, indispensable for those who use different equipment for multiple jobs. It can be configured very quickly with the quick coupling system of the equipment. The wide range of accessories available makes it unparalleled from the point of view of the economic investment compared to an agricultural tractor. It can be used for vegetation and winter roads maintenance, it can replace dedicated machines such as sweepers, forklifts or wheel loaders, etc.

**ILF KOMMUNAL** is the best choice for a year-round use, a **unique multifunctional tool!**





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Concessionario di zona / Local dealership



**ILF KOMMUNAL**



# TOWNSHIP OF BLANDFORD-BLENHEIM

## Agenda Item

<b>To:</b>	Members of Council	<b>From:</b>	Rodger Mordue, CAO/Clerk
<b>Reviewed By:</b>	Jim Borton Director of Public Works	<b>Date:</b>	June 13, 2023
<b>Subject:</b>	ATV & ORV By-Law	<b>Council Meeting Date:</b>	June 21, 2023
<b>Report #:</b>	CAO-23-13		

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### Recommendation:

That Report CAO-23-13 be received for information; and,

That Council direct staff to prepare a by-law to repeal by-law 2278-2021.

### Background:

The Township of Blandford-Blenheim is included in Ontario Regulation 8/03 as a municipality where off-road vehicles will automatically be allowed on municipal roads unless the municipality creates a by-law to prohibit their use. In 2020 council passed such a by-law.

In 2021 Council passed by-law 2278-2021 which amended the prohibition by-law slightly. This revision allowed for the use of a small portion of Township Road 9 so the Great Lakes ATV Club could access their trails from a parking lot 260 m down the road.

On June 7, 2023 the Club appeared before Council as a delegation requesting permission for ATV's and ORV's to use all Township roads.

### Analysis/Discussion:

Ontario Regulation 8/03 which amends the way off-road vehicles are permitted access to municipal roads. In municipalities listed in Ontario Regulation 8/03, off-road vehicles are automatically allowed on municipal roads unless the municipality creates a by-law to prohibit or restrict their use. The Township has passed such a by-law restricting their use. The Great Lakes AVT Club has approached Council requesting that this restriction be lifted.

Staff are recommending that this request be granted. Because discretion in this matter is entirely the municipality's this decision can be revisited at any time. Staff are suggesting that the existing by-law be repealed which would allow access to roads within Blandford-Blenheim Township that are under the Township's jurisdiction. If at any time Council wishes to reverse

this decision the issue can come back to the Council table and a new by-law can be considered.

**Financial Considerations:**

None.

**Attachments:**

None.

Respectfully submitted by:

Rodger Mordue  
CAO/Clerk

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER **2373-2023**

Being a By-law to repeal the By-Law to regulate the operation of All-Terrain Vehicles (ATV's) and Off-road Vehicles (ORV's) within the Township of Blandford-Blenheim. (Number 2278-2021),

**WHEREAS** the Council of the Corporation of the Township of Blandford-Blenheim passed By-law No. 2278-2021 to regulate the operation of All-Terrain Vehicles (ATV's) and Off-road Vehicles (ORV's) within the Township of Blandford-Blenheim;

**NOW THEREFORE**, the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That By-law Number 2278-2021 enacted the 15<sup>th</sup> day of December, 2021, is hereby repealed.

By-law **READ** a **FIRST** and **SECOND** time this 21<sup>st</sup> day of June, 2023.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 21<sup>st</sup> day of June, 2023

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Mark Peterson, Mayor

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Rodger Mordue, CAO/Clerk

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 2374-2023

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 Section 7.6 to By-law Number 1360-2002, as amended, is hereby further amended by deleting subsection 7.6.30 and replacing it with the following:

“7.6.30            **Location: Part Lots 14 & 15, Concession 2 (Blenheim), A2-30 (Key Map 55)**

7.6.30.1            Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-30 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;  
An additional residential unit.*

7.6.30.2            Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-30 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.30.2.1            SPECIAL PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU)

7.6.30.2.1.1            For the purposes of this subsection, an *additional residential unit* shall be defined as a *dwelling unit* that is self-contained, subordinate to and is located within, or as an addition to, a *single detached dwelling, semi-detached dwelling, or street fronting townhouse dwelling*, or within a detached *accessory structure* located on the same lot as the principal *dwelling*.

7.6.30.2.1.2            GROSS FLOOR AREA:

The maximum *gross floor area* of the *additional residential unit* shall be the *gross floor area* existing as of June 21, 2023.

7.6.30.2.1.3 ACCESSORY BUILDING LOT COVERAGE

Where an *additional residential unit* is present in an *accessory structure*, the *gross floor area of the ARU* may be excluded from the lot coverage established in Table 5.1.1.3. Notwithstanding the foregoing, the cumulative total *lot coverage* of all *accessory structures* shall not exceed **255 m<sup>2</sup> (2,422 ft<sup>2</sup>)**.

7.6.30.3 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. 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 21<sup>st</sup> day of June, 2023.

READ a third time and finally passed this 21<sup>st</sup> day of June, 2023.

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Mark Peterson – Mayor

(SEAL)

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Rodger Mordue, CAO/Clerk

ZN 1-23-08

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2374-2023

EXPLANATORY NOTE

The purpose of By-Law Number 2374-2023 is to amend the existing 'Special General Agricultural Zone (A2-30)' text to permit an existing single detached dwelling to remain permanently as an additional residential unit. A special provision has been included limiting the maximum gross floor area of the single detached dwelling, which is now identified as an additional residential unit, to that existing on June 21<sup>st</sup>, 2023, which is 84.7 m<sup>2</sup> (912 ft<sup>2</sup>).

The subject lands are described as Part Lot 14-15, Concession 2 (Blenheim), now in the Township of Blandford-Blenheim. The lands are located on the north side of Township Road 2, between Gobles Road and Blenheim Road, and are municipally known as 706935 Township Road 2.

The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted amending By-law Number 2374-2023. The public hearing was held on June 21, 2023 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 2374-2023 may contact the undersigned.

Rodger Mordue, CAO/Clerk  
Township of Blandford-Blenheim  
47 Wilmot Street South  
Drumbo, Ontario  
N0J 1G0

Telephone: 463-5347

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **2375-2023**

Being a By-law to appoint Michelle Van Wyk as a Deputy Director of Protective Services for the Township of Blandford-Blenheim.

**WHEREAS** Section 8 (1) of the Municipal Act, S.O. 2001, c. 25, as amended, provides that a municipality may govern its affairs as they consider appropriate and to enhance the municipality's ability to respond to municipal issues; and,

**WHEREAS** the Fire Prevention and Protection Act, 1997, R.S.O. c4, as amended, permits the Council to enact a By-Law to appoint a Fire Chief under Section 6; and,

**WHEREAS** the Council for the Corporation of the Township of Blandford-Blenheim has enacted By-Law 2314-2022 to establish and regulate the Blandford-Blenheim Fire Department; and,

**WHEREAS** the Council for the Corporation of the Township of Blandford-Blenheim deems it expedient to appoint a Deputy Director of Protective Services,

**NOW THEREFORE** the Council of the Corporation of the Township of Blandford-Blenheim enacts as follows:

1. That Michelle Van Wyk is hereby appointed as Deputy Director of Protective Services for the Township of Blandford-Blenheim.
2. This by-law takes precedence over all previous by-laws/policies or resolutions with respect to the matters contained herein.
3. That this By-law shall come into force and take effect on June 21, 2023.

**READ A FIRST AND SECOND TIME THIS 21 day of June, 2023.**

**READ A THIRD TIME AND FINALLY PASSED THIS 21 day of June, 2023.**

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Mark Peterson, Mayor

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Rodger Mordue, CAO/Clerk

THE CORPORATION OF THE  
TOWNSHIP OF BLANDFORD-BLENHEIM  
BY-LAW NUMBER 2376-2023

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 June 21, 2023 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 CAO / 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 21 day of June, 2023.

By-law read a third time and finally passed this 21 day of June, 2023.

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MAYOR  
MARK PETERSON

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CAO / CLERK  
RODGER MORDUE