

**TOWNSHIP OF BLANDFORD-BLENHEIM
COUNCIL MEETING AGENDA**

Wednesday, October 3rd, 2018
Township Council Chambers
47 Wilmot Street South, Drumbo
4:00 p.m.

- 1. Welcome**
- 2. Call to Order**
- 3. Approval of the Agenda**
- 4. Disclosure of Pecuniary Interest**
- 5. Adoption of Minutes**
 - a. [September 19, 2018 Regular Session of Council](#)
- 6. Business Arising from the Minutes**
- 7. Delegations / Presentations**
 - a. [Michelle Lavergne, Re: Noise Concerns and Appropriate Use of the Drumbo Park and Pavilion](#)
- 8. Public Meeting**
 - a. Public Meeting Under the Planning Act
 - i. [Applications for Draft Plan of Subdivision & Zone Change, SB18-08-1 & ZN 1-18-08, Ruth Wagner](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim approve in principle the zone change application, File No. ZN1-18-10, as submitted by Ruth Wagner, for lands described as Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim, to rezone the subject lands from 'Development Zone (D)' and 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1)' and 'Open Space Zone (OS)' to facilitate the development of a residential draft plan of subdivision.

And further, that the Council of the Township of Blandford-Blenheim advise the County Council that the Township supports the application

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for draft plan of subdivision, File No. SB18-08-1, as submitted by Ruth Wagner, prepared by IBI Group, for lands described as Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim, showing 17 lots for single detached dwellings, serviced by municipal water and private individual septic systems, 1 block for stormwater management purposes, as well as an extension of George Street and Hewitt Street, subject to the conditions outlined in Report CP2018-285 being met prior to final approval of the plan for registration.

9. Committee of Adjustment

a. Minutes

i. [June 20th, 2018 Meeting of the Committee of Adjustment](#)

b. Applications

i. [Minor Variance Application A-08-18, Robert & Kelsea Decaire](#)

Recommendation:

That the Township of Blandford-Blenheim Committee of Adjustment approve Application A08-18, submitted by Robert & Kelsea Decaire, for lands described as Part Lot 1, Concession 11 (Blandford), Part 1, 41R-6384, Township of Blandford-Blenheim, as it relates to:

1. Relief from Section 11.2, Table 11.2 - Zone Provisions, to reduce the minimum required rear yard depth from 7.5 m (24.6 ft) to 1.5 m (4 ft), to facilitate the construction of an addition at the rear of an existing single detached dwelling; Subject to the following condition:
 - a. The requested relief shall only apply to permit the construction of an addition of a general size and configuration as shown on Plate 3 of Report No. 2018-288.

As the variance requested is deemed to be:

- i. a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-Law No. 1360-2002;
- ii. desirable for the appropriate development or use of the land, building or structure;
- iii. in-keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-Law No. 1360-2002; and

- iv. in-keeping with the general intent and purpose of the Official Plan of the County of Oxford.

10. Correspondence

- a. General

None.

- b. Specific

None.

11. Staff Reports

- a. **Jim Borton – Director of Public Works**

- i. [PW-18-23 - Monthly Report](#)

Recommendation:

That Report PW-18-23 be received as information.

- ii. [PW-18-24 – Winter Salt Joint Tender Results](#)

Recommendation:

That Report PW-18-24 be received as information;

And further that Council accept the quote submitted by Compass Minerals Canada Corp. for 2018-19; 2019-20; 2020-21 winter salt supply delivered to the Drumbo Yard at a unit price of \$75.40 for white salt & \$100.90 for treated salt; \$77.66 for white salt & \$103.93 for treated salt; \$79.99 for white salt & \$107.04 respectively per tonne plus HST.

- iii. [PW-18-25 – Snow Plow Attachment](#)

Recommendation:

That Report PW-18-25 be received as information;

And further that Council accept the quote submitted by Colvoy Equipment for the supply and delivery of a new 2018 4000 Series Blade Mount & a Metal Pless Plow Maxx 1016 Blade for a total amount of \$25,181.00 plus HST.

- b. **Jim Harmer – Drainage Superintendent**

- i. [DS-18-13 – Monthly Report](#)

Recommendation:

That Report DS-18-13 be received as information.

c. Trevor Baer – Acting Manager of Community Services

i. [CS-18-09 – Monthly Report](#)

Recommendation:

That Report CS-18-09 be received as information.

12. Reports from Council Members

13. Unfinished Business

14. Motions and Notices of Motion

15. New Business

- a. Appointment of Township Council representatives for 2018 Remembrance Day Services:
 - i. Plattsville, November 9th, 2018 at 11:00 am
 - ii. Drumbo, November 9th, 2018 at 11:00 am
 - iii. Princeton, November 11th, 2018 at 11:00 am
 - iv. Chesterfield, November 11th, 2018 at 11:00 am

16. Closed Session

- a. Minutes of the September 19th, 2018 Closed Session of Council
- b. Personal matters about an identifiable individual, including municipal or local board employees

17. By-laws

a. [2096-2018](#)

Being a By-law to assume lands as a public highway (Hofstetter Road Extension).

b. [2097-2018](#)

Being a By-law to confirm the proceedings of Council.

18. Other

19. Adjournment and Next Meeting

Wednesday, October 17th, 2018 at 4:00 p.m. in Council Chambers.

MINUTES

Council met at 4:00 p.m. for their second regular meeting of the month.

Present: Mayor Wearn, Councillors Balzer, Banbury, Cowan and Peterson.

Staff: Baer, Borton, Harmer, Matheson, Mordue, Richardson and Scherer.

Mayor Wearn in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that the agenda for the September 19, 2018 Meeting of Council, be approved as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

RESOLUTION #2

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that the minutes of the September 5, 2018 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Delegations / Presentations

a. Jordan Kent, Re: Traffic Speeds in the Township of Blandford-Blenheim

Jordan Kent presented information regarding speeding and traffic concerns in the whole of the Township. Kent listed specific areas and suggested more stop signs and speed-reducing measures such as speed bumps.

RESOLUTION #3

Moved by – Councillor Peterson

Seconded by – Councillor Balzer

That the presentation from Jordan Kent regarding traffic speeds in the Township be received; and,

That it be forwarded to the County of Oxford, the County of Brant, Oxford County OPP and to the Blandford-Blenheim Police Services Board.

.Carried

8. Correspondence

a. General

None.

b. Specific

i. Carol Wilkins, Resident, Re: Avoid Use of Engine Brakes Sign in Bright

RESOLUTION #4

Moved by – Councillor Balzer

Seconded by – Councillor Peterson

Be it hereby resolved that the correspondence from Carol Wilkins be received; and,

That the matter of necessity for signage stating to Avoid the Use of Engine Brakes in Bright be forwarded to Oxford County.

.Carried

ii. Princeton Park Expansion Advisory Committee, Re: Matters in the Princeton Park

RESOLUTION #5

Moved by – Councillor Balzer
Seconded by – Councillor Peterson

To receive the correspondence dated September 10, 2018 from the Princeton Park Expansion Advisory Committee be received.

.Carried

9. Staff Reports

a. Jim Harmer – Drainage Superintendent

- i. DS-18-12 – Monthly Report

RESOLUTION #6

Moved by – Councillor Balzer
Seconded by – Councillor Peterson

Be it hereby resolved that Report DS-18-12 be received as information.

.Carried

b. Rick Richardson – Director of Protective Services

- i. FC-18-13 – Monthly Report (July)

RESOLUTION #7

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report FC-18-13 be received as information.

.Carried

- ii. FC-18-14 – Monthly Report (August)

RESOLUTION #8

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report FC-18-14 be received as information.

.Carried

c. John Scherer – Chief Building Official

- i. CBO-18-14 – Monthly Report

RESOLUTION #9

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report CBO-18-14 be received as information.

.Carried

10. Reports from Council Members

Councillor Peterson reminded of the Drumbo Fair happening this Friday weekend. Councillor Cowan provided an update regarding Court Security at Oxford County, a few issues have been resolved and an estimated cost for the County share was provided. Cowan stated that was the last meeting of this term of Council, a new committee will be appointed for the 2018-2022 term.

11. Unfinished Business

None.

12. Motions and Notices of Motion

None.

13. New Business

None.

14. Closed Session

- a. September 5, 2018 Closed Session of Council Minutes; and,
- b. Acquisition or disposition of land, Re: Drumbo Public Works Shop.

RESOLUTION #10

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Council moves into Closed Session under the authority of Section 239 of the Municipal Act at 5:05 p.m. to discuss:

- Acquisition or disposition of land – Drumbo Public Works Shop; and,
- Personal matters about an identifiable individual, including municipal or local board employee.

.Carried

RESOLUTION #11

Moved by – Councillor Cowan
Seconded by – Councillor Banbury

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 5:47 p.m.

.Carried

15. By-laws

RESOLUTION #12

Moved by – Councillor Cowan
Seconded by – Councillor Banbury

Be it hereby resolved that a first and second reading be given to the following By-law:

- By-law 2095-2018, Being a By-law to confirm the proceedings of Council.

.Carried

RESOLUTION #13

Moved by – Councillor Cowan
Seconded by – Councillor Banbury

Be it hereby resolved that a third and final reading be given to the following By-law:

- By-law 2095-2018, Being a By-law to confirm the proceedings of Council.

.Carried

16. Other Business

RESOLUTION #14

Moved by – Councillor Cowan
Seconded by – Councillor Banbury

Be it hereby resolved that the current Council recommends to the future 2018-2022 Township Council that a committee be established in the new term to study traffic patterns and concerns throughout the Township.

.Carried

CAO/Clerk Mordue provided a verbal update on Princeton wastewater servicing. The Township and private landowners wishing to develop in Princeton are cost sharing to work toward finding a wastewater solution for Princeton. This solution would then be presented to County Council early in 2019. Council concurred with this direction and agreed to a 50/50 cost sharing arrangement with a maximum Township cost of \$30,000.00.

Councillor Balzer spoke of concern regarding street lighting and public safety in the Township Villages. Balzer requested that this matter be included in the proposed Budget for 2019.

17. Adjournment and Next Meeting

RESOLUTION #15

Moved by – Councillor Cowan
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 6:04 p.m.;

Be it hereby resolved that Council does now adjourn to meet again on Wednesday, October 3rd, 2018 at 4:00 p.m. in Council Chambers.

.Carried

Marion Wearn, Mayor
Township of Blandford-Blenheim

Rodger Mordue CAO / Clerk
Township of Blandford-Blenheim

Attention: Council Members.

My family moved to Drumbo almost three years ago after building a home next to Drumbo Park. We had relocated from a farm in British Columbia and were looking for a new home which provided us with the same small town, country, community feel we had previously enjoyed. For the most part we have found a “home away from home” and come to appreciate several aspects of living next to the park and in the community in general. I have four children and appreciated the effort being made to keep the youth of the community engaged. I myself grew up in an economically challenged area and believe that I did not engage in negative behaviours like some of the other community youth as my parents kept me busy in equestrian activities. I believe the community as a whole benefits from these volunteer energies, recreational options, and active youth participation. I myself have developed and facilitated many community youth programs, which I feel was a worthy endeavour. However these activities need to occur in a manner that does not create other problems for citizens.

I would like to express at this point that in general we are not bothered by the ambient noises of the park and do not complain about the typical usages that one would expect to be taking place in the pavilion. However, there have been some activities occurring in the park that I feel have produced excessive and/or unnecessary noise that have become problematic and interfered with my families ability to enjoy reasonable, peaceful enjoyment of our home. These excessive, unnecessary and continuous noise occurrences have caused my parents medical conditions to worsen due to stress; all of our sleep patterns have been disrupted; and we have all experienced reduced ability to relax, socialize and enjoy our own property.

Specifically, **the usage of the pavilion as a hockey rink is the most intrusive.** My parents describe the continuous noise produced when children hit the boards with pucks as akin to a “skeet shoot”. The metal roof, enclosed boards that encircle the rink, coupled with cold weather drastically amplifies the noise produced. Although nets are provided, one child told me he likes to hit pucks against instead of the nets because they like to hear their shots. Neighbours across the street (even at the back of their home) and two houses down the side of the pavilion hear the pucks hitting the boards. As our bedroom windows are feet away from the pavilion and the noise is unbearable at times. I myself rise for work at 5 AM and must go to sleep at 9 to allow myself 8 hours. This past winter players were initially invited to play hockey until 10 PM. After this time fire trucks arrive to “water” the rink. The trucks are large and make noise moving into the parks at this time, generators have been turned on to facilitate this process. Aggravation often sets in and it becomes difficult for my husband and I to fall asleep until much later after their departure. Although we did our due diligence prior to moving to this location there was no mention of an ice rink online.

I have a job that requires me to maintain emotional regulation while working with a very challenging segment of the population. If I am overtired and not managing well myself or others could be hurt. Initially, we have tried being patient and ignoring the situation but when my parents could not sleep and my mother’s blood pressure increased due to this stress, I called city hall. I was directed to communicate my concerns with the fire department as I was told they were “in charge of setting the times”. I was told by a volunteer member that my concerns and request to shorten the ice time would have to be discussed and voted on by the volunteer fire department members as a whole, as they “were a democracy”. I requested an opportunity to speak to the group but was not afforded this privilege. The group apparently agreed to shorten the usage time to 9 PM, and water after this. I was told that a large rationale for this change was to facilitate the volunteers being home with their families at a reasonable time. I was also quoted that the noise bylaw allows for all noise to happen between 7 AM and 11PM at night so the operation of the rink during these times were legal. I was taken aback that the decision making powers regarding usage of community property did not seem to lay in the hands of duly elected community leaders that have been chosen through a democratic process. The volunteer members of the fire department do not have a vested interest in balancing the needs of all citizens. Therefore I am bringing this problem to your attention. I have also spoken to council and been assured that a premise of law is that individuals should be afforded reasonable peaceful opportunity to enjoy their property, and that they are not expected to retreat from their homes.

Currently we have been left to deal with the problem ourselves. Older teens and young adults mostly take advantage of the later hours of the rink operation. These individuals usually increase the noise as they smash the pucks against the boards. On one evening my husband went out to ask one young man to stop, he simply replied that he was practicing for a game and the sign said 10 PM. He later told me to go back into my house and “F off”, when I asked him to tone it down. I have heard two mothers state that they do not allow their young children to skate in the pavilion because pucks are being slapped about.

Not only are the current hours catering to age groups that easily have the ability to take advantage of proper sized arenas in both neighbouring towns but the building itself does not provide an appropriate venue for hockey playing. The building simply was not designed for this type of usage. It is no more a hockey arena than the water park is a bike park, even though it's blacktop could be used this way. The bare metal and boards act as an incredible amplifier.

I would like to request that council consider suspending hockey usage in the rink and allow only ice skating activities. Other options to facilitate ice hockey could be explored. I am aware other towns have portable outside rinks which could be placed in the base ball diamond or soccer area of the field. I myself would be happy to join a committee struck to raise funds for such an endeavour. In the mean time youth have two options nearby to participate in hockey activities. Should hockey continue in the pavilion I respectfully request that council consider what kind of noise reducing structures could be implemented. Possibly spraying the inside of the tin with noise dampening foam, rubber horse stall mats be placed over the boards to deaden the sound of slap shots, have been suggested. Intermittent times for hockey and skating hours could be set to break up the **continuous** “skeet shoot” and provide safe usage times for younger skaters. This is normal practice at other arenas.

I respectfully request that skating end at 8 PM. This will allow my family and other neighbours an hour to decompress before bed (9 PM) and give the volunteers and opportunity to water during this time. I would also like to request that watering not take place in the morning hours if possible. Last season the truck rolled in before the 6:30 AM time as the volunteers were already out on a call. It would be appreciated if they continued to refrain from using the generator pumps whenever possible.

Secondly, we have experienced unnecessary **noise from work being performed on weekends prior to 7 AM that was not emergency in nature**. The most recent being pavilion boards being removed at 7 AM, and holes in picnic tables being drilled at 6:30 AM on the weekend (for an event the following week) by city workers . These were reported but several other instances since we have moved into our home were not. Even the builders of the new home down the road were more considerate of start times. We respectfully request that all non-emergency repairs commence at reasonable times during the week and do not take place on the weekends where possible. It is unfortunate that common sense does not dictate actions in this area and I have come to believe that policy and/or direction needs to be provided to guide these activities.

Thirdly, we have experienced **random unnecessary noise generated from individual groups and various one time usages of the park**. For example, an intoxicated lady from a ball tournament yelling drive safe after 11, blow up castle generators being placed directly against our fence with a plywood “berm” built around it to direct the noise towards my house, dog show loud speaker announcement placed right by my window, dog show participants being told to line their vehicles so as their tail gates open right up against my fence causing my dogs to go into a panic, cattle show volunteers sitting under the pavilion and visiting after 11 PM, security chatting during the early morning hours under the pavilion. When trying to approach individual organization I have experienced, “we were here first, change is hard, I do see any issues with it” type of comments. These individual organization members do not appreciate the stress caused by the **accumulation of unnecessary noise pollution**. I would like to state that we are not asking for these activities to cease but just *consideration* be given during their planning stages to reduce unnecessary noise. I respectfully request that when bookings happen planners are reminded that there is a residence now right beside the pavilion and to take this into consideration when planning events. For example, place non-barking animals against my home, move cow shows to

the other side of the pavilion, and refrain from loud speaker usage 15 feet away from my living room. Annual organizers could be encouraged to be pro-active and seek community consultation of stakeholders during planning stages. Signs reminding ball players to drive slow, and others to remind park users that the park is situated in a residential area may be helpful. I would like to underscore that there are several homes that have yards that back onto the park that provide a buffer zone where as my home is situated right against the fence line. However, it seems to be the favourite spot for most annual events. Again, I did considerable due diligence prior to moving here, but in my opinion no reasonable person would guess in a pro-community town that these kind of activity placements would likely be occurring when there are other options. I feel that an awareness campaign may go a long way to reduce some of these instances and it would not take much effort or resources to accomplish.

Thirdly, we have seen an increase in youth “hanging out” at the pavilion. Their activities have included screaming to see if they can get their voices to echo, kicking garbage cans around and over, stacking picnic tables, going on the roof, drinking, smoking, skipping school, and riding bikes and skate boards in the pavilion. Recently, my family had to abandon the use of our deck because youth would not stop banging their wheels against the boards’ repeatedly, jumping off picnic tables with skate boards, and screaming at the rafters. It was impossible to relax. I respectfully request that council consider putting up a sign restricting the use of bikes, skateboards and other motorized vehicles in the pavilion. Further, we would appreciate knowing who to call to enforce by laws when improper use is seen going on in the park. I was told to phone the police by city hall when I saw quads in the rink but do not feel that it is my job to monitor this situation and do not feel comfortable continuing to use police resources in this manner. A proper skate board rink and bike path could be looked at developing now that the water park has been accomplished.

I would like to state that we are good neighbours and have on more than one occasion intervened in acts vandalism, and other activities taking place in the pavilion that could have caused injury and liability for the community to bear. On one occasion my husband stopped youth from setting fire to a propane bottle. We voluntarily put our dogs away when there are any sensitive events going on in the pavilion such as church gatherings and weddings. I have gone out quietly on more than once to check that screams from girls were not ones of distress. We do this because we genuinely want to feel a part of the community and want contribute productively. However, the degree and prevalence of noise disruption to our daily enjoyment of our home that have been unnecessary or unreasonable, is changing how we feel about the community. Comments expressing rigid thinking that discounts our comfort such as “this is the way it has always been”, does not support positive growth or harmony in a community. We have been on the receiving end of it several times. I believe the changes we are seeking are reasonable and would allow us to peacefully settle into our community long term. Essentially, we are asking for consideration and respect. We do not wish to be perceived as intolerant or overly noise sensitive. As I have said before we the ambient noise of the children playing in the water park, watching children play soccer, and even enjoy hearing the donkey brae in the pavilion petting zoo as it reminds me of the farm we left behind. We **actually do extend patience a lot of time**, but need some assistance to have some balance created. We are tax payers, and although relatively new to the area, growth has been allowed by council and therefore our needs should be taken into consideration when considering how to handle the challenges growth may present. The long standing nature of this community suggests that growth has been a normal part of this community for some time, and therefore balance has been achieved in the past. Thank you for your consideration.

Regards,

Michelle Lavergne, Gerry Lavergne, Sterling Lavergne, Stacey Inouye, Werner Nick and Dianne Nick.

To: Mayor and Members of Blandford-Blenheim Council

From: Rebecca Smith, Development Planner, Community Planning

Applications for Draft Plan of Subdivision & Zone Change SB18-08-1 & ZN1-18-10 – Ruth Wagner

REPORT HIGHLIGHTS

- The proposed draft plan of subdivision consists 17 lots for single detached dwellings, serviced by municipal water and private individual septic systems, 1 block for stormwater management purposes, as well as extensions of George Street and Hewitt Street, in the Village of Bright.
- The applicant also proposes to rezone the subject lands from 'Development Zone (D)' and 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1)' and 'Open Space Zone (OS)' to facilitate the noted plan of subdivision.
- The proposed draft plan of subdivision can be supported from a planning perspective, subject to a number of conditions being met prior to final approval by the County.

DISCUSSION

Background

OWNER: Ruth Wagner
1177 Perth Street, P.O. Box 6183, New Hamburg ON, N3A 2K6

AGENT: IBI Group (Douglas Stewart)
101-410 Albert Street, Waterloo ON, N2L 3V3

OLS: Stantec Geomatics Limited (Brian Campbell)
100-300 Hagey Boulevard, Waterloo ON, N2L 0A4

LOCATION:

The subject lands are legally described as Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim. The lands are located on the south end of Hewitt Street, directly east of George Street, in the Village of Bright.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Village
Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	Settlement

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

Existing Zoning:	Development Zone (D) & General Agricultural Zone (A2)
Proposed Zoning:	Residential Type 1 Zone (R1) & Open Space Zone (OS)

PROPOSAL:

Applications for Draft Plan of Subdivision and Zone Change have been submitted to the County of Oxford and Township of Blandford-Blenheim to facilitate the development of a residential development consisting of 17 lots for single detached dwellings, serviced by municipal water and private individual septic systems, 1 block for stormwater management purposes, as well as extensions of George Street and Hewitt Street, in the Village of Bright

A zone change application has also been submitted to rezone the subject lands from 'Development Zone (D)' and 'General Agricultural Zone (A2)' to 'Residential Type 1 Zone (R1)' and 'Open Space Zone (OS)' to facilitate the above noted plan of subdivision.

The applicant submitted a functional servicing and stormwater management report, archaeological assessment and Phase 1 Environmental Site Assessment Report in support of the proposed development.

For Council's information, similar applications were submitted in 2007 to facilitate a residential plan of subdivision on the subject lands. At that time, Planning staff were not supportive of the proposal due to concerns respecting road design, servicing and lot areas. Since that time, the draft plan of subdivision has been revised to address these concerns.

The subject lands comprise approximately 6.8 ha (16.8 ac) and are currently vacant. Surrounding land uses are predominantly single detached dwellings to the north and west, vacant agricultural lands to the east and south, and an existing open space block (future stormwater management facility) to the immediate east.

Plate 1, Location Map & Existing Zoning, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2015) with Existing Zoning, provides an aerial view of the subject lands and the surrounding area.

Plate 3, Official Plan Designation Map, shows the limit of the Settlement and the location of the proposed draft plan of subdivision.

Plate 4, Proposed Draft Plan of Subdivision, provides the layout of the proposed draft plan of subdivision.

Comments

PROVINCIAL POLICY STATEMENT

The 2014 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 policies of Section 1.1 state that sufficient land shall be made available to accommodate an appropriate range and mix of land uses (including residential and commercial uses) to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Section 1.1.3.2 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 1.1.3.3 also directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, Section 1.4.3 of the PPS directs that planning authorities shall provide for an appropriate 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, including special needs requirements;
- 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 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.

Section 1.6 directs municipalities to efficiently utilize existing infrastructure and public service facilities prior to the establishment of new facilities.

According to the Section 2.2.1, Planning authorities shall also protect, improve or restore the quality and quantity of water by ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

Official Plan

The subject lands are located within the 'Village' designation according to the Settlement Strategy Plan, as contained in the Official Plan.

According to Section 4.2.2.3, lands within the Village designation are characterized by a broad range of land uses and activities. Villages are settlements that are predominantly serviced by private sewage disposal systems and by either existing centralized water supply facilities or individual wells.

As per Section 6.2.2, low density residential development is permitted in the Village designation, being lands that are primarily developed, or planned, for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings and street townhouses involving not more than two units. The density of development within the Village designation will be restricted by the land area required for the proper operation of individual private septic systems.

Further, according to Section 6.2.2.1, where infill development is proposed on vacant or underutilized sites within established residential areas by plan of subdivision, the Area Council and County Council will ensure that:

- the nature of the proposed residential development will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;
- any new residential lots with direct exposure to an established residential street will be consistent with the size of lots within a two block area on the same street and new residential development will maintain setbacks and spacing between dwellings consistent with the established built pattern;
- measures will be incorporated into the subdivision design to buffer and screen existing residential uses from new development; and
- stormwater run-off from the proposal will be adequately controlled.

Infill subdivisions are also subject to the following criteria:

- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the impact of generated traffic on public streets, pedestrians and vehicular safety has been adequately addressed;
- existing municipal services and community facilities will be adequate to accommodate proposed development;
- the extent to which the development provides for the retention of existing vegetation or natural resources;
- the potential effects of the development on the environmental resources; and,

- compliance of the proposed development with the provisions of the local Zoning By-law and other municipal by-laws.

Furthermore, the policies of Section 10.3.3 (Plans of Subdivision and Condominium) provide that County and Township Council will evaluate applications for a plan of subdivision on the basis of the requirements of the Planning Act, as well as criteria including, but not limited to, the following:

- Conformity with the Official Plan;
- The availability of community services such as roads, water, storm and sanitary sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools and other community facilities;
- The accommodation of Environmental Resources and the mitigation of environmental and human-made constraints;
- The reduction of any negative effects on surrounding land uses, transportation networks or significant natural features;
- The design of the plan to be integrated into adjacent developments, and;
- The design of the plan is to be compatible with the natural features and topography of the site, and proposals for extensive cut and fill will be discouraged.

The applicant will be required to satisfy a number of conditions prior to final approval and registration of the plan. Should the conditions not be met within the specified time period, the draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, Council shall require the applicant to enter into a subdivision agreement with the Township and, where necessary, the County, prior to final approval of the plan.

ZONING BY-LAW

The subject lands are currently zoned 'Development Zone (D)' and 'General Agricultural Zone (A2)' according to the Township of Blandford-Blenheim Zoning By-law.

The 'D' Zone permits a farm, public use and existing single detached dwelling, and recognizes the lot area and frontage as existing on the day of passing of the current Zoning By-law (2002). The 'A2' zone permits a wide range of agricultural uses, including farm buildings and accessory dwellings, and requires a minimum lot area of 30 ha (74.1 ac) and frontage of 100 m (328.1 ft).

In this case, the applicant proposes to rezone the subject lands 'Residential Type 1 Zone (R1)' and 'Open Space (OS)' to permit the development of single detached dwellings, and enlargement of the abutting stormwater management facility that is proposed to serve the development.

The 'R1' zone requires a minimum lot area of 2,800 m² (30,140 ft²), lot frontage of 35 m (114.8 ft) and lot depth of 50 m (164 ft), while the 'OS' zone requires a minimum lot area of 2,000 m² (21,528.5 ft²), lot frontage of 20 m (65.6 ft) and lot depth of 30 m (98.4 ft), both where sanitary sewers are not available.

Planning Staff have reviewed the draft plan and it appears that all of the lots intended for single detached dwellings meet the relevant provisions of the 'R1' zone. However, a special provision is required to recognize the frontage of the proposed enlarged 'OS' block.

AGENCY COMMENTS

The applications were circulated to a number of public agencies. The following comments were received.

The Township Drainage Superintendent noted the following:

- This area is affected by the Bright Hewitt Drain, which runs across Lots 1 to 5.
- Lots 1 and 2 are affected by overland flow route from the existing development to the north.
- Lots 11, 12 and Block 19 may have an existing overflow tile from the County Well.
- Lot 1 is effected by a rear yard swale that provides a surface outlet for lots to the north of the subdivision.
- All services are to be designed to the current Township Servicing Standards.

The Township Engineering Consultant did not indicate any concerns at this time, however, stormwater management will be reviewed in greater detail should Council be favourable of the proposal.

Southwestern Public Health indicated that the proposed lots appear to be of a sufficient size to accommodate septic systems. The design of each system will be evaluated at the time of building permit issuance.

The County Public Works Department indicated that there is sufficient capacity in the Bright water system to accommodate the proposed development. Detailed servicing drawings will be required prior to final approval of the subdivision.

Union Gas requested that a condition of final approval be included that the owner/developer provide the necessary easements and/or agreements required by Union Gas for the provision of gas services for this development, to the satisfaction of Union Gas.

Canada Post indicated that a Community Mailbox Facility will serve the development site. A standard condition of approval can address matters relating to the location of said mailbox facility and notices to the purchasers of the format of delivery.

The Township Director of Protective Services and Grand River Conservation Authority (GRCA) had no concerns with the proposal.

PUBLIC CONSULTATION

Notice of complete application was sent to surrounding property owners on August 1, 2018, and notice of public meeting was sent on September 13, 2018.

Following circulation of the notice of complete application, two neighbouring property owners expressed concerns regarding the proposed extension of George Street and municipal water capacity. These concerns were acknowledged by Planning staff.

At the time of writing this report, no further comments or concerns had been received from the public.

Planning Review

Provincial Policy Statement

It is the opinion of Staff that the proposal is consistent with the policies of Sections 1.1.3.2, 1.1.3.3 and 1.4.3 of the PPS. The proposed development is considered to be a form of infilling the represents an efficient use of lands, municipal services and infrastructure within a designated settlement area.

The proposed partial services would also be consistent with the polices of Section 1.6, regarding the long-term provision of private servicing, and appropriate stormwater management practices are proposed to accommodate the development, in accordance with Section 2.2.1.

Official Plan

Staff are also satisfied that the proposal maintains the general intent of the Official Plan. The applicant is proposing single detached dwellings on lots that are of an adequate size to accommodate private individual septic systems, which is in keeping with the policies of Sections 4.2.2.3 and 6.2.2, respecting development within a Village.

As noted, the proposed development is also considered to be a form of residential intensification, which is supported by the policies of Section 6.2.2.1. In particular, Staff are satisfied that the proposed development will be compatible with the existing residential development in the vicinity, consisting of predominantly single detached dwellings. While the proposed lots are larger than the existing residential lots in the surrounding area, Staff note that a minimum lot area of 2,800 m² (30,140 ft²) is required to accommodate a standard private septic system. For Council's information, this requirement came into effect following the creation of the existing lots in the vicinity. As a result, the proposed new residential development will generally not maintain similar setbacks and spacing to the existing lots in the surrounding area. While this is the case, as the proposed lot size is required to accommodate adequate private servicing, Staff are satisfied that the proposed configuration is appropriate and compatible with existing development.

The proposal includes extensions of George Street and Hewitt Street, which would appear to integrate appropriately with the surrounding residential development and improve both traffic and pedestrian movement, as well as winter road maintenance, between the existing 'dead-end'

streets. The Township consultant engineer and County Public Works Department have also reviewed the preliminary servicing report that was submitted in support of the proposal and have no concerns at this time. As a condition of draft approval, the applicant will be required to complete final servicing drawings to the satisfaction of both authorities.

It should be noted that the existing easement that runs through Lots 1 & 2, as well as Block 18, will be released, as the applicant is proposing an expansion to the abutting stormwater management facility that will serve the proposed development. For Council's information, Block 18, being the addition to the abutting stormwater management facility, is proposed to be transferred to the Township.

Further, County Public Works has confirmed that sufficient municipal water capacity is available to service the proposed development, and adequate area exists on each lot to accommodate a private septic system. Existing community facilities are also adequate and it does not appear that any environmental resources will be impacted by the development.

Section 10.3 (Plans of Subdivision and Condominium) of the Official Plan provides a number of review criteria that are to be considered in the evaluation of such developments, including the adequacy of servicing and integration with surrounding developments. Staff note that the required studies and reports were submitted to address the relevant criteria, and both County and Township staff are satisfied that the initial comments have been addressed, or will be addressed through the imposition of standard and site-specific conditions of draft plan approval and development agreements.

Township Zoning By-law

The applicant proposes to rezone the subject lands 'Residential Type 1 Zone (R1)' and 'Open Space (OS)' to permit the development of single detached dwellings and facilitate an expansion to the abutting stormwater management facility to the east.

As previously mentioned, Planning Staff have reviewed the draft plan and it appears that all of the lots intended for single detached dwellings meet the relevant provisions of the 'R1' zone. A special provision is required to recognize the frontage of the proposed enlarged 'OS' block.

Summary

In light of the foregoing, Planning staff are satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the County Official Plan.

The previously noted, agency comments have been addressed in the recommended conditions of draft approval, which are provided for Council's consideration.

RECOMMENDATIONS

That the Council of the Township of Blandford-Blenheim approve in principle the zone change application, File No. ZN1-18-10, as submitted by Ruth Wagner, for lands described as Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim, to rezone the subject lands from ‘Development Zone (D)’ and ‘General Agricultural Zone (A2)’ to ‘Residential Type 1 Zone (R1)’ and ‘Open Space Zone (OS)’ to facilitate the development of a residential draft plan of subdivision.

And further, that the Council of the Township of Blandford-Blenheim advise the County Council that the Township supports the application for draft plan of subdivision, File No. SB18-08-1, as submitted by Ruth Wagner, prepared by IBI Group, for lands described as Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim, showing 17 lots for single detached dwellings, serviced by municipal water and private individual septic systems, 1 block for stormwater management purposes, as well as an extension of George Street and Hewitt Street, subject to the following conditions being met prior to final approval of the plan for registration:

1. This approval applies to draft plan of subdivision SB18-08-1, submitted by Ruth Wagner and prepared by IBI Group, as shown on Plate 3 of Report No. CP 2018-285, and comprising Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, in the Township of Blandford-Blenheim, showing a total of showing 17 lots for single detached dwellings, serviced by municipal water and private individual septic systems, 1 block for stormwater management purposes, as well as extensions of George Street and Hewitt Street.
2. The Owner agrees in writing to satisfy all requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services, including the water, electrical distribution systems, sidewalks and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Blandford-Blenheim.
3. The Owner shall enter into a subdivision agreement with the Township of Blandford-Blenheim and this agreement shall be registered by the Township against the land to which it applies.
4. If required, the subdivision agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of Blandford-Blenheim.
5. If required, the Owner agrees in writing, to install fencing as may be required by the Township, to the satisfaction of the Township of Blandford-Blenheim.
6. The road allowances included in the draft plan of subdivision shall be dedicated as a public highway, free of all encumbrances and costs, to the satisfaction of the Township of Blandford-Blenheim.

7. The streets included in the draft plan of subdivision shall be named, to the satisfaction of the Township of Blandford-Blenheim.
8. The Owner agrees in writing, to ensure the new local streets on this subdivision plan are connected to George Street and Hewitt Street at no cost to the Township, to the satisfaction of the Township of Blandford-Blenheim.
9. The Owner agrees in writing, that 0.3 metre (1 foot) reserves shall be conveyed to the Township as required, free of all costs and encumbrances, to the satisfaction of the Township of Blandford-Blenheim.
10. Prior to the approval of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the Township's Zoning By-law. Certification of lot areas, frontages, and depths shall be provided to the Township by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the Township of Blandford-Blenheim.
11. The Owner agrees in writing, to ensure the stormwater management block identified as Blocks 18 on the draft plan, is dedicated to the Township of Blandford-Blenheim, free of all costs and encumbrances, to the satisfaction of the Township of Blandford-Blenheim.
12. The subdivision agreement shall contain provisions indicating that the owner shall prepare and submit a detailed storm water management report and sediment erosion control plan, as required, to be reviewed and approved by the Township, and further, the subdivision agreement shall include provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports, to the satisfaction of the Township of Blandford-Blenheim.
13. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes shall be granted to the appropriate authority, to the satisfaction of the Township of Blandford-Blenheim and County of Oxford Public Works.
14. Prior to the approval of the final plan by the County, the owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Village of Bright water system to service the plan of subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development", to the satisfaction of County of Oxford Public Works.
15. The Owner agrees in writing, to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision, to the satisfaction of County of Oxford Public Works.

16. The subdivision agreement shall make provision for the assumption and operation of the water system within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works.
17. The Owner agrees in writing, to prepare and submit for approval from County of Oxford Public Works, detailed servicing plans designed in accordance with the County Design Guidelines, to the satisfaction of County of Oxford Public Works.
18. Prior to the approval of the final plan by the County, the Owner shall agree in writing that all phasing of the plan of subdivision will be to the satisfaction of the Township of Blandford-Blenheim and County of Oxford Public Works.
19. Prior to the approval of the final plan by the County, the Owner shall submit an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the issuance of a clearance letter by the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
20. The Owner agrees in writing, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
21. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery; the location of temporary Centralized Mail Box locations during construction; and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations, to the satisfaction of Canada Post.
22. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Union Gas that the owner/developer provide Union Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Union Gas Limited.
23. Prior to the approval of the final plan by the County, the Owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
24. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Township of Blandford-Blenheim that Conditions 2 to 13 (inclusive) and 18, have been met to the satisfaction of the Township. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
25. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 13 to 18 (inclusive), have been met to the satisfaction of County Public Works. The

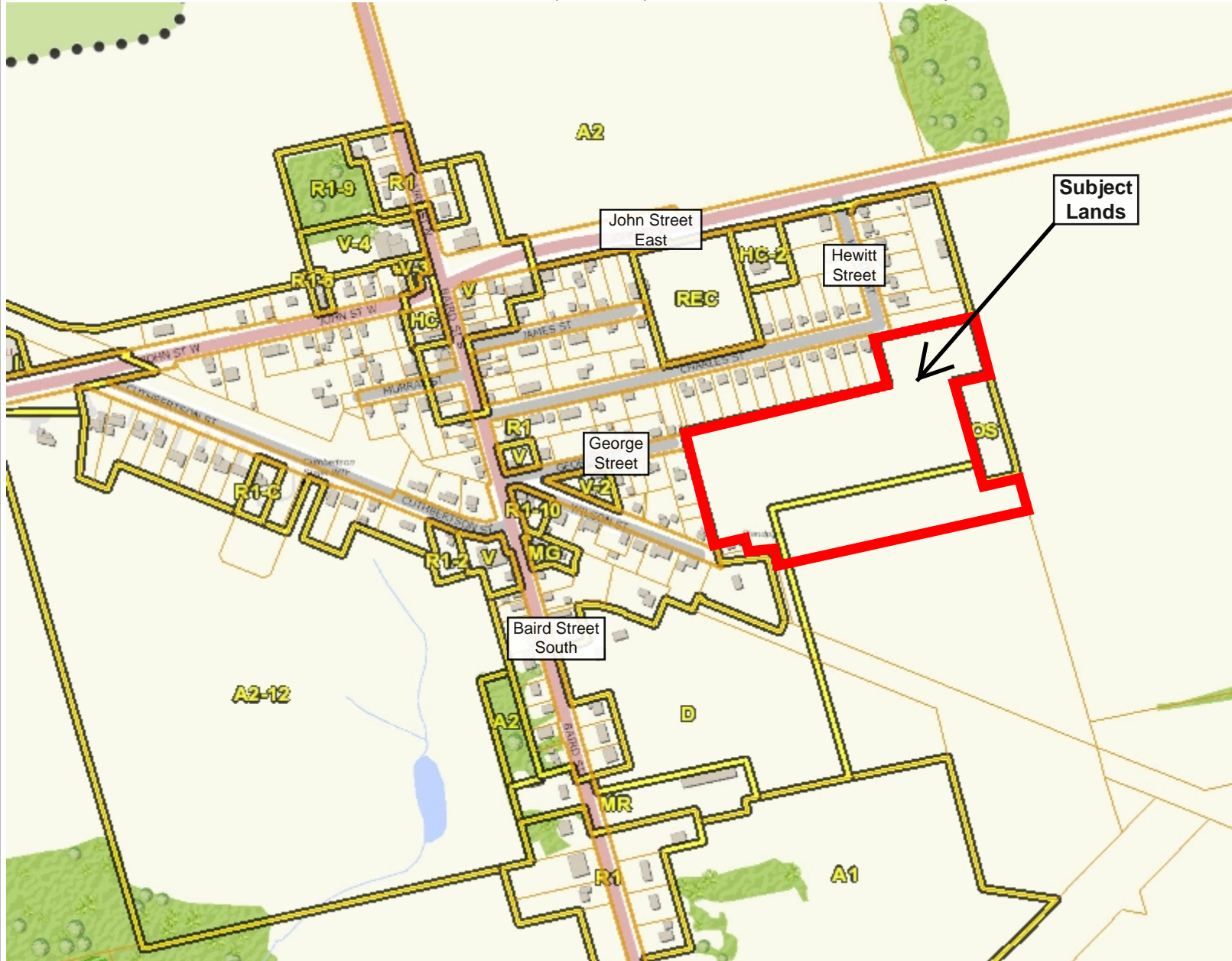
clearance letter shall include a brief statement for each condition detailing how each has been satisfied.

26. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 21 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
27. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Union Gas that Condition 22 has been met to the satisfaction of Union Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
28. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Hydro One that Condition 20 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
29. Prior to the signing of the final plan by the County of Oxford, we are to be advised by the Ministry of Culture that Conditions 19 has been met to their satisfaction. The clearance letter shall contain a brief statement detailing how the condition has been satisfied.
30. This plan of subdivision shall be registered within three (3) years of the granting of draft approval, after which time this draft approval shall lapse unless an extension is authorized by the County of Oxford.

SIGNATURES

Authored by: *original signed by* Rebecca Smith, MCIP, RPP
Development Planner

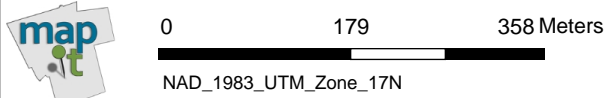
Approved for Submission: *original signed by* Gordon K. Hough, RPP
Director



Legend

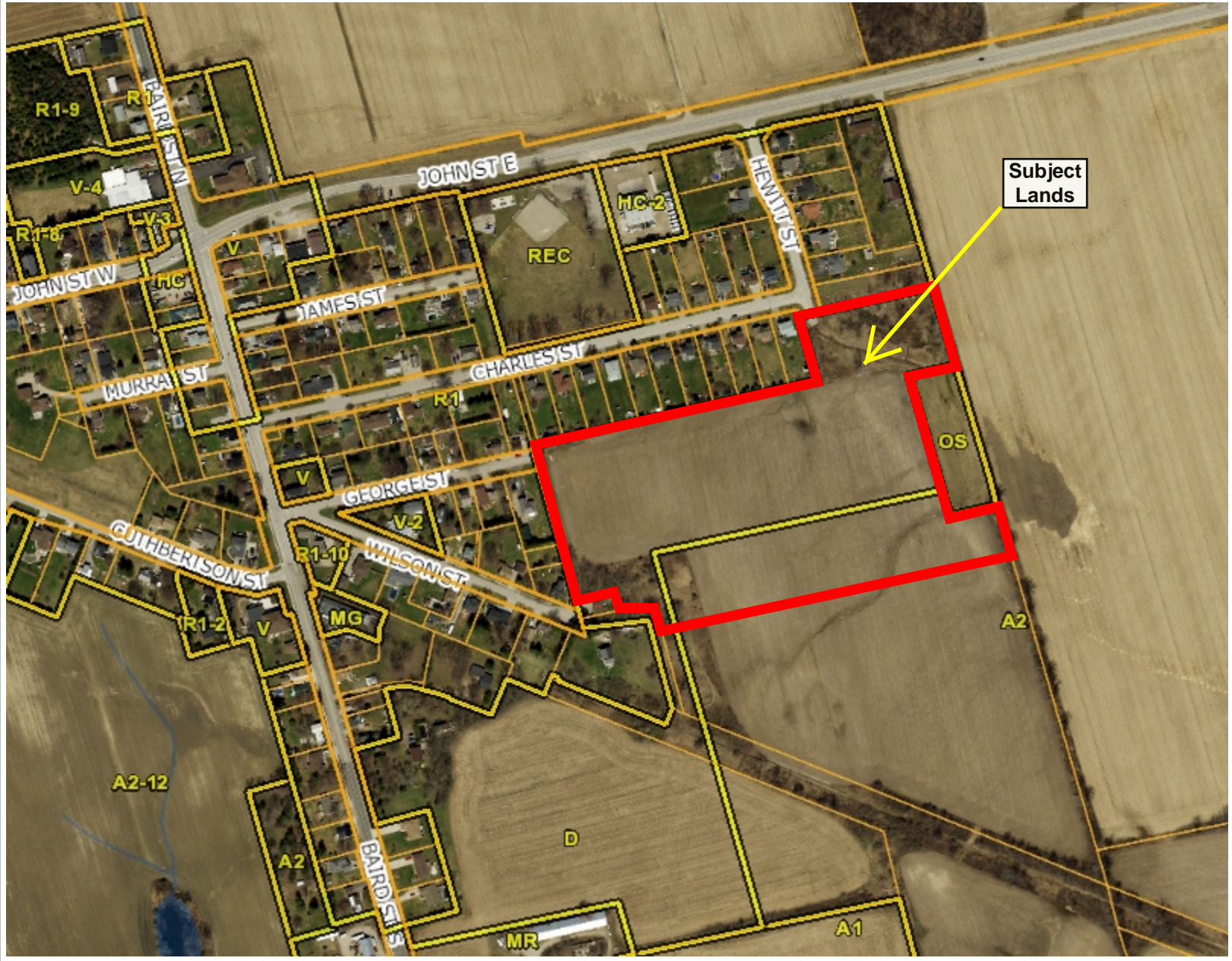
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 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning Floodlines/Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Zoning (Displays 1:16000 to 1:500)**

Notes



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

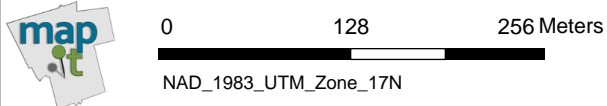
July 18, 2018



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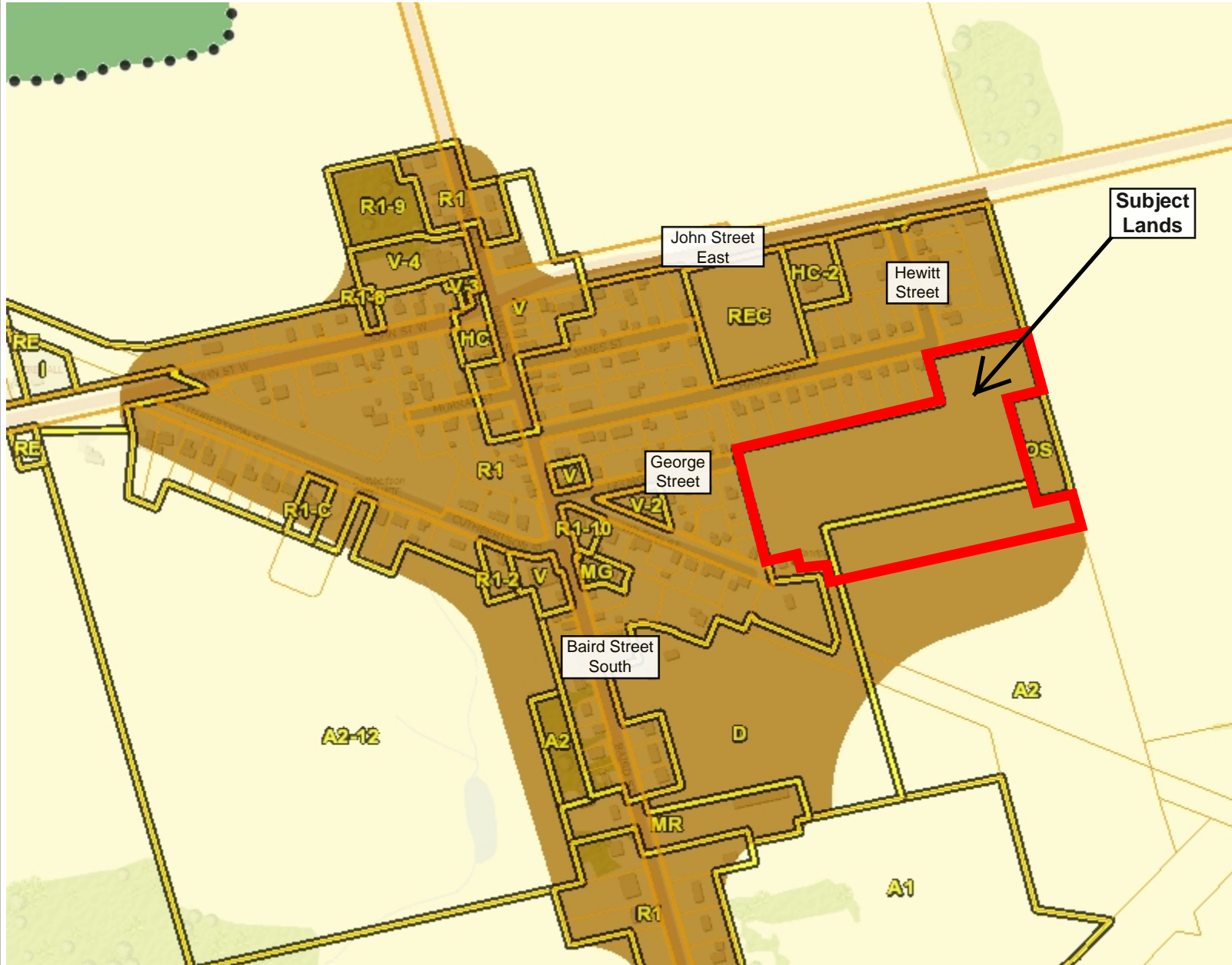
- Parcel Lines**
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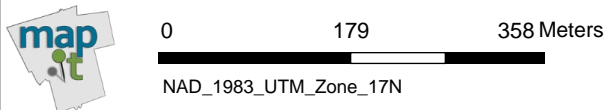
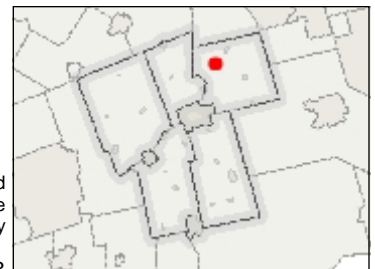
July 18, 2018



Legend

- Parcel Lines**
 - Property Boundary
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 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
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 - Environmental Protection (EP1)
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- Zoning Floodlines/Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Zoning (Displays 1:16000 to 1:500)**
 - Rural Clusters
 - Linear Rural Cluster
 - Villages
 - Serviced Villages
 - Large Urban Centres
 - 100 Metre Buffer Ingersoll
- Village Land Use Designation**
 - Village Core
 - Service Commercial
 - Low Density Residential
 - Medium Density Residential
 - Industrial
 - Major Institutional
 - Future Urban Growth

Notes



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July 18, 2018

Township of Blandford-Blenheim
Committee of Adjustment Meeting
Wednesday, June 20, 2018
5:07 p.m.

COMMITTEE OF ADJUSTMENT MINUTES

The Township of Blandford-Blenheim Committee of Adjustment met at 5:07p.m.

Present: Mayor Wearn, Members Balzer, Banbury, Cowan and Peterson.

Staff: Baer, Borton, Harmer, Matheson, Mordue, Richardson and Scherer.

Others: Rebecca Smith, Planner, Oxford County.

Mayor Wearn in the Chair

Minutes

- i. April 18, 2018 meeting of the Committee of Adjustment

RESOLUTION #10

Moved by – Councillor Balzer
Seconded by – Councillor Peterson

Be it hereby resolved that the Minutes of the May 16, 2018 Meeting of the Committee of Adjustment be adopted, as printed and circulated.

.Carried

Applications

- i. Minor Variance Application A-07-18, Jeffrey Kuntz & Casey Kelland

The Planner presented the report and recommended approval. There were no questions. The applicant was present. No one spoke for or against the application.

RESOLUTION #11

Moved by – Councillor Balzer
Seconded by – Councillor Peterson

Be it hereby resolved the Township of Blandford-Blenheim Committee of Adjustment approve Application A07-18, submitted by Jeffrey Kuntz & Casey

Kelland, for lands described as Part Lot 8, Concession 8, Lots 8 & 9, Plan 29, Part 1, 41R-1859, Township of Blandford-Blenheim, as it relates to:

1. Relief from Section 5.1, Table 5.1.1.3 – Regulations for Accessory Uses, to increase the maximum permitted lot coverage of a building accessory to a residential use from 100 m² (1,076.4 ft²) to 130 m² (1,400 ft²); and,
2. Relief from Section 5.1, Table 5.1.1.3 – Regulations for Accessory Uses, to increase the maximum permitted height of a building accessory to a residential use from 4 m (13.1 ft) to 4.6 m (15 ft), to facilitate the construction of a detached garage on the subject property;

Subject to the following condition:

- a. The requested relief shall only apply to permit the construction of an accessory structure of a general size and configuration as shown on Plate 3 of Report No. 2018-175, which is located no further than 6 m (19.6 ft) from the easterly property line.

As the variances requested are deemed to be:

- (i) a minor variance from the provisions of the Township of Blandford-Blenheim No.1360-2002;
- (ii) desirable for the appropriate development or use of the land;
- (iii) in-keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002; and
- (iv) in-keeping with the general intent and purpose of the Official Plan.

.Carried

The Committee adjourned at 5:14 p.m. and the Open Council meeting resumed.

Community Planning

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario, N4S 7Y3

Phone: 519-539-9800 • Fax: 519-421-4712

Web site: www.oxfordcounty.ca

Our File: A08-18

APPLICATION FOR MINOR VARIANCE

TO: Township of Blandford-Blenheim Committee of Adjustment
MEETING: October 3, 2018
REPORT NUMBER: 2018-288

OWNERS: Robert & Kelsea Decaire
23 John Street West, Bright ON, N0J 1B0

VARIANCE REQUESTED:

Relief from **Section 11.2, Table 11.2 - Zone Provisions**, to reduce the minimum required rear yard depth from 7.5 m (24.6 ft) to 1.5 m (4 ft), to facilitate the construction of an addition at the rear of an existing single detached dwelling on the property.

LOCATION:

The subject property is described as Part Lot 1, Concession 11 (Blandford), Part 1, 41R-6384, in the Township of Blandford-Blenheim. The property is located on the north side of John Street West, between Baird Street North and Cuthbertson Street, and is municipally known as 23 John Street West.

BACKGROUND INFORMATION:

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'C-3' County of Oxford Settlement Strategy Plan Village

Schedule 'B-1' Township of Blandford-Blenheim Land Use Plan Settlement

TOWNSHIP ZONING BY-LAW NO. 1360-2002: Residential Type 1 Zone (R1)

SURROUNDING LAND USES: Predominately low density residential uses, with an existing commercial use to the north and agricultural lands to the northwest

COMMENTS:**(a) Purpose of the Application:**

The applicants' are requesting relief from the above noted provision of the Township's Zoning By-law to facilitate the construction of an addition at the rear of the existing single detached dwelling on the subject property.

As indicated by the applicants, the proposed relief is required due to the proximity of the existing dwelling to the rear property line, and location of the existing septic system. The proposed addition includes a garage, office and mudroom.

The subject property comprises approximately 1,614 m² (0.4 ac) and is currently occupied by an existing single detached dwelling, shed, gazebo and in-ground pool.

Plate 1, Location Map & Existing Zoning, shows the location of the subject lands and the zoning in the immediate vicinity.

Plate 2, Aerial Map (2015) with Existing Zoning, provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicants' Sketch, shows the location of the existing buildings/structures on the subject property, as well as the proposed addition.

(b) Agency Comments:

The application was reviewed by a number of public agencies. The following comments were received.

The County Public Works Department noted that a permit will be required for the proposed new driveway.

The Township Director of Public Works, Township Drainage Superintendent and Grand River Conservation Authority had no comments or concerns regarding the proposal.

(c) Public Consultation:

Public Notice was sent to the neighbours on September 21, 2018. At the time of writing this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject property is located within Bright, which is identified as a 'Village' according to the Settlement Strategy Plan contained in the County Official Plan. The lands are also designated 'Settlement' according to the Township of Blandford-Blenheim Land Use Plan. Lands within the Village designation are characterized by a broad range of land uses and activities. Villages are settlements that are predominantly serviced by private sewage disposal systems and by either existing centralized water supply facilities or individual wells.

Low density residential development is permitted in the Village designation, being lands that are primarily developed, or planned, for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings and street townhouses not involving more than two units. The density of development within the Village

designation will be restricted by the land area required for the proper operation of individual private septic systems.

As the proposed relief will facilitate the construction of an addition to an existing single detached dwelling that is permitted within the Village designation, Planning staff are satisfied that the proposal is keeping with the intent and purpose of the Official Plan.

(e) Intent and Purpose of the Zoning By-law:

The subject property is zoned 'Residential Type 1 Zone (R1)' according to the Township Zoning By-law, which permits a single detached dwelling and accessory buildings/structures.

The 'R1' zone also requires a minimum rear yard depth of 7.5 m (24.6 ft). The intent of this provision is to limit the extent of buildings/structures on a lot to ensure sufficient area is maintained from abutting properties, as well as ensure adequate area is available for parking, landscaping, amenity space, drainage, and access for maintenance purposes.

In this case, Planning staff are of the opinion that the applicants' request to reduce the minimum required rear yard depth to 1.5 m (4 ft) is in keeping with the intent and purpose of the Zoning By-law. The proposed addition will be located at the rear of the existing dwelling, and abut an existing property that contains a commercial use which is required to be setback a minimum of 5 m (16.4 ft) from the common property line. In addition, the existing septic system for the neighbouring commercial use is located directly north of the subject property, which currently impedes any future development on the abutting site. Staff also note the existing property to immediate east appears to maintain a similar rear yard depth to that proposed. In this respect, it is not anticipated that the proposed relief will have a negative impact on neighbouring properties.

Further, given that the majority of the landscaped open space on the property is located to the west of the existing dwelling, it would appear that sufficient space will continue to be available for landscaping, amenity space and drainage. In addition, sufficient area will still be available at the rear of the proposed addition to conduct normal property maintenance and for access purposes.

(f) Desirable Development/Use:

It is the opinion of this Office that the requested relief can be considered minor and desirable for the development of the subject property.

As the proposed rear yard depth is not anticipated to impact the ability of the property to provide adequate parking and amenity space, or negatively impact drainage, the requested relief can be considered minor. It would also appear that sufficient separation will be provided from the rear property line to allow for normal building maintenance and access.

Further, as the proposed relief will facilitate the construction of an addition at the rear of an existing single detached dwelling, will abut a property containing a commercial use that requires a greater setback from the common property line, and the proposed relief will be similar to the property to the immediate east, it is not anticipated that the requested relief will have any further impacts on neighbouring properties. In this respect, Staff are satisfied that the requested relief can be considered desirable.

To ensure the requested relief does not pertain to all future development on the subject property, it is recommended that a condition be included to ensure the reduced rear yard depth only applies to the proposed addition noted on the applicants' sketch (Plate 3).

In light of the foregoing, it is the opinion of this Office that the requested relief is appropriate, minor, and in-keeping with the general intent and purpose of the County Official Plan and Township Zoning By-law and should be given favourable consideration.

RECOMMENDATION

That the Township of Blandford-Blenheim Committee of Adjustment **approve** Application A08-18, submitted by Robert & Kelsea Decaire, for lands described as Part Lot 1, Concession 11 (Blandford), Part 1, 41R-6384, Township of Blandford-Blenheim, as it relates to:

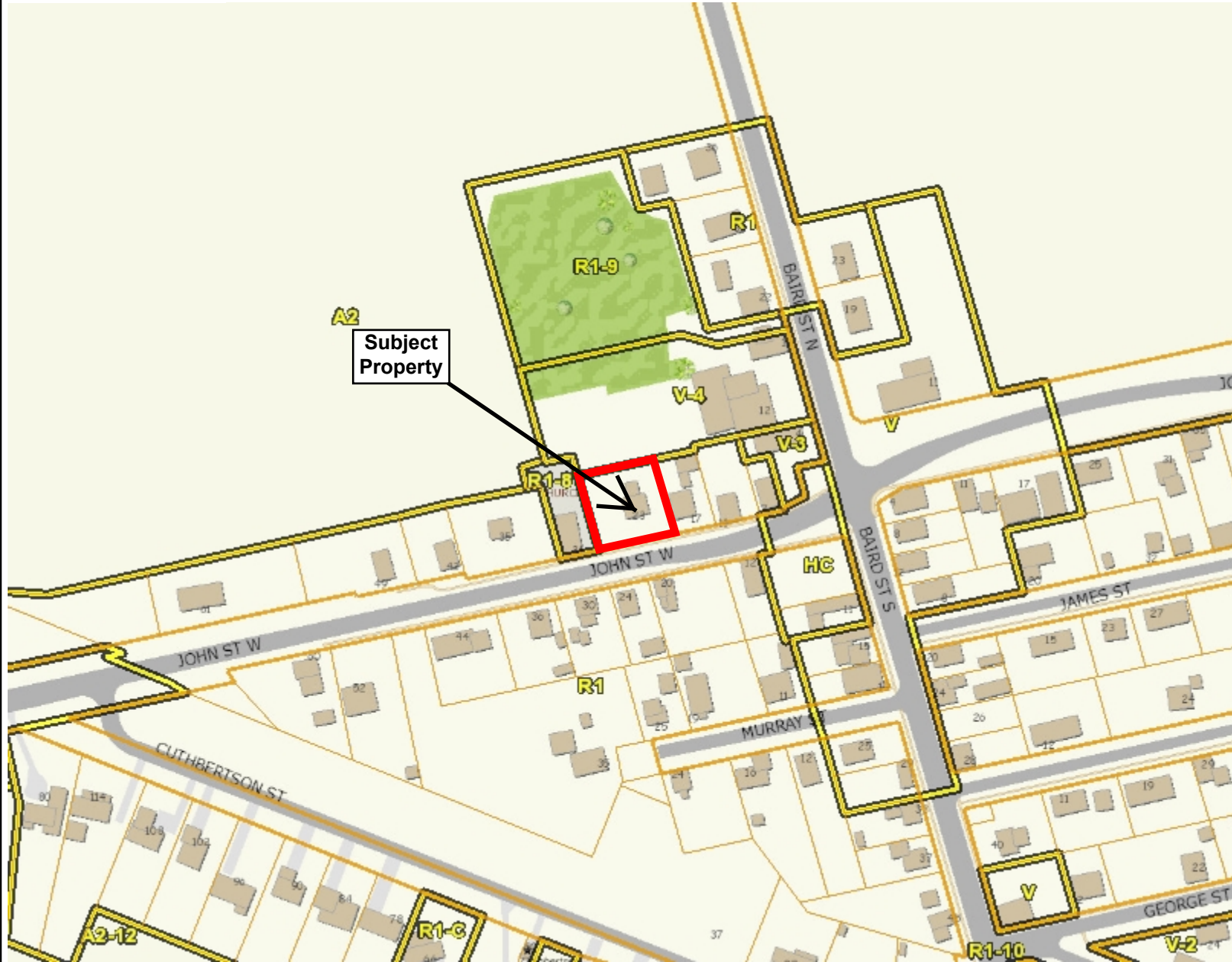
1. Relief from **Section 11.2, Table 11.2 - Zone Provisions**, to reduce the minimum required rear yard depth from 7.5 m (24.6 ft) to 1.5 m (4 ft), to facilitate the construction of an addition at the rear of an existing single detached dwelling; Subject to the following condition:
 - a. The requested relief shall only apply to permit the construction of an addition of a general size and configuration as shown on Plate 3 of Report No. 2018-288.

As the variance requested is deemed to be:

- (i) a minor variance from the provisions of the Township of Blandford-Blenheim Zoning By-Law No. 1360-2002;
- (ii) desirable for the appropriate development or use of the land, building or structure;
- (iii) in-keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-Law No. 1360-2002; and
- (iv) in-keeping with the general intent and purpose of the Official Plan of the County of Oxford.

Authored by: *original signed by* Rebecca Smith, MCIP, RPP
Development Planner

Approved by: *original signed by* Eric Gilbert, MCIP, RPP
Senior Planner

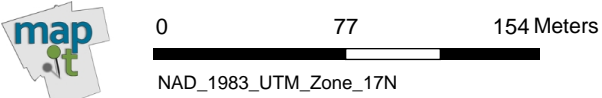


Subject Property

Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning Floodlines/Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Zoning (Displays 1:16000 to 1:500)**

Notes



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

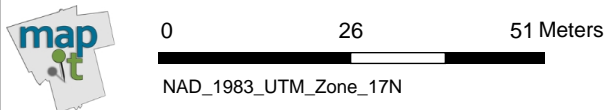
September 12, 2018



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
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September 12, 2018

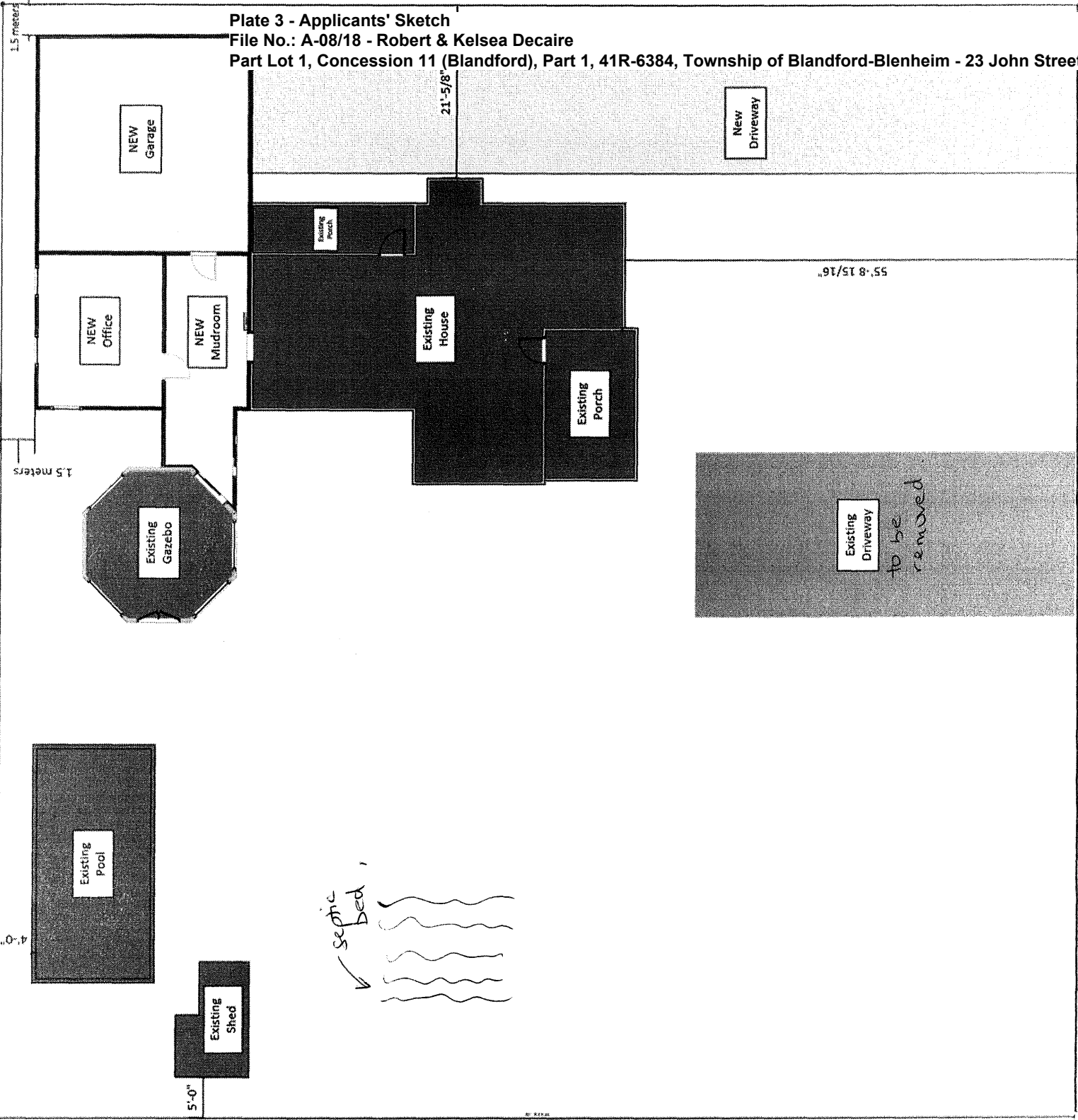
132 feet

Plate 3 - Applicants' Sketch

File No.: A-08/18 - Robert & Kelsea Decaire

Part Lot 1, Concession 11 (Blandford), Part 1, 41R-6384, Township of Blandford-Blenheim - 23 John Street

132 feet





TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Borton Director of Public Works
Reviewed By:	Rodger Mordue	Date:	September 25, 2018
Subject:	Monthly Report	Council Meeting Date:	October 3, 2018
Report #:	PW-18-23		

Recommendation:

That Report PW-18-23 be received as information.

Road Crew Activities

- Ben has fit in well with the group. He is becoming more comfortable getting around and learning our policies and procedures.
- Crews have been working on the Blenheim Rd construction project.
- Crews have started the finish work on Hofstetter Rd.
- Grading some roads that had bad pot holes, water runs or wash board.
- 2 Emergency call outs in September. Stop sign missing at Township Rd 4 & Blandford Rd. Hydro wires across the road at Mill St. & Ann St. in Plattsville.

Capital

- CN Bridge on Gobles Rd. – Is moving along well. All environmental issue's have been dealt with. Construction is still on schedule for completion by the end of November.
- Township Road 12 Bridge 20 – Staff and engineers (KSmart) are answering questions that have come up from the EA study. Construction drawing are being done and tender process will start later this year.
- Blenheim Rd at Township Rd 14 – Staff opened the road on Sept. 5.
- The new CAT grader is having the winter plow equipment installed and is expected to be delivered late October.

Flooding February 19-22 2018

- The claim to the Municipal Disaster Recovery Assistance (MDRA) program was submitted on June 20.
- Both bridges have been repaired and the roads are open.
- The last invoice from Bridge 3 has been submitted.

County Shared Service/Road Association/Training

- Shared Services meeting – We met on September 12th in SWOX. Topics discussed were the salt tender and the winter maintenance training for staff in October.
- Road Association – The meeting was on September 13. Elections were held and I was nominated to become the AORS board member for the Oxford group.

Other

- Attended a meeting with the County and area Municipalities regarding Asset Management for Storm water infrastructure.
- Rodger and I attended a meeting with the County regarding speeding in Drumbo and Bright.
- Staff met with Watson & Associates to discuss the DC study they completed. They identified growth related capital needs.
- Attended the AORS fall board meeting Sept. 27 & 28 to be introduced as the new Oxford rep.
- We have a Co-op student with us until January. We are planning to share him with all departments so he gets the full Municipal experience.
- Had 2 days of vacation in September.

Attachments:

- None

Respectfully submitted by:



Jim Borton
Director of Public Works



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Borton Director of Public Works
Reviewed By:	Rodger Mordue	Date:	September 25, 2018
Subject:	Winter Salt Joint Tender Results	Council Meeting Date:	October 3, 2018
Report #:	PW-18-24		

Recommendation:

That Report PW-18-24 be received as information;

And further that Council accept the quote submitted by Compass Minerals Canada Corp. for 2018-19; 2019-20; 2020-21 winter salt supply delivered to the Drumbo Yard at a unit price of \$75.40 for white salt & \$100.90 for treated salt; \$77.66 for white salt & \$103.93 for treated salt; \$79.99 for white salt & \$107.04 respectively per tonne plus HST.

Background:

Joint Tenders with the Oxford County Service Sharing Group have been received for the supply and delivery of winter salt for a 3-year contract for the winter season of 2018-19; 2019-20; & 2020-21.

Analysis/Discussion:

Oxford County received 1 submission to supply and deliver winter salt for the next 3 winter seasons for the County municipalities.

Compass Minerals Canada Corp. submitted the low bid price for both our yards and are low overall in the County Tender.

The estimated quantity is based on our average use and can increase or decrease depending on the winter. Tender summary is based on the estimated tonnage of 200 Tonnes of white salt and 650 Tonnes of treated salt for Blandford-Blenheim.

The Oxford County Service Sharing Group did reach out to other known suppliers of winter salt to inquire as to why they did not make a tender submission. The responses we heard back were very similar,

Comment from Cargill - *"It's no secret that supply this year is tight. After a strong winter in 17/18 we were not able to re-stock our terminals the way we had hoped, therefore, we were not in a position to commit to the tonnage on your tender."*

Comment from Windsor Salt- *"Tight salt supply after last season's record winter. We had many multi-year contracts that we were committed to and just did not have extra salt available."*

We have also heard from some contractors that have lost their salt supplier for the 2018-19 season.

Based on the information that we have been able to collect, the Oxford County Service Sharing group is recommending that we except the tender quote from Compass Minerals Canada Corp. for the 3-year term.

Financial Considerations:

Over the three-year period it is a 6.1% increase for both treated and white salt.

Last year we were paying \$68.41 per tonne of white salt and \$95.20 for treated salt. This year price is a 10.2% increase on white salt and 6% increase on treated salt.

Respectfully submitted by:



Jim Borton
Director of Public Works



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Borton Director of Public Works
Reviewed By:	Rodger Mordue Denise Krug	Date	September 26, 2018
Subject:	Snow Plow Attachment	Council Meeting Date:	October 3, 2018
Report #:	PW-18-25		

Recommendation:

That Report PW-18-25 be received as information;

And further that Council accept the quote submitted by Colvoy Equipment for the supply and delivery of a new 2018 4000 Series Blade Mount & a Metal Pless Plow Maxx 1016 Blade for a total amount of \$25,181.00 plus HST.

Background:

The Plow attachment will be fixed on the New Holland Tractor. By adding this attachment, it will allow us to do the cul de sacs and dead ends in our villages. The contractor that use to perform this task for the Township has retired. The plow attachment will also allow us to do the parking lots (Arena, Princeton Hall, Drumbo Public lot) that we have taken back from the contractor.

Analysis/Discussion:

When our contractor let the Township know of his intension to retire we started to look for alternate solutions. Staff looked at pickup truck plows and different plow attachments for the loader and the Tractor. From an operational stand point the Tractor makes the most sense to outfit with the plow blade. It is the piece of equipment that is not currently being used during winter operations. By adding the plow attachment to the Tractor, it makes this piece of equipment more versatile and a 4-season piece of equipment. The Tractor sits high and will allow the operator a good 360⁰ view during operation. Many cities have made the switch to Tractors for plowing because of the visibility and ease of operation. The plow is a quick detach, this will also allow us to use the rotary cutter attachment along our ditches when it is not being used to plow snow.

Staff contacted 3 suppliers to obtain quotes for outfitting the New Holland Tractor with the snow plow attachment. Colvoy Equipment was the best price and within budget.

Colvoy Equipment – 4000 Series Blade Mount for NH 6030 with Tiger Pump & Metal Pless Plow Maxx 1016 Blade. \$25,181.00 plus HST.

CME Canada - 4000 Series Blade Mount for NH 6030 with Tiger Pump & Metal Pless Plow Maxx 1016 Blade. \$27,699.00 plus HST.

Total Rental - 4000 Series Blade Mount for NH 6030 with Tiger Pump & Metal Pless Plow Maxx 1016 Blade. \$26,440.00 plus HST.

Financial Considerations:

Budget for Plow Attachment \$27,000.00

Cost of Plow Mount & Plow \$25,181.00 plus HST

Net Cost \$25,624.19

The Colvoy Equipment quote is under budget by \$1,375.81.

Attachments:

None



Respectfully submitted by:

A handwritten signature in blue ink, appearing to be 'Jim Borton'. The signature is stylized and written in a cursive-like font.

Jim Borton
Director of Public Works



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Harmer Drainage Superintendent
Reviewed By:	Rodger Mordue	Date:	September 27, 2018
Subject:	Monthly Report	Council Meeting Date:	October 3, 2018
Report #:	DS-18-13		

Recommendation:

That Report DS-18-13 be received as information

Background:

Monthly activities of the Drainage Department September 27, 2018

Analysis/Discussion

1. Working on drain maintenance and various site meeting to review work required with ratepayers.
2. Working with lawyer on compliance letters.
3. 28 locates for ON 1 Call in September 2018 including 0 emergency and 0 priority locates.
4. Update of drainage mapping for ON 1 Call / OMAFRA / Township Web site
5. Commenting on various planning application.
6. Meeting with County on Storm Water Management / Asset management process.
7. Hofstetter Road Drain construction started August 14, 2018 and work is 80% complete.
8. Working on Section 65 Report
9. Review drainage issue with Trevor at Princeton Park.
10. Planning and development with Nithall Farms engineer's and planner re going forward with subdivision.

11. Asset management report for existing municipal drains in Urban areas as per Ontario Regulation 588/17

Financial Considerations:

None

Attachments:

None

Respectfully submitted by:

Jim Harmer Drainage Superintendent



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From: Trevor Baer
Reviewed By:	Rodger Mordue, CAO/Clerk	Date: Sept 26 2018
Subject:	Monthly Report – Sept	Council Meeting Date: Oct 3 2018
Report #:	CS-18-09	

Recommendation:

That Report CS-18-09 be received as information

Background:

The following will provide Council with an update regarding the activities of the Community Services Department, for the month of Sept.

Analysis/Discussion

Arena

Have had a meeting with Oxford Early Years about using the Plattsville arena as a place to hold their programs. They are going to move forward with using the Plattsville Lions hall for the Oxford Early Year program, starting Oct 4 2018.

Our ice is back in and things are running well. The power went out Sept 21 at 430 pm in Plattsville, I talked to Hydro One workers around 11pm and they said it wasn't going to be back on till the next day around 3pm. So, we had to go rent a generator for the compressor room to operate to keep the ice.

The Plattsville Lions have turned down the opportunity to operate the Canteen at the Plattsville arena. We are going to operate the Canteen the same as we did last year.

Drop in Centre

This Program will start up Oct 3 in Blenheim Public School, then Oct 10 at the Plattsville School. We are still looking for a person for the Blenheim school to look after the Homework Club. We have a volunteer to look after the Plattsville School Homework Club.

Splash Pad

The Splash Pad will be closed down Sept 30 2018. All items are in working order now at the Splash Pad.

Nith River

I have had a meeting with Oxford County about the Nith River. We have had Kevin Callan who is a Canadian canoe enthusiast, media personality, and author of thirteen books, including the bestselling The Happy Camper and "A Paddler's Guide To" series. He has outlined routes for the Township and the County to promote. Right now, we are in the starting point of coming up with routes and we are reviewing what the Township role would be if we were to promote these routes in our Township.

Princeton Pad

Had a meeting with the Friends of Princeton Park about the Pad and talked about what they can do to complete the project.

Last week the contractor was in to move dirt around the Pad. Now we are going to look into having a drain put in to move the water that is sitting on the trail.

Parks

Our Parks were busy into Sept with Baseball tourneys, and the Fair. We will have our Parks winterized around mid Oct.

When talking to members of the Fair board they were really pleased with the turn out of the fair and everything went over well.

In Drumbo Park, we have started to landscape the 2nd soccer field. This project is a three-year plan. Last year we did the first soccer field, this year we will get the 2nd field landscaped and next year we are going to finish the 3rd field.

Seniors Centre

I have a meeting with Plattsville Lions, Drumbo Lions, Bright Volunteer group, and Friends of Princeton Park. This meeting is Thursday Sept 28 at the Plattsville Arena.

This meeting will cover:
Township vision for Seniors Centre
Township role
Locations that can be used
Group's role
Programs that can take place
Find out if group wants to be involved

Respectfully submitted by:

Trevor Baer

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER **2096 - 2018**

Being a By-law to assume lands as a public highway.

WHEREAS Section 8 of the Municipal Act, S.O. 2001, Chapter 25, and amendments thereto, provides that Councils of all municipalities have the capacity, rights, powers and privileges of a natural person for the purpose of exercising its' authority under the Act.

AND WHEREAS the Township of Blandford-Blenheim acquired land between Lot 16 and Lot 17, Concession 12 (Blenheim) designated as Parts 1 - 6, Plan 41R-9409;

AND WHEREAS the Council of the Township of Blandford-Blenheim deems it advisable to assume the lands as part of a public highway.

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

1. That Council accepts and assumes Parts 1 - 6, Plan 41R-9409 in the Township of Blandford-Blenheim as part of Hofstetter Road, and as a municipal highway for the use and benefit of the public.

By-law READ a **FIRST** and **SECOND** time this 3rd day of October, 2018.

By-law READ a **THIRD** time and **ENACTED** in Open Council this 3rd day of October, 2018

Marion Wearn, Mayor

Rodger Mordue, CAO/Clerk

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2097-2018

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 October 3rd, 2018 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 3rd day of October, 2018.

By-law read a third time and finally passed this 3rd day of October, 2018.

MAYOR
MARION WEARN

CAO / CLERK
RODGER MORDUE