

TOWNSHIP OF BLANDFORD-BLENHEIM
COUNCIL MEETING AGENDA

Wednesday, October 20th, 2021
Princeton Centennial Hall
4:00 p.m.

1. Welcome

2. Call to Order

3. Approval of the Agenda

Recommendation:

That the agenda for the October 20th, 2021 Regular Meeting of Council be adopted.

4. Disclosure of Pecuniary Interest

5. Minutes

a. [October 6th, 2021 Minutes of Council](#)

Recommendation:

That the minutes of the October 6th, 2021 Meeting of Council be adopted, as printed and circulated.

6. Business Arising from the Minutes

7. Delegations / Presentations

None.

8. Correspondence

a. Specific

None.

b. General

i. [Township of Blandford-Blenheim Police Services Board](#)

Recommendation:

That the general correspondence be received as information.

9. Public Meeting

a. Public Meeting, Proposed Telecommunication Tower

[i. Application for Telecommunication Tower – Xplornet – 935303 Blenheim Road](#)

Recommendation:

That the Council of the Township of Blandford-Blenheim approve the application for Telecommunication Tower (Xplornet File ON8213) in the Township of Blandford-Blenheim.

b. Public Meeting Under the Planning Act, Committee of Adjustment

i. Minutes

[i. September 1st, 2021 Meeting of the Committee of Adjustment](#)

ii. Applications

[i. MVA-07-21 Karen Davidson](#)

Recommendation:

That the Township of Blandford-Blenheim Committee of Adjustment approve Application A07-21, submitted by Karen Davidson, for lands described as Part Block 77, Plan 41M141, Parts 5 & 6, Plan 41R5470, in the Township of Blandford-Blenheim, as it relates to:

1. Relief from Section 13.2, Table 13.2 – Zone Provisions, to reduce the minimum rear yard depth from 7.5 m (24.6 ft) to 6.7 m (21.9 ft) to facilitate a sunroom addition, and to 5.7 m (18.7 ft), specifically for the associated stairs; and,
2. Relief from Section 13.2, Table 13.2 – Zone Provisions, to increase maximum lot coverage from 35% to 51.5% to facilitate a sunroom addition.

As the proposed variances are:

(i) deemed to be minor variances 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. Staff Reports

a. John Scherer – Chief Building Official

i. CBO-21-11 – Monthly Report to Council

Recommendation:

That Report CBO-21-11 be received as information.

b. Jim Harmer – Drainage Superintendent

i. DS-21-16 – Section 78 Appointment of Engineer

Recommendation:

That Report DS-21-16 be received as Information; and,

Whereas the Grand River Conservation Authority have not registered any concerns for the appointment of an Engineer under Section 78 of the Drainage Act for the Princeton Drain Branch B;

Be It resolved that Council appoints K Smart & Associates Ltd., 85 McIntyre Dr. Kitchener, Ont. N2R 1H6, to prepare a new drainage report as per Section 78 of the Drainage Act;

Also that the Engineer incorporate this report with the Princeton Drain (2017) report.

c. Denise Krug – Director of Finance

i. TR-21-11 – Toyota Assessment Appeals

Recommendation:

That Report TR-21-11 be received as information;

And further that Council authorize the payment to the City of Woodstock to be taken from the Tax Assessment Appeal Reserve in the amount of \$541,967, and the balance to come from the Working Capital Reserve, \$1,138,564.

ii. TR-21-12 – 2022 Budget Survey Results

Recommendation:

That Report TR-21-12 and the 2022 Budget Survey Responses be received as information.

d. Rick Richardson – Director of Protective Services

i. FC-21-18 - September Monthly Report

Recommendation:

That Report FC-21-18 be received as information.

11. Reports from Council Members

12. Unfinished Business

13. Motions and Notices of Motion

14. New Business

15. Closed Session

None.

16. By-laws

a. 2266-2021, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-law be now read a first and second time: 2266-2021.

Recommendation:

That the following By-law be now given a third and final reading: 2266-2021.

17. Other

18. Adjournment and Next Meeting

Wednesday, November 3rd, 2021 at 4:00 p.m.

Recommendation:

That Whereas business before Council has been completed at _____ pm;

That Council adjourn to meet again on Wednesday, November 3rd, 2021 at 4:00 p.m.

Wednesday, October 6th, 2021
Princeton Centennial Hall
4:00 p.m.

MINUTES

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

Present: Mayor Peterson, Councillors Balzer, Banbury, and Read.

Staff: Baer, Borton, Harmer, Krug, Matheson, Mordue and Richardson

Other: Planner, Dustin Robson

Mayor Peterson in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the agenda for the October 6th, 2021 Regular Meeting of Council be adopted as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. September 15th, 2021 Minutes of Council

RESOLUTION #2

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the Minutes of the September 15th, 2021 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Delegations / Presentations

None.

8. Correspondence

a. Specific

None.

b. General

- i. Oxford County Municipal Council Resolution Re: COVID-19 Workplace Vaccination Policy

RESOLUTION #3

Moved by – Councillor Read
Seconded by – Councillor Balzer

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

.Carried

9. Public Meeting

None.

10. Staff Reports

a. Dustin Robson – Planner

- i. CP2021-307 – Request for Extension of Draft Approved Plan of Subdivision SB18-08-1 – Carson Reid Homs (Cambridge) Ltd.

RESOLUTION #4

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that Report CP2021-307 be received as information;

And that the Council of the Township of Blandford-Blenheim advise Oxford County that the Township supports a one (1) year extension of draft approval for the plan of subdivision submitted by Carson Reid Homes

(Cambridge) Ltd. (SB18-08-1), for lands described Part Lot 24, Concession 10 (Blenheim), Parts 1 – 5, 41R-8008, Township of Blandford-Blenheim, to November 14, 2022 to provide the owner with additional time to complete all conditions of draft plan approval and have the subdivision registered.

.Carried

b. Jim Harmer – Drainage Superintendent

- i. DS-21-14 – Monthly Drainage Report

RESOLUTION #5

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that Report DS-21-14 be received as information.

.Carried

- ii. DS-21-15 – Section 78 Drainage Act Report for Princeton Drain

RESOLUTION #6

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that Report DS-21-15 is received as information;

And further that council instructs staff to Notify GRCA of their intent to appoint an Engineer under Section 78 of the Drainage Act for the Princeton Drainage Works Branch B.

.Carried

c. Trevor Baer – Manager of Community Service

- i. CS-21-12 – September Monthly Report

RESOLUTION #7

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that Report CS-21-12 be received as information.

.Carried

- ii. CS-21-12 – Tenders – Plattsville Fencing Projects

RESOLUTION #8

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report CS-21-13 be received as information;

And further that the tender for the Plattsville fencing projects for the baseball diamond, tennis court and sporting pad be awarded to 'Other Side of the Fence', in the amount of \$ 120,000.00 plus applicable taxes.

.Carried

iii. CS-21-12 – Concrete Tender

RESOLUTION #9

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report CS-21-14 be received as information;
and,

That the tender for the Plattsville Park Concrete Project for sporting pad and tennis court projects be awarded to JBC, in the amount of \$37,900 plus applicable taxes.

.Carried

d. Jim Borton – Director of Public Works

i. PW-21-17 – Monthly Report

RESOLUTION #10

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report PW-21-17 be received as information.

.Carried

e. Sarah Matheson – Deputy Clerk

i. DC-21-04 – Flag Protocol Policy Review & Proclamations

RESOLUTION #11

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report DC-21-04 be received as information; and,
That the revised Flag Protocol Policy for the Township of Blandford-Blenheim be adopted.

.Carried

f. Rodger Mordue – Chief Administrative Officer / Clerk

- i. CAO-21-18 – Friends of the Princeton Park Partnership Agreement

RESOLUTION #12

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report CAO-21-18 be received as information;
and,

That the Mayor and Clerk be authorized to sign the Community Partnership Agreement with the Friends of the Princeton Park; and,

That the Township waive all Township related development fees associated with this project.

.Carried

- ii. CAO-21-19 – Medical Tiered Response

RESOLUTION #13

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report CAO-21-19 be received as information;
and,

That the County of Oxford be advised that the Township of Blandford-Blenheim wishes to change the response criteria to be dispatched to the following types of calls with no delay:

Allergy Reaction

Breathing Problems

Chest pain / Heart problems

Childbirth / Labour

Convulsions / Seizure

Diabetic Problem

Electrocution

Falls

Near Drowning

Overdose

Stroke / CVA

Trauma (penetrating) / Wound

And, that these changes would come into effect when tiered response returns to post COVID-19 pandemic protocols.

.Carried

iii. CAO-21-20 – Workplace Vaccination Policy

RESOLUTION #14

Moved by – Councillor Banbury

Seconded by – Councillor Balzer

Be it hereby resolved that Report CAO-20-be received; and,

That the COVID-19 Workplace Vaccination Policy for the Township of Blandford-Blenheim be adopted with the removal of Section 1.6.

.Carried

11. Reports from Council Members

Mayor Peterson spoke regarding the Food Drive and BBQ hosted by the Habitat 4 Humanity, Drumbo Lions Club and Drumbo Heritage Society. He noted it was an extremely well-attended event and that they collected an amazing amount of food. Mayor Peterson also spoke regarding the opening game at the Plattsville Lakers at the Plattsville Arena, they won the game and the season looks promising.

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

None.

15. Closed Session

- a. A proposed or pending acquisition or disposition of land the by municipality or local board.

- i. Unopened Road Allowance

RESOLUTION #15

Moved by – Councillor Banbury
Seconded by – Councillor Balzer

Be it hereby resolved that Council move into Closed Session under the authority of section 239 of the Municipal Act at 6:35 p.m. to discuss:

- a. A proposed or pending acquisition or disposition of land the by municipality or local board.
 - i. Unopened Road Allowance

.Carried

RESOLUTION #16

Moved by – Councillor Banbury
Seconded by – Councillor Balzer

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 6:44 p.m.

.Carried

16. By-laws

- a. 2265-2021, Being a By-law to confirm the proceedings of Council.

RESOLUTION #17

Moved by – Councillor Banbury
Seconded by – Councillor Balzer

Be it hereby resolved that the following By-law be now read a first and second time: 2265-2021.

.Carried

RESOLUTION #18

Moved by – Councillor Banbury
Seconded by – Councillor Balzer

Be it hereby resolved that the following By-law be now read a third and final reading: 2265-2021.

.Carried

17. Other Business

a. Toyota Assessment Appeal

Mayor Peterson noted the appeal has been finalized and noted Blandford-Blenheim will owe 1.6 Million to City of Woodstock. He further noted that there is monies in the reserves to cover cost but it may affect other capital projects.

b. Employee Appreciation Night

CAO/Clerk noted the Employee Appreciation Night will not be possible this year due to the COVID-19 Pandemic. Council suggested doing the same thing as last year, providing a small gift card in lieu of the dinner.

18. Adjournment and Next Meeting

RESOLUTION #19

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 6:54 p.m.;

Be it hereby resolved that Council does now adjourn to meet again on Wednesday, October 20th, 2021 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Rodger Mordue CAO / Clerk
Township of Blandford-Blenheim



Blandford-Blenheim Township Police Services Board

47 Wilmot Street South, P. O. Box 100, Drumbo, Ontario N0J 1G0
519-463-5347 or 1-800-410-6882
Secretary: Cretia Brittain 519-458-4865 e-mail @ cretia666@gmail.com



Township Office
Drumbo, Ontario
Wednesday, September 22, 2021, 1pm

PSB MINUTES

The Police Services Board Meeting was called to order at 1:00pm by Karen Bartlett.

Present: Karen Bartlett, Bev Beaton, Staff Inspector Tony Hymers, Rodge rMordue and Cretia Brittain.

Regrets:

Declaration of Pecuniary Interests: None

Agenda: Moved by Bev and seconded by Mark that the PSB Agenda for Sept 22nd be approved. Carried

Minutes: Moved by Bev and seconded by Mark that the PSB Minutes for June 30th be approved. Carried

Business Arising from the Minutes:

1. Drumbo Pharmacy robbery, investigation is ongoing.
2. Analyst attending a future meeting discussed 22
September

NEW BUSINESS

- 1.

Presentation/Delegations/Petitions: None

Correspondence:

1. none

Detachment Commanders Report: Inspector Tony Hymers (June, July August)

1. Public Complaints – 0/1/0 in March, April, May
2. Secondary Employment – 0/0/0 new request in March, April, May
3. Hours/Foot Patrol – 109/11.5, 178.5/3.5, 150/3.5, 150/8.75 of reported cruiser patrol hours and foot patrol hours in March, April, May
4. Calls For Service – There were 22/45/53 calls in March, April, May
5. Crime Statistics – There were 2 assaults, 0 mischiefs, 4 break & enters, 7 theft, 1 frauds, and 10 MVAs in December, 0 assaults, 1 mischiefs, 0 break & enter, 2 theft, 0 frauds and 7 MVAs in January, 0 assaults, 2 mischiefs, 2 break & enter, 5 theft, 0 frauds and 8 MVAs in March, April, May
6. Tickets Written – 97/161/31 tickets written including 74/1120/21 speeding, 25/20/5 plate/permit/insurance, 0/12/2careless driving /handheld device in March, April, May
7. Crime Stoppers – 25/15, 27/18 and 30/15 total/OPP tips via crime stoppers and 0/0/0 cases cleared and 0/0/0 charges laid as of a direct result of crime stoppers tips in March, April, May

Other Business:

- 1 Mark commented that he sees and receives lots of good feedback regarding foot patrol.
- 2 June Oxford Council Community safety zone qualification number being discussed as well as speed signs

In Camera: None

Next Meeting – Wednesday, September 22nd 1pm

Meeting was adjourned by Karen, seconded by Bev at 1:52pm

Submitted by: Cretia Brittain

The Township of Blandford-Blenheim
Attention: Council C/O Sarah Matheson, Deputy Clerk
47 Wilmot Street South
Drumbo, ON N0J 1G0
smatheson@blandfordblenheim.ca

Dear Ms. Matheson,

LandSolutions LP, on behalf of Xplornet, is pleased to submit to you this notification package for your information.

Xplornet File:	ON8213 (formerly ON7764)
Legal Land Description:	PT LT 7 CON 3 BLENHEIM AS IN 463456; BLANDFORD-BLENHEIM
Address:	935303 Blenheim Road, Princeton, ON N0J 1V0
Coordinates:	Lat: 43.198119°; Long: -80.490767°

In accordance with The Township of Blandford-Blenheim Policy for the Development and/or Redevelopment of Telecommunication Towers, LandSolutions is notifying you of Xplornet's intention to construct a 48.5m lattice self-support telecommunications facility on the lands described above. Notifications will be sent to The Township of Blandford-Blenheim Staff, Councillor, MP, ISEDC, and landowners/occupants within a 500m radius. Following the end of the public comment period on October 10th, LandSolutions will submit to the Township a consultation summary, all feedback and responses along with a formal request for concurrence.

Notice of the scheduled Public Hearing on October 20th was included in the public notification and on the revised sign placed on the property.

In consideration of LandSolutions LP's site acquisition process and the municipal process, the proposed facility is in the most suitable location and has been designed with consideration to current and proposed land uses. When complete, the facility will provide continuous wireless coverage and added cellular capacity for the surrounding area.

Sincerely,

LandSolutions LP, on behalf of Xplornet



Brenden Smith
Municipal Affairs Specialist
LandSolutions LP
600, 322 11th Avenue SW
Calgary, Alberta, T2R 0C5
T: (403) 290-0008
F: (403) 290-0050
E: comments@landsolutions.ca

Enclosed:
Public Notification Package
Sample drawings for a comparable facility
Photo Simulation
Site Photographs

PUBLIC MEETING:

Wednesday, October 20, 2021 at 4:00PM at the Princeton Centennial Hall, 35 Main St. S. Princeton, ON

LINK TO VIRTUAL CONSULTATION WEBPAGE:

<https://landsolutionsconsult.com/ON8213>



To Whom It May Concern,

LandSolutions LP, on behalf of Xplornet, is pleased to submit to you this public notification package for review. The package is to share information with nearby landowners about the proposed broadband facility at the location listed below:

Xplornet File:	ON8213
Legal Land Description:	PT LT 7 CON 3 BLENHEIM AS IN 463456; BLANDFORD-BLENHEIM
Address:	935303 Blenheim Road, Princeton, ON N0J 1V0
Coordinates:	Lat: 43.198119°, Long: -80.490767°

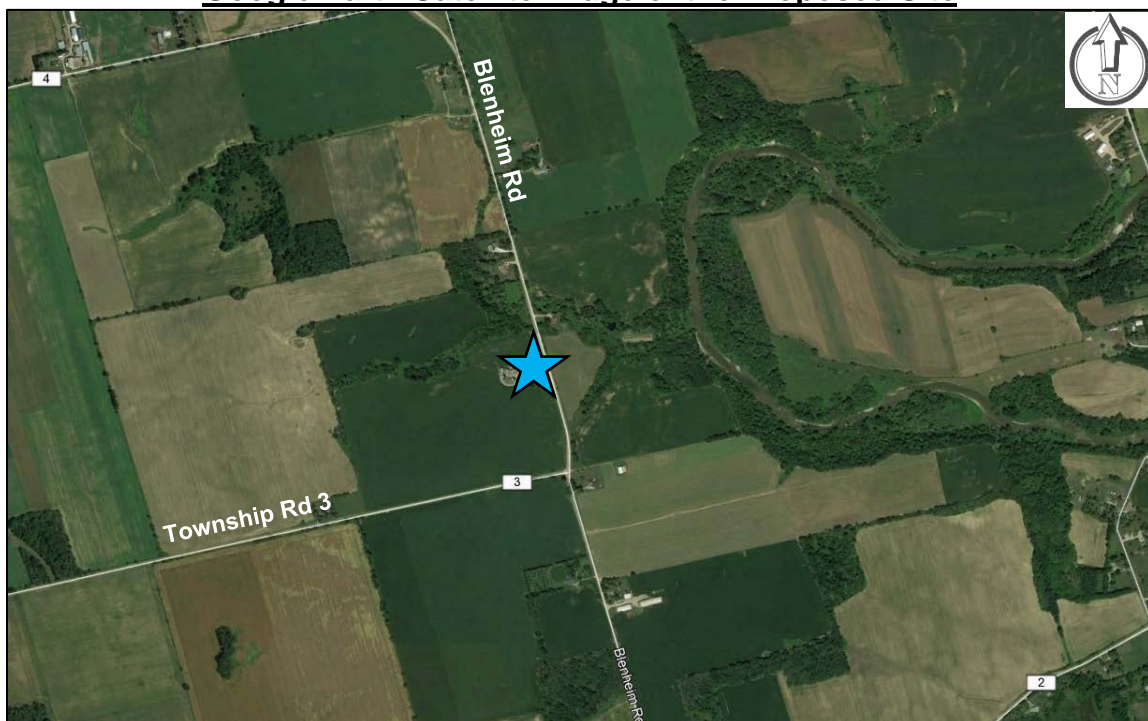
Location and Site Context

Xplornet is proposing to construct a 45.0m (± 48.5 m to top of lightning rod) slimline lattice self-support broadband tower and supporting equipment shelter at this location. The proposed tower will be located approximately 41m west of Blenheim Rd and 311m north of Township Road 3.

Proposed Facility Map

Due to a variety of circumstances, including the distance between the existing towers and growing number of broadband internet and home phone users in the area, Xplornet produced a search area for a needed facility. As a result, Xplornet has secured a site as indicated on the map below. Xplornet Radio Engineering Department selected this site as an appropriate location to improve wireless service for users in the area.

Google Earth Satellite Image of the Proposed Site



Site Selection and Co-Location

Among the factors considered during the site selection process are expected usage patterns of wireless service, local terrain, interaction with existing broadband system locations, and line of sight requirements for high quality services. Each site that is investigated must go through an internal review by radio frequency, transmission and civil engineering groups in order to qualify.

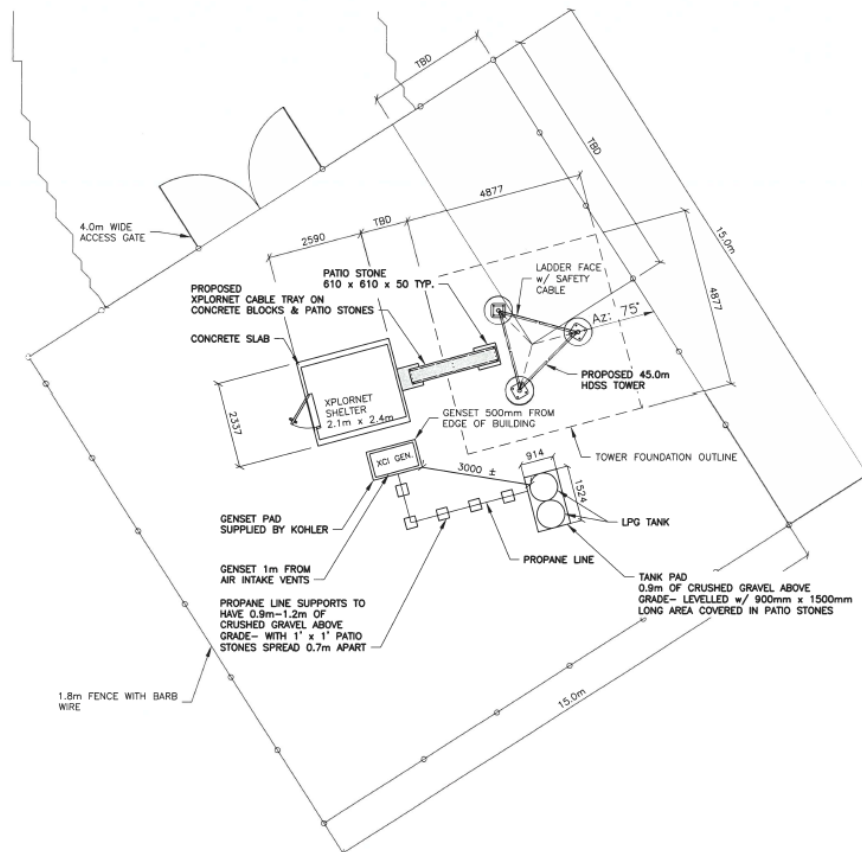
Before building a new antenna-supporting structure, Innovation, Science and Economic Development Canada (ISED) requires that the proponent (Xplornet) first explore the following options:

- consider sharing an existing antenna system, modifying or replacing a structure if necessary.
- locate, analyze and attempt to use any feasible existing infrastructure such as rooftops, water towers etc.

During the site selection process for this proposed facility, Xplornet determined that there are no suitable co-locate opportunities within 1.5km of the proposed location. There are no existing towers for co-location with the closest a 12m tower owned by Canadian National, located 4.93km away. This is too far away to provide service.

In addition, Xplornet will welcome future tower sharing opportunities on this proposed tower as per ISED's guidelines. At the time of this notification, Xplornet anticipates having space available for future sharing proponents below 29m on the tower. Xplornet will respond to a request to share in a timely fashion and will negotiate in good faith to facilitate sharing where feasible following standard collocation procedures.

Typical Site Layout



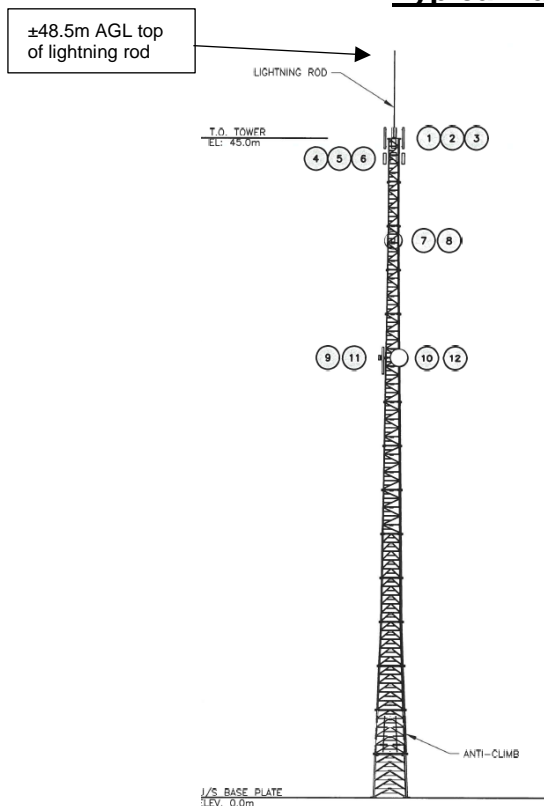
Site Access

For construction and maintenance access will be from the existing approach from Blenheim Road.

Site Information

The design is a 45.0m (± 48.5 m to top of lightning rod) slimline lattice self-support tower facility within a leased premise, as shown on the above drawing. Xplornet proposes to install an equipment shelter within the fenced portion of the premises. The shelter will house equipment necessary for the operation of the facility. The shelter will be armed with a 24-hour alarm system to ensure protection from vandalism and to warn for environmental concerns such as flooding or fire. Three (3) initial panel-style antennas measuring approximately 1.5m x 0.5m, which would operate between 700-2600 MHz. Also, three (3) microwave antennas measuring 1.2m in diameter will be mounted on the proposed facility.

Typical Facility Profile and Photo Simulations



Artist's Rendering, actual results may vary – view from Blenheim Rd.

Construction and Maintenance

The construction period will last four to six weeks, and once completed the facility will remain unoccupied. The only traffic generated at this site will be for routine monthly maintenance visits.

LandSolutions LP, on behalf of Xplornet, attests that the installation will respect good engineering practices including structural adequacy.

Aeronautical Approvals

All necessary Transport Canada and NAV Canada approvals and lighting requirements will be obtained by Xplornet and provided upon request. Currently, Xplornet does not expect Transport Canada to require tower lighting (top) due to the height and location of the proposed facility.

Environmental Health Standards / Safety Code 6 Guidelines

ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Canadian Environmental Assessment Act (CEAA) and local environmental assessment requirements where required by CEAA.

LandSolutions LP, on behalf of Xplornet, attests that the radio antenna system described in this notification does not qualify as a Designated Project under CEAA and is excluded from environmental assessment under CEAA.

ISED manages the radio communications spectrum in Canada. Among other requirements, ISED requires telecommunications facilities to comply with guidelines established by Health Canada in order to protect people who live or work near these facilities.

These Health Canada safety guidelines are outlined in their 'Safety Code 6' document and are among the most stringent in the world. All Xplornet facilities meet or exceed these standards. LandSolutions LP, on behalf of Xplornet, attests that the radio installation described in this notification package will be installed and operated on an ongoing basis to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the public, including any combined effects of nearby installations within the local radio environment.

Map of Notification Area 500 meters Radius from Tower Site

Approximate radius shown below, notification radius determined by The Township of Blandford-Blenheim



Public Consultation

LandSolutions LP, on behalf of Xplornet, is following The Township of Blandford-Blenheim Policy for the Development and/or Redevelopment of Towers, which requires notification of landowners within a radius of 500m of the subject property. Please submit written comments within 30-days of receipt of this package. Upon receiving any comments from the public, LandSolutions LP on behalf of Xplornet will respond to all feedback and will deliver a formal submission to the County requesting support for this proposal. All costs associated with this process will be borne by the Proponent (Xplornet). Written comments posted on or before October 10, 2021 will be included in the formal submission package.

The Township of Blandford-Blenheim will host a public meeting for discussion about the proposed facility on Wednesday, October 20, 2021 at 4:00PM at the Princeton Centennial Hall, 35 Main St. S. Princeton, ON.

Please contact our office to discuss the proposed facility with representatives from LandSolutions LP at comments@landsolutions.ca or (403) 290-0008 or 1-866-834-0008 (toll-free).

This site proposal information package is in accordance with the requirements of ISEDC's Radiocommunication and Broadcasting Antenna Systems.

Conclusion

Wireless broadband internet services contributes to the quality of everyday life. This proposed site will satisfy demand for better service to current and future subscribers in the area. If you have any questions, or require further information about the proposed facility, please feel free to contact:

LandSolutions LP

Brenden Smith, Site Acquisition and Municipal Affairs Specialist
600, 322 – 11 Avenue SW
Calgary, AB T2R 0C5
T: 1-866-834-0008
F: (403) 290-0050
E: comments@landsolutions.ca

The Township of Blandford-Blenheim

Sarah Matheson, Deputy Clerk
47 Wilmot Street South
Drumbo, ON N0J 1G0
T: (519) 463-5347
F: (519) 463-5881
Email: smatheson@blandfordblenheim.ca

Innovation, Science and Economic Development Canada

Southwestern Ontario District Office

4475 North Service Road, Suite 100
Burlington, ON L7L 4X7
T: 1-855-465-6307
F: 905-639-6551
Email: ic.spectrumswodo-spectrebdsoo.ic@canada.ca

Industry and Health & Safety Information

<http://www.ic.gc.ca/towers>
<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>
http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php
<https://www.canada.ca/en/health-canada/services/consumer-radiation/safety-cell-phones-cell-phone-towers.html>
http://www.hc-sc.gc.ca/hl-vs/alt_formats/pacrb-dgapcr/pdf/iyh-vsv/prod/cell-eng.pdf
<https://www.cwta.ca/for-consumers/radiofrequency-safety-standards/>

Comment Sheet – ON8213

Send by Fax to (403) 290-0050 or email at comments@landsolutions.ca
or Mail to Xplornet c/o LandSolutions LP
Suite 600, 322 – 11th Avenue SW, Calgary, AB T2R0C5

**Proposed Xplornet Telecommunications Facility
The Township of Blandford-Blenheim, ON**

1. Do you currently use wireless internet?

Yes No

2. Is the location of the proposed facility acceptable?

Yes No

If no, why? _____

3. Are you satisfied with the design of the proposed facility?

Yes No

Comments: _____

4. Other comments (please attach pages if more space is needed):

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: _____

Address: _____

Postal Code: _____

Phone: _____

Email: _____



ROSSENDALE

PROJECT TYPE: NEW 45.0m HDSS TOWER
 SITE TYPE: 45.0m HDSS TOWER
 SITE ADDRESS: MOUNT PLEASANT ROAD
 MOUNT PLEASANT, NOVA SCOTIA
 TOWER OWNER: XPLOARNET / NS0379 / ROSSENDALE
 2nd CARRIER:
 3rd CARRIER:
 4th CARRIER:

DRAWING No.	REV.	DRAWING TITLE
60-03109-A00-1		TITLE PAGE
60-03109-A00-2		GENERAL CONSTRUCTION NOTES
60-03109-A01-1		DESIGN PROFILE
60-03109-A01-2		ANTENNA LOADING TABLE
60-03109-A01-3		TX LINE LAYOUT
60-03109-A02-1		COMPOUND LAYOUT
60-03109-A03-1		TOWER FOUNDATION
60-03109-A03-2		HDSS SECTION '20' BASE TEMPLATE
60-03109-A04-1		TOWER GROUNDING
60-03109-A05-1		BASE SECTION '20' INSTALLATION
60-03109-A05-2		SPLICE BOLTS INSTALLATION
60-03109-A06-1		ANTENNA INSTALLATION AT 45.0m
60-03109-A06-2		ANTENNA INSTALLATION AT 38.0m
60-03109-A06-3		ANTENNA INSTALLATION AT 30.0m
60-03109-A06-4		LIGHTNING ROD INSTALLATION
60-03109-A06-5		ANTI-CLIMB INSTALLATION
60-03109-A07-1		CABLE TRAY INSTALLATION



KEY MAP



ENG RECORD No:60-03109 App'D: *TR*



REV	DESCRIPTION	DWN	DATE
1			
2			
3			
4			
5			



TITLE PAGE
 XPLOARNET
 45.0m HDSS TOWER
 ROSSENDALE, NS
 SITE CODE: NS0379 DATE: 07-06-20
 WTC CODE: DWN: NF CHK: MK
 JOB No:60-03109 DWG No: A00-1

GENERAL

- THESE NOTES SHALL BE READ IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS, ALL CONTRACT DOCUMENTS, AND THE OWNER'S SPECIFICATIONS. WHERE CONFLICTS EXIST BETWEEN THE STRUCTURAL DRAWINGS, THESE NOTES, THE CONTRACT DOCUMENTS, OR THE OWNER'S SPECIFICATIONS, THESE DRAWINGS AND THEN THE NOTES SHALL GOVERN UNLESS NOTED OTHERWISE.
- THE MOST RECENT EDITION OF THE DESIGN STANDARDS REFERENCED ON THE STRUCTURAL DRAWINGS SHALL GOVERN UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING SITE AND STRUCTURES THAT PERTAIN TO THE WORK OF THIS CONTRACT, AND TO COMPARE THEM TO THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REPORT ANY DIFFERENCES OR OMISSIONS TO THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH ANY WORKS. THE CONTRACTOR SHALL CARRY OUT AND PROVIDE VERIFICATION PRIOR TO THE PREPARATION OF ANY SHOP DRAWINGS REQUIRED FOR THE WORK.
- THE CONTRACTOR SHALL MAINTAIN THE SITE THROUGHOUT THE DURATION OF THE WORK AND SHALL CLEAN AND REMOVE ALL CONSTRUCTION DEBRIS OR MATERIAL FROM THE SITE ONCE CONSTRUCTION IS COMPLETED.

FIELD REVIEW

- PERIODIC FIELD REVIEWS OF THE WORK IN PROGRESS WILL BE CONDUCTED TO CONFIRM THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL COOPERATE WITH THIS REQUIREMENT BY PROVIDING SAFE ACCESS TO THE WORK IN THE FIELD OR IN THE FABRICATOR'S SHOP FOR THE ENGINEER'S REPRESENTATIVE ON REQUEST FROM THE ENGINEER OF RECORD. AT A MINIMUM THE FOLLOWING INSPECTIONS AND NOTIFICATIONS BY THE CONTRACTOR WILL BE REQUIRED:

CONCRETE REINFORCEMENT	BEFORE EACH POUR	24 HOURS
PIILING INSTALLATION	PRIOR TO DRIVING PILES	24 HOURS
FABRICATION	AFTER FIT UP, AND PRIOR TO WELDING	24 HOURS
STRUCTURAL STEEL/BOLT INSTALLATION	DURING INSTALLATION	24 HOURS
SUBSTANTIAL COMPLETION	100% COMPLETION	24 HOURS

FOR PROJECTS FURTHER THAN 75km AWAY FROM THE ENGINEER'S OFFICE, 5 DAYS NOTICE IS REQUIRED FOR ALL ITEMS LISTED ABOVE. NOTIFICATIONS MUST BE REQUESTED PRIOR TO 12:00 PM TO BE PROCESSED THE SAME DAY.

FIELD ERECTION

- THE CONTRACTOR SHALL BE FULLY EXPERIENCED IN PERFORMANCE OF THE WORK REQUIRED FOR THE INSTALLATION OF EQUIPMENT AND/OR REINFORCING OF TELECOMMUNICATION STRUCTURES AND THEIR FACILITIES.
- BY ACCEPTING THE WORK, THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED, AND THAT HE IS PROPERLY LICENSED AND REGISTERED TO DO THE WORK IN THE PROVINCE OR TERRITORY WHERE THE WORK IS TAKING PLACE.
- ALL WORK MUST BE COMPLETED BY THE CONTRACTOR AS SHOWN ON THESE DRAWINGS WITHOUT EXCEPTION, NO DEVIATION FROM LOCATION OR ELEVATION OF ANTENNAS, TX-LINES, EQUIPMENT BOOMS, OR REINFORCING WILL BE ACCEPTED.
- SHOULD SPATIAL CONFLICTS EXIST WHICH AFFECT THE DESIGN LOCATION OR ELEVATION OF THE INSTALLATION, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR RESOLUTION PRIOR TO INSTALLATION OF THE WORK. IT WILL BE THE RESPONSIBILITY OF AND AT THE EXPENSE OF THE CONTRACTOR TO MAKE GOOD ANY DEVIATIONS FROM THE DRAWINGS NOT APPROVED BY THE ENGINEER OF RECORD.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR IMPLEMENTING AND PROVIDING SAFE WORK CONDITION AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, PROVINCIAL, AND LOCAL SAFETY CODES AND REGULATIONS GOVERNING THE WORK.
- THE CONSTRUCTION DRAWINGS SHOW COMPLETED STRUCTURES ONLY. TEMPORARY BRACING OR GUYING FOR STABILITY OF INDIVIDUAL MEMBERS, FOR ANTENNAS AND BOOMS, OR FOR THE TOWER STRUCTURE FOR GLOBAL STABILITY DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ANY WORK INVOLVING REMOVAL OF INDIVIDUAL MEMBERS, PARTS OF INDIVIDUAL MEMBERS, OR GUYS SHALL BE COMPLETED BY QUALIFIED PERSONNEL FOLLOWING APPROVED ERECTION PROCEDURES PREPARED BY A PROFESSIONAL ENGINEER FAMILIAR WITH TELECOMMUNICATION STRUCTURES AND RIGGING PRACTICES.
- CSA S37 WILL BE REFERENCED FOR ERECTION AND FABRICATION TOLERANCES, FOR PROCEDURES TO DETERMINE PLUMB, FOR TWIST AND TILT CALCULATIONS, AND TO DETERMINE FINAL GUY TENSIONS.
- TOWER STRUCTURES SHALL BE PLUMBED IN CALM WEATHER CONDITIONS.
- NO WORK SHALL BE PERFORMED UNDER WIND CONDITIONS OVER 30 KM/HR, AND WHEN LIGHTNING WARNINGS ARE FORECASTED IN THE DAILY WEATHER REPORT.

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO CSA STANDARD A23.1; A23.2
- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS, EXPOSURE CLASS F1. THE CONTRACTOR SHALL SUBMIT A MIX DESIGN FOR REVIEW TO THE ENGINEER PRIOR TO POURING CONCRETE.
- MINIMUM CONCRETE COVER OVER REBAR IS 75mm U.N.O.
- ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 20mm.
- REINFORCING MATERIAL SHALL BE IN ACCORDANCE WITH CAN/CSA G30.18 GRADE 400. THE CONTRACTOR SHALL SUBMIT MILL CERTIFICATES AND CUT SHEETS TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
- ALL REBAR (HORIZONTAL & VERTICAL) SHALL BE SECURELY WIRE TIED TO PREVENT DISPLACEMENT DURING POURING OF CONCRETE.
- COMPACT ALL BEDDING AND GRANULAR FILL TO 95% MODIFIED PROCTOR DRY DENSITY UNLESS NOTED OTHERWISE.
- BACKFILL SHALL BE SELECTED MATERIAL, WELL COMPACTED IN LAYERS NOT EXCEEDING 300mm.
- BACKFILL SHALL BE PLACED SO AS TO PREVENT THE ACCUMULATION OF WATER AROUND THE FOUNDATION.
- COLD CONSTRUCTION JOINTS TO BE THOROUGHLY CLEANED & WETTED PRIOR TO SECOND POUR.

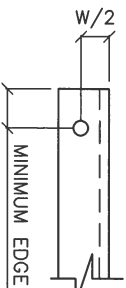
STRUCTURAL STEEL

- STRUCTURAL STEEL FABRICATION AND ERECTION SHALL CONFORM TO CSA S37 AND REFERENCED CLAUSES OF CSA S16, WHERE REFERENCED CLAUSES OF S16 DIFFER, CSA S37 SHALL GOVERN.
- STEEL SUPPLY SHALL CONFORM TO CSA G40.20 AND G40.21 IN THE FOLLOWING GRADES:

WIDE FLANGE SECTIONS	350W
CHANNELS AND ANGLES	300W
BAR / PLATE	300W
HSS SECTIONS	350W / ASTM A500 GR C
RHS SECTIONS	ASTM A500 GR C
PIPE	ASTM A53 GR. B OR EQUIVALENT

- ALL STEEL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM A123/A123M.
- STRUCTURAL BOLT ASSEMBLIES SHALL CONFORM TO ASTM A325 AND SHALL BE SUPPLIED GALVANIZED.
- ALL CONNECTIONS USING A325 BOLTS SPECIFIED ON THE DRAWINGS ARE TO BE CONSIDERED AS PRETENSIONED CONNECTIONS. THE TURN OF NUT METHOD SHALL BE USED TO PROVIDE THE REQUIRED BOLT PRETENSIONS.
- THE REQUIREMENTS OF CSA-S16 FOR INSPECTION AND INSTALLATION OF BOLTED CONNECTIONS WILL BE STRICTLY FOLLOWED.
- GALVANIZED STRUCTURAL BOLT ASSEMBLIES THAT ARE PRETENSIONED MAY NOT BE REUSED AND MUST BE DISCARDED.
- U-BOLTS SHALL CONFORM TO ASTM A108 GRADE C1018 MINIMUM, SHALL HAVE ROLLED THREADS, AND SHALL BE SUPPLIED GALVANIZED. U-BOLTS SUPPLIED WITH CUT THREADS WILL BE REJECTED. U-BOLT ASSEMBLIES SHALL BE PROVIDED WITH FLAT WASHERS CONFORMING TO ASTM F436, EXTRA DUTY SPRING LOCK WASHERS CONFORMING TO ANSI B27.1, AND SAE GRADE 2 HEX NUTS ON EACH THREADED PORTION. CONNECTIONS USING U-BOLT ASSEMBLIES SHALL BE SNUG TIGHT.
- DAMAGE TO GALVANIZED STEEL SURFACES AND FIELD DRILLED HOLES SHALL BE REPAIRED IN ACCORDANCE WITH ASTM A780. AT A MINIMUM, WIRE BRUSH CLEANING AND TWO COATS OF ZINC RICH PAINT SHALL BE APPLIED TO DAMAGED AREAS.
- WELDING SHALL CONFORM TO CSA W59 USING E49XX ELECTRODES UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY FABRICATION SHOPS REGISTERED IN ACCORDANCE WITH CSA W47.1 AS DIVISION 1 OR DIVISION 2.1. NO FIELD WELDING IS PERMITTED OTHER THAN WELDING SHOWN ON THESE DRAWINGS.
- WHERE WELDING IS REQUIRED, THE CONTRACTOR SHALL SUPPLY THEIR CWB CERTIFICATION, IN ADDITION FOR FIELD WELDING. THE CONTRACTOR SHALL SUPPLY A LIST OF FIELD STAFF AND THEIR CERTIFICATIONS FOR WELDING PROCEDURES TO BE USED ON THE SITE.
- THE CONTRACTOR SHALL SUPPLY MILL CERTIFICATIONS FOR ALL STEEL AND BOLT ASSEMBLY PRODUCTS FOR REVIEW BY THE ENGINEER OF RECORD PRIOR TO FABRICATION OR ERECTION.
- MINIMUM DISTANCE BETWEEN CENTERLINE OF HOLES AND EDGE OF ELEMENTS MUST MEET THE FOLLOWING SPECIFICATIONS:

BOLT Ø	SHEARED EDGES	ROLLED EDGES	HOLE Ø
1/2"Ø	25mm	18mm	9/16"Ø
5/8"Ø	28mm	22mm	11/16"Ø
3/4"Ø	32mm	26mm	13/16"Ø



SHOP DRAWINGS

- THE CONTRACTOR SHALL SUBMIT 3 SETS OF FABRICATION DRAWINGS FOR REVIEW TO THE ENGINEER, AND SHALL RECEIVE APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS MUST BE SUBMITTED ON THE CONTRACTOR'S TITLE BLOCK, AND SHALL SHOW ALL MEASUREMENTS AND DETAILS INCLUDING, FIELD WELDS, AND MATERIAL SPECIFICATIONS.
- REVIEW OF SHOP DRAWINGS BY THE ENGINEER CONSTITUTES A GENERAL REVIEW FOR CONFORMITY TO THE STRUCTURAL DRAWINGS. REVIEW OF SHOP DRAWINGS BY THE ENGINEER DOES NOT LIMIT THE CONTRACTOR'S RESPONSIBILITY TO ENSURE QUALITY, CORRECTNESS AND FIT OF FABRICATED ITEMS.

GUY WIRES

- GUY MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:

WIRE ROPE	CSA G4, USING HOT ZINC WIRE
GUY STRAND	CAN/CSA-G12 OR ASTM A475
BRIDGE STRAND	ASTM A586
GUY HARDWARE	CROSBY ONLY AISI GRADE 1035 SUITABLY HEAT TREATED

GENERAL CONSTRUCTION NOTES VERSION 2.4 May 7, 2020

NOTES



ENG RECORD No:60-03109

APP'D: *TAL*



REV	DESCRIPTION	DWN	CHK	DATE
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GENERAL CONSTRUCTION NOTES

XPLORNET

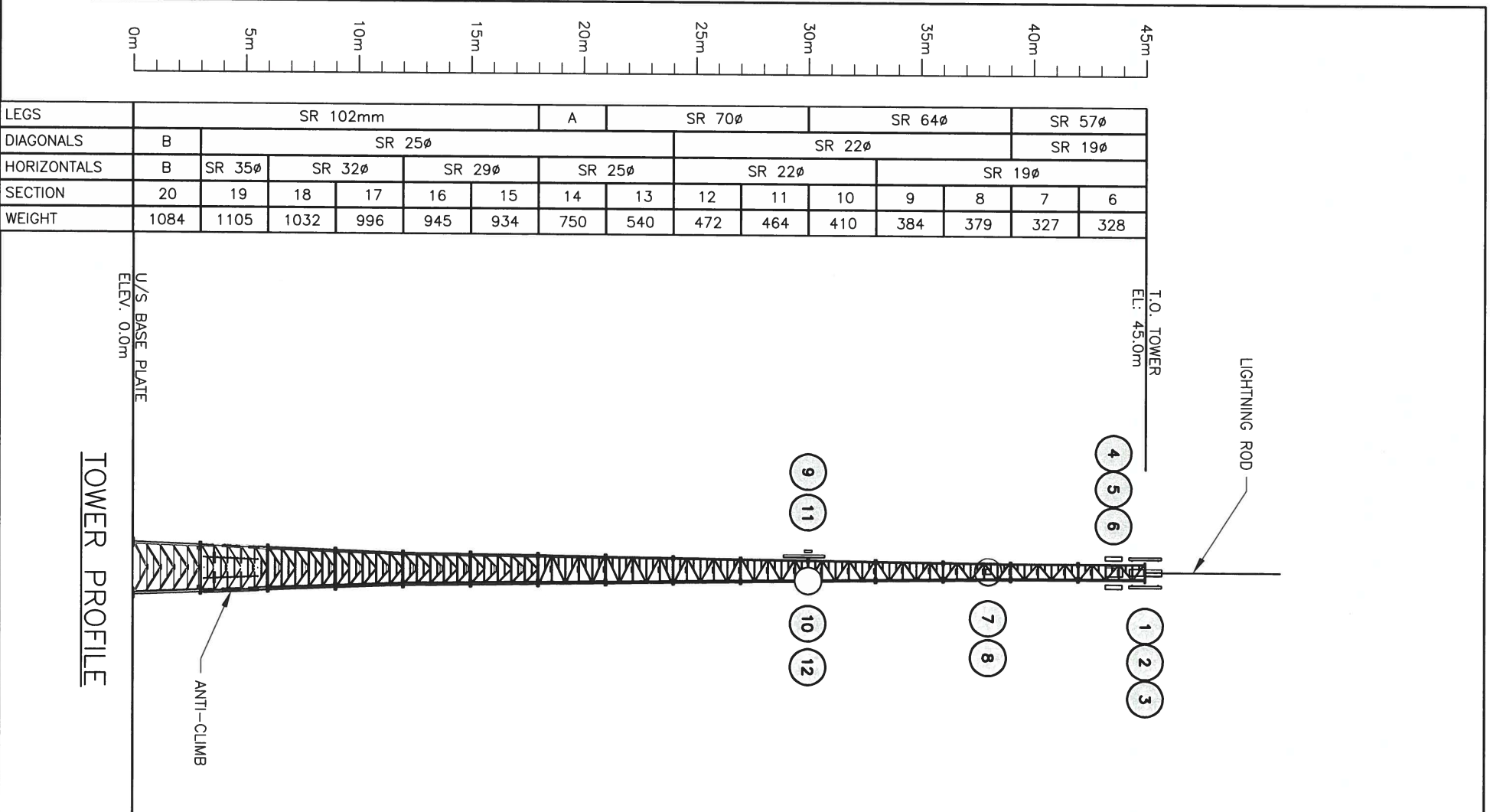
45.0m HDSS TOWER

ROSSENDALE, NS

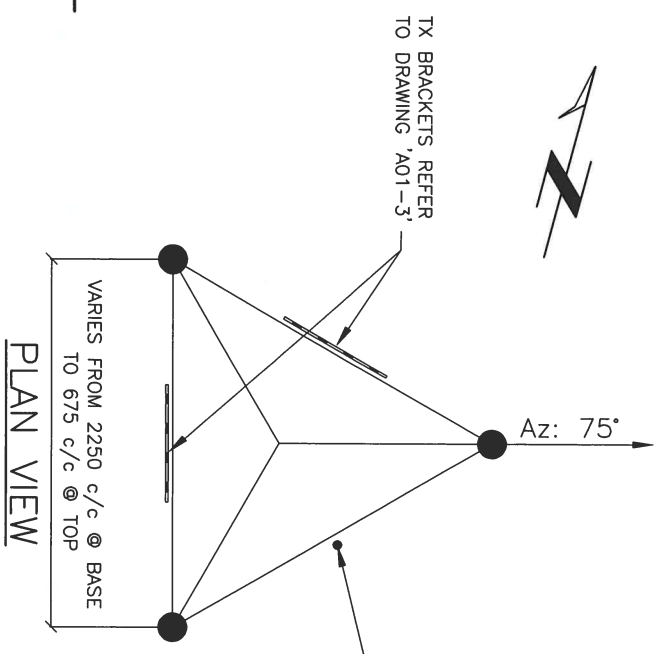
SITE CODE: NS0379 DATE: 07-06-20

WTC CODE: DWN: NF CHK: MK

JOB No: 60-03109 DWG No: A00-2



○ INITIAL ANTENNA



DESIGN PARAMETERS (LOADING)	
DESIGN SPECIFICATION:	CAN/CSA S37-18
WIND (ULS-1/50yr):	Qh = 566 Pa (EC DATED: TBD)
WIND (SLS-1/10yr):	Qh = 566 Pa (EC DATED: TBD)
RADIAL ICE:	30mm GLAZE
IMPORTANCE FACTOR:	1.0
SERVICEABILITY FACTOR:	1.0
LOAD COMBINATION FACTOR:	0.5
DAMPENING RATIO:	N/A
GUST FACTOR, Cg:	2.0
ANTENNA LIST SOURCE:	XPLORNET SLS
LAST SITE VISIT BY:	N/A
DESIGNED BY:	WESTOWER COMMUNICATIONS LTD.
YEAR OF CONSTRUCTION:	2020
MODEL:	45.0m SELF SUPPORT TOWER

STRUCTURAL STEEL	
LEG MEMBERS:	350W
DIAGONALS:	300W
HORIZONTALS:	300W
BOLTS:	A325

INDIVIDUAL FOOTING LOADS		TOTAL FOUNDATION LOADS	
H =	52.42 kN	H =	80.93 kN
V =	992.36 kN	V =	241.15 kN
U =	-903.20 kN	M =	1857.24 kN-m
		T =	3.72 kN-m

LOCATION COORDINATES	
LATITUDE:	N 45.806339
LONGITUDE:	W 63.841386
DECLINATION:	W 17.3375° (2020)
ELEVATION:	TBD

MATERIAL INDEX	
A	SR 89ø
B	L 51 x 51 x 4.8

NOTES

- SEE DRAWING 'A00-2' FOR GENERAL NOTES.
- READ THIS DRAWING WITH 'A01-2', & 'A01-3'.



ENG RECORD No:60-03109 App'D: *TA*



REV	DESCRIPTION	DWN	DATE
1			
2			
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4			
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DESIGN PROFILE
XPLORNET
45.0m HDSS TOWER
ROSSENDALE, NS
SITE CODE: NS0379 DATE: 07-06-20
WTC CODE: DWN: NF CHK: MK
JOB No:60-03109 DWG No: A01-1

ANTENNA LOADING

ID No.	CARRIER TECHNOLOGY	QTY.	ANTENNA MANUFACTURER	ANTENNA MODEL No.	SIZE (HxWxD)	CARRIER	AZIMUTH	DT (M)	DOWN TILT (E)	TX QTY.	TX-LINE	ELEV.	STATUS
1		ONE	HUAWEI	ATD4516R5	1445 x 299 x 109	XCI	75°					45.0m	INITIAL
2		ONE	HUAWEI	ATD4516R5	1445 x 299 x 109	XCI	195°					45.0m	INITIAL
3		ONE	HUAWEI	ATD4516R5	1445 x 299 x 109	XCI	315°					45.0m	INITIAL
4		ONE	HUAWEI	RRU 5258	480 x 356 x 140	XCI				1 / 1	DC / FIBER	43.6m	INITIAL
5		ONE	HUAWEI	RRU 5258	480 x 356 x 140	XCI				1 / 1	DC / FIBER	43.6m	INITIAL
6		ONE	HUAWEI	RRU 5258	480 x 356 x 140	XCI				1 / 1	DC / FIBER	43.6m	INITIAL
7		ONE	COMMSCOPE	VHLPX4-11W	1200Ø	XCI	75°					38.0m	INITIAL
8		ONE	FIBAIR	CERAGON IP20C 2+0	315 x 284 x 107	XCI				1 / 1	DC / FIBER	38.0m	INITIAL
9		ONE	COMMSCOPE	VHLPX4-11W	1200Ø	XCI	223°					30.0m	INITIAL
10		ONE	COMMSCOPE	VHLPX3-11W	1200Ø	XCI	336°					30.0m	INITIAL
11		ONE	FIBAIR	CERAGON IP20C 2+0	315 x 284 x 107	XCI				1 / 1	DC / FIBER	30.0m	INITIAL
12		ONE	FIBAIR	CERAGON IP20C 2+0	315 x 284 x 107	XCI				1 / 1	DC / FIBER	30.0m	INITIAL

NOTES

1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.
2. READ THIS DRAWING WITH 'A01-1', & 'A01-3'.
3. ANTENNA ELEVATIONS ARE WITH RESPECT TO ELEVATION 0.0m (UNDERSIDE OF BASE PLATE)
4. ELEVATIONS (MICROWAVE, PANEL, DIPOLE, & OMNI) ARE AT CENTER OF THE ANTENNA.



ENG RECORD No:60-03109

APP'D: *TR*



REV	DESCRIPTION	DWN	DATE
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ANTENNA LOADING TABLE

XPLORNET

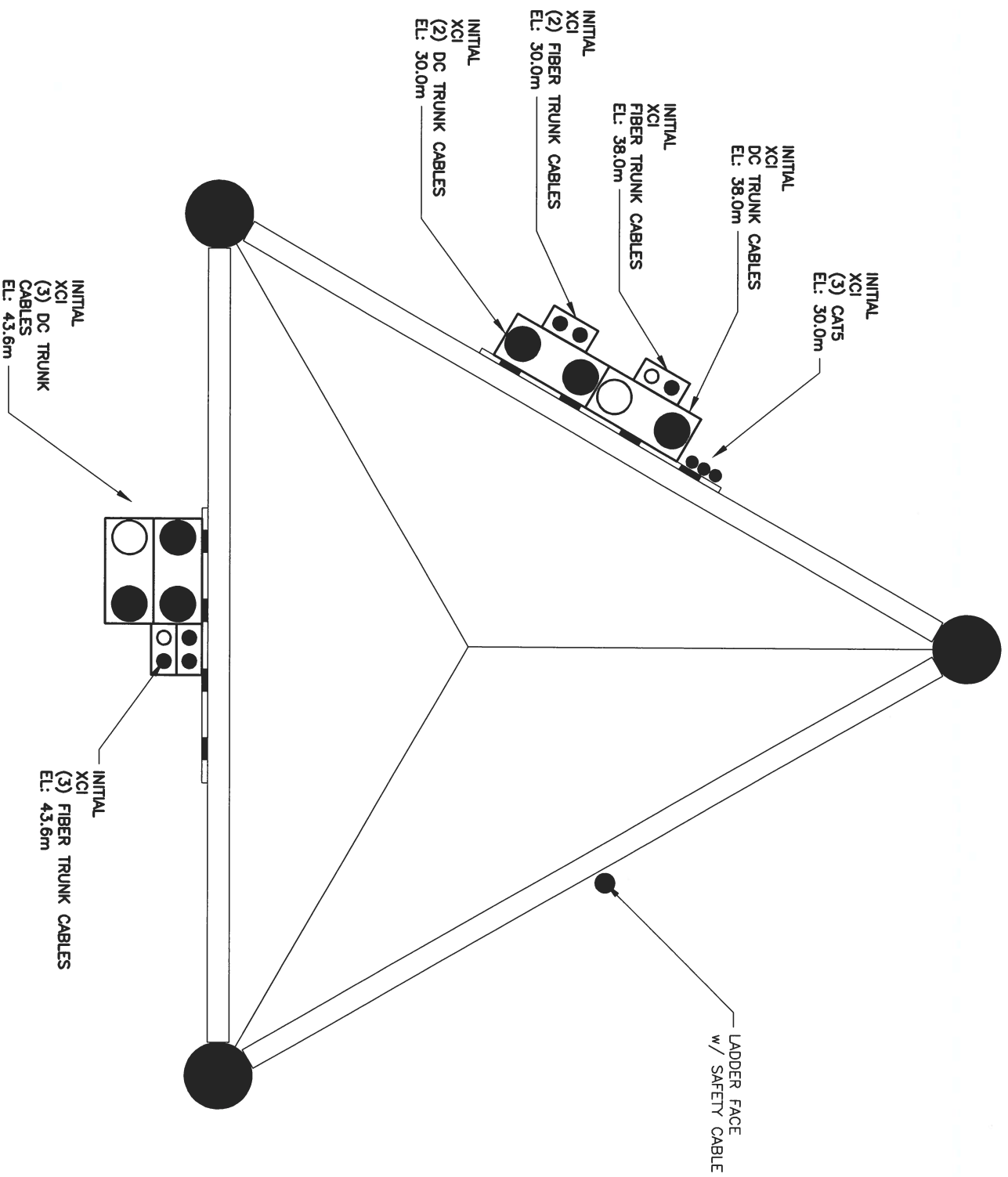
45.0m HDSS TOWER

ROSSEDALE, NS

SITE CODE: NS0379 DATE: 07-06-20

WTC CODE: DWN: NF CHK: MK

JOB No:60-03109 DWG No: A01-2



TX LINE LAYOUT

NOTES

1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.
2. READ THIS DRAWING WITH 'A01-1', & 'A01-2'.



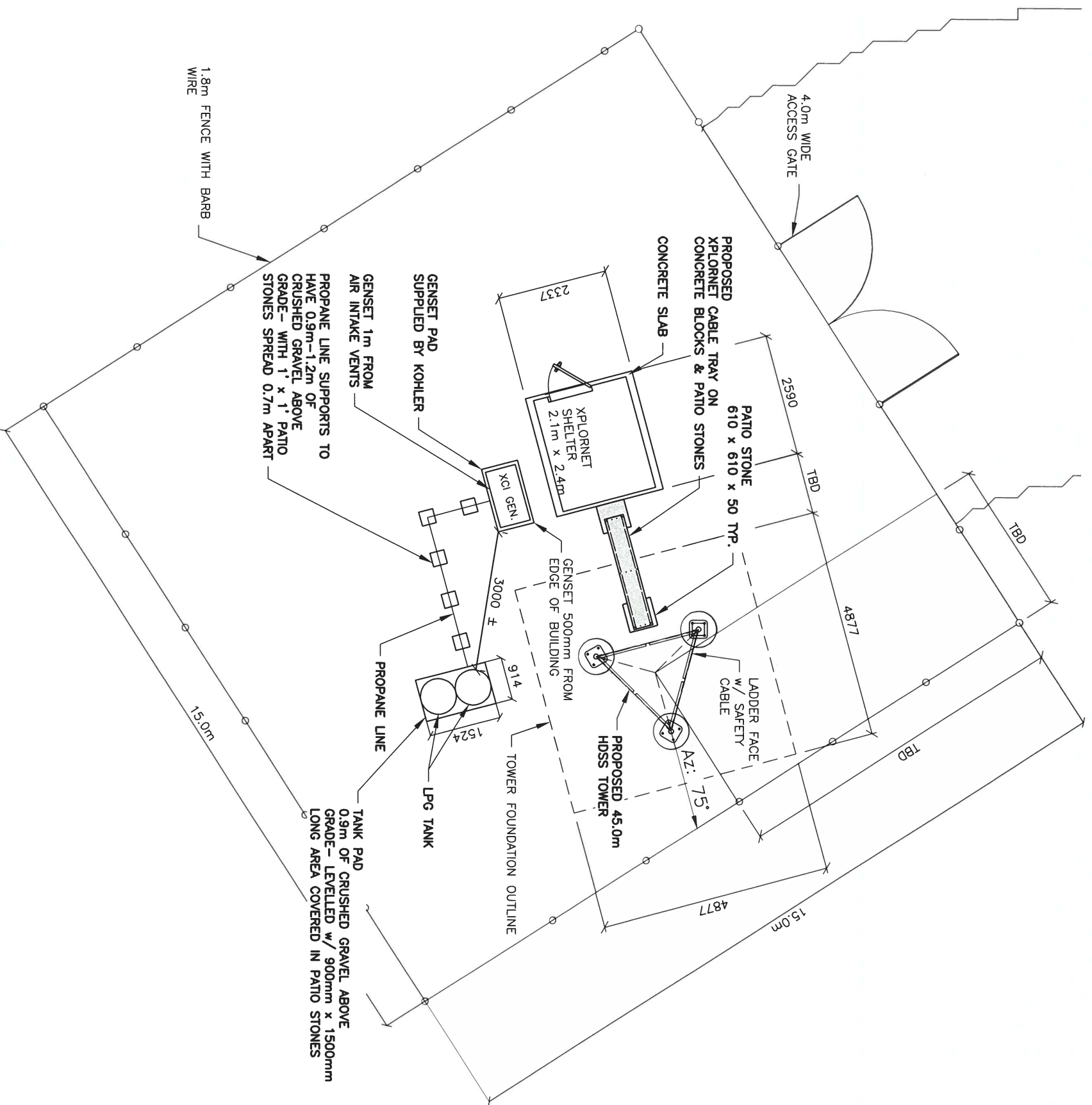
ENG RECORD No:60-03109 App'D: *[Signature]*



REV	DESCRIPTION	DMN	DATE
1		CHK	
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TX LINE LAYOUT
 XPLOARNET
 45.0m HDSS TOWER
 ROSSENDALE, NS
 SITE CODE: NS0379 DATE: 07-06-20
 WTC CODE: DMN: NF CHK: MK
 JOB No: 60-03109 DWG No: A01-3



COMPOUND LAYOUT

NOTES

- 1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.
- 2. CABLE TRAY SHALL BE ENCLOSED CONTINUOUSLY FROM END TO END.



ENG RECORD No:60-03109

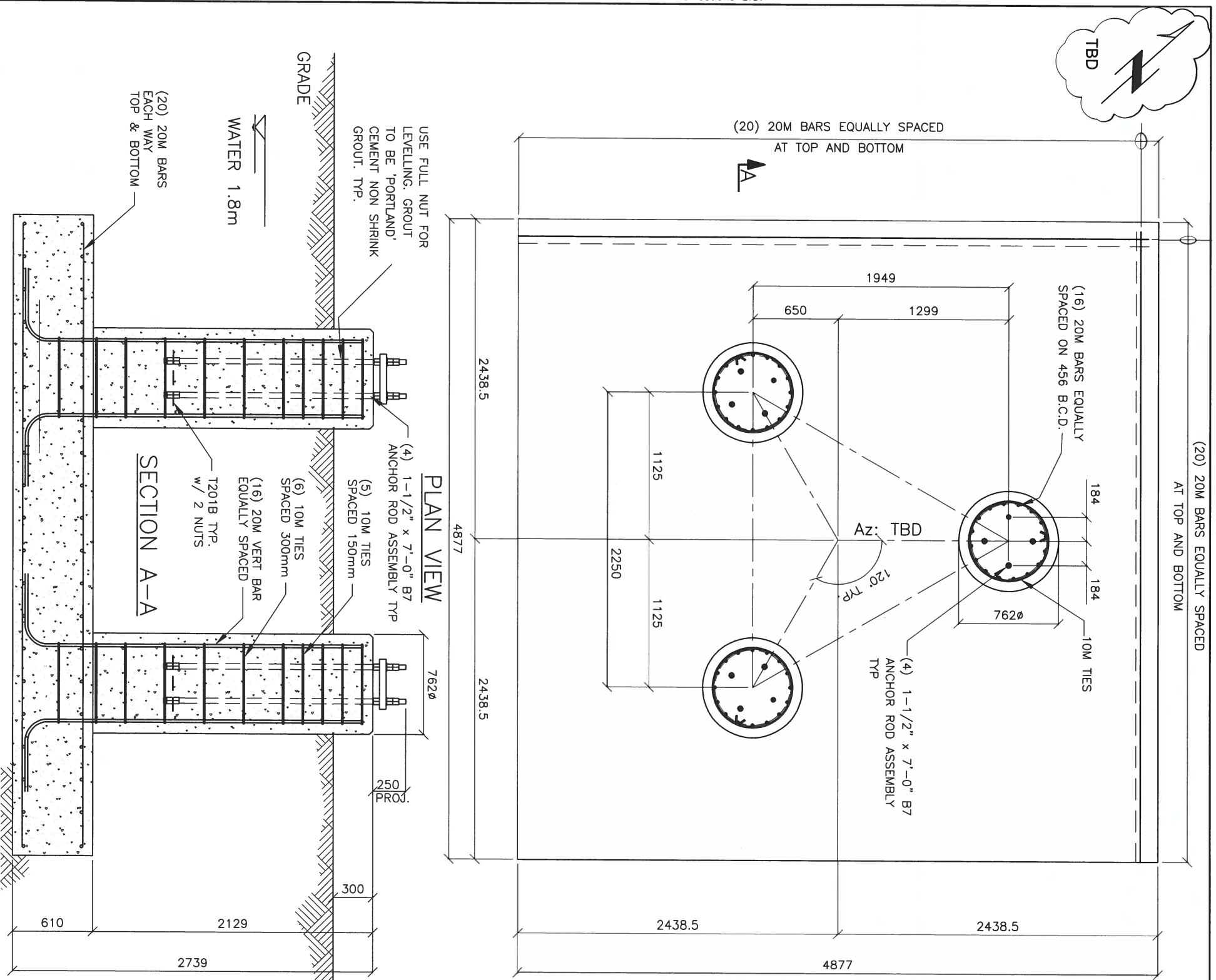
APP'D: *TL*



REV	DESCRIPTION	DWN	DATE
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COMPOUND LAYOUT	
XPLORNET	
45.0m HDSS TOWER	
ROSSENDALE, NS	
SITE CODE: NS0379	DATE: 07-07-20
WTC CODE:	DWN: NF CHK: MK
JOB No: 60-03109	DWG No: A02-1



GENERAL NOTES:

1. FOUNDATION DESIGNED ACCORDING TO SOILS REPORT.
- BY: ENGLOBE
REPORT No. 2001763
DATED: JUNE 3, 2020
2. ALL CONCRETE WORK TO CSA A23.1, A23.2, A23.3.
3. MINIMUM SPECIFIED CONCRETE COMPRESSIVE STRENGTH (f'_c) = 30MPa @ 28 DAYS.
4. ADD AIR ENTRAINMENT TO ACHIEVE 5 TO 7% AIR.
5. REBAR TO CSA-G30.18, GRADE 400.
6. CHAMFER EXPOSED EDGES 20mm.
7. FOUNDATION TO BEAR ON UNDISTURBED SOIL OR ROCK.
8. REBAR TO HAVE MIN 75mm CONCRETE COVER.
9. VOLUME OF CONCRETE FOR PIER = 0.97m³ EACH.
TOTAL VOLUME OF CONCRETE = 17.4m³.
10. IF APPLICABLE, REMOVE ALL LOOSE AND WEATHERED ROCK.
11. BACKFILL SHALL BE COMPACTED IN 300mm (MAXIMUM) LIFTS (MINIMUM 95% STANDARD PROCTOR DENSITY).
12. REFER TO TEMPLATE DWG. A03-2.

NOTES

1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.



ENG RECORD No:60-03150 App'D: *TR*



REV	DESCRIPTION	DWN	CHK	DATE
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3				
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1				



TOWER FOUNDATION	
XPLOARNET	
45.0m HDSS TOWER	
ROSSENDALE, NS	
SITE CODE: NS0379	DATE: 06-16-20
WTC CODE:	DWN: RD CHK:
JOB No:60-03109	DWG No: A03-1

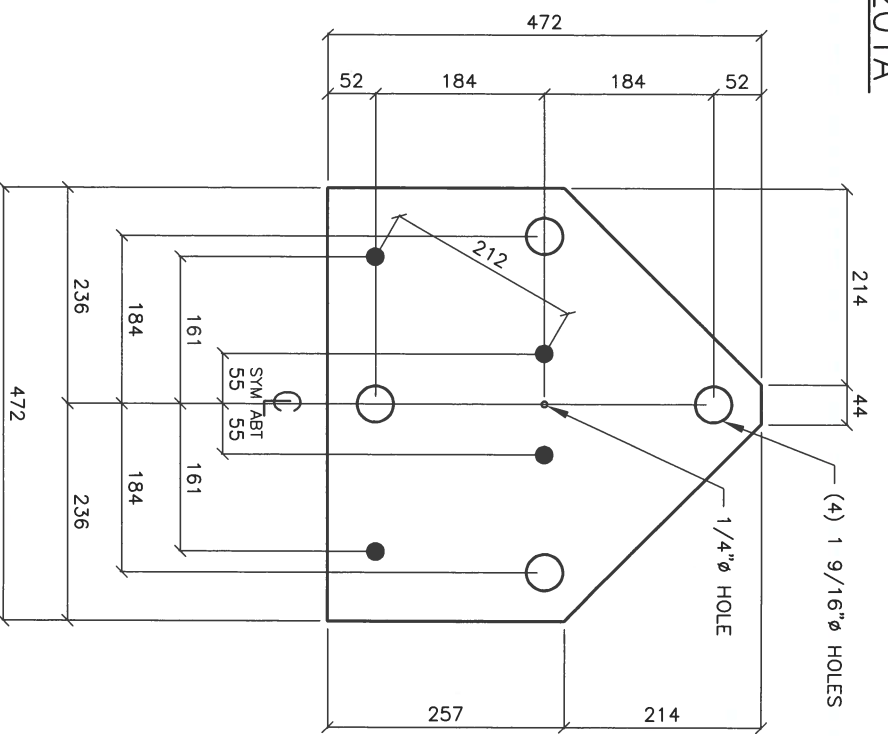
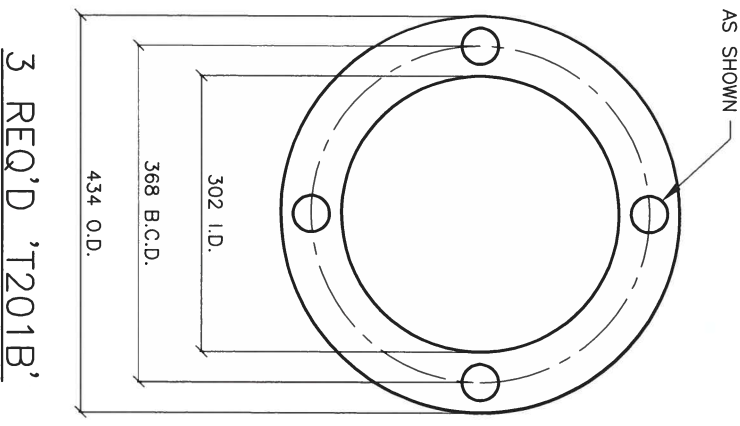
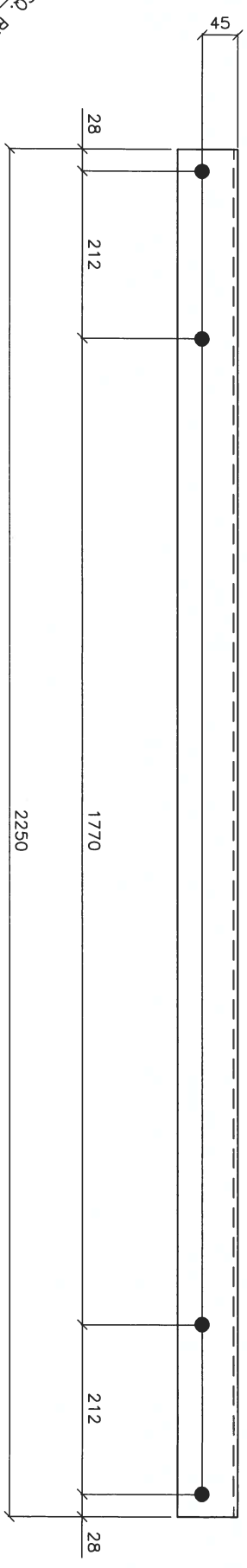
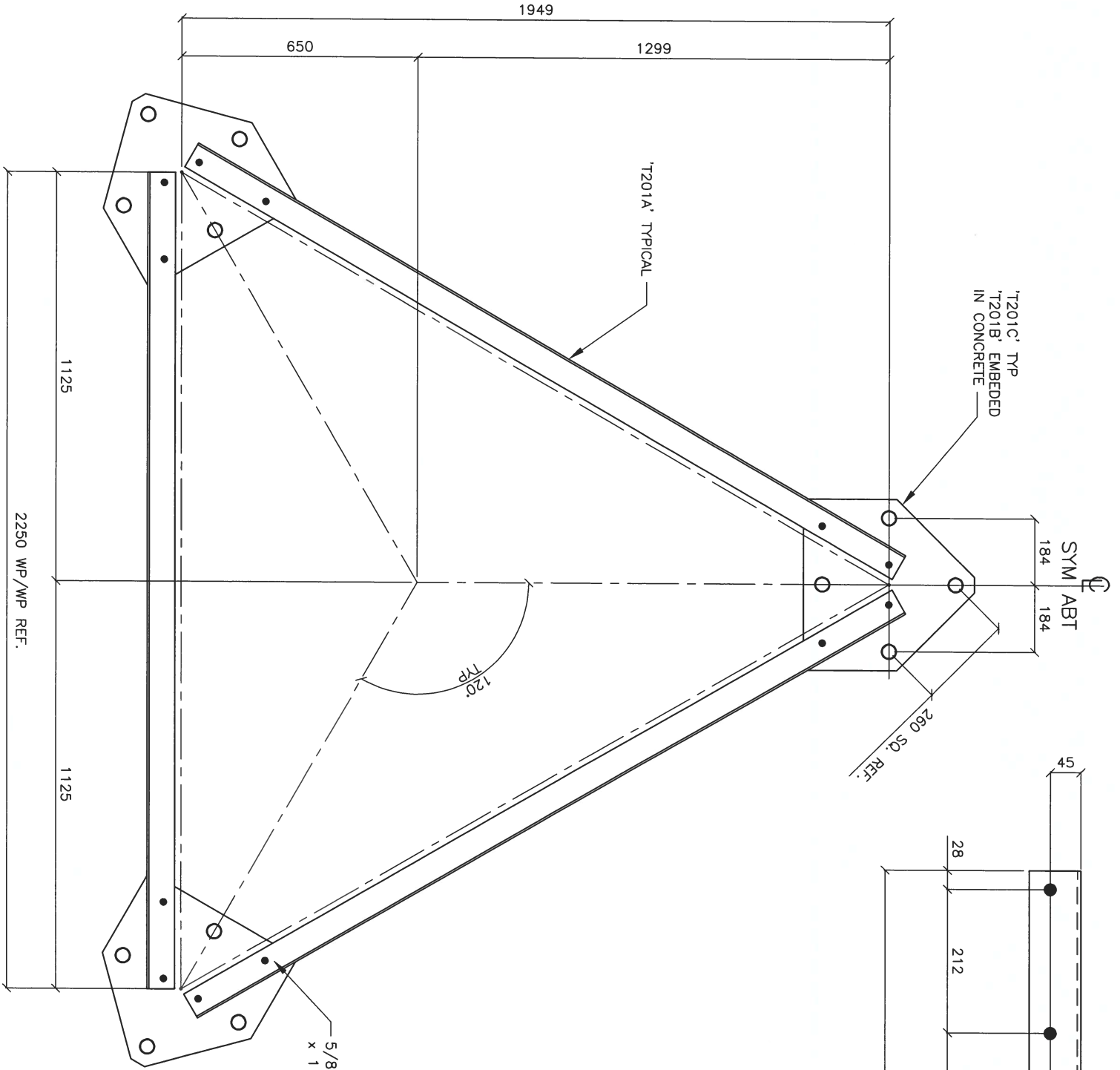
FIELD BOLTS:

12-	1	1/2"	B7	ANCHOR BAR x 2134 LG
60-	1	1/2"	B7	FULL NUT
12-	1	1/2"	B7	WASHERS

PROCEDURE	BY	DATE	CHECK	DATE
LAYOUT				
TACK				
WELDS				
QC				

7/7/2020 9:44:54 AM

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MK	QTY	DESCRIPTION	LENGTH	REMARKS	REV	WT
	12	5/8"Ø A325 BOLTS	1 3/4"			
T201C	3	PL 6.4 x 472	472			33
T201B	3	PL 13 x 302 ID	434 OD	SHAPE		23
T201A	3	L 76 x 76 x 4.9	2250	CS2E		37
	ONE	HDSS BASE #20 TEMPLATE				

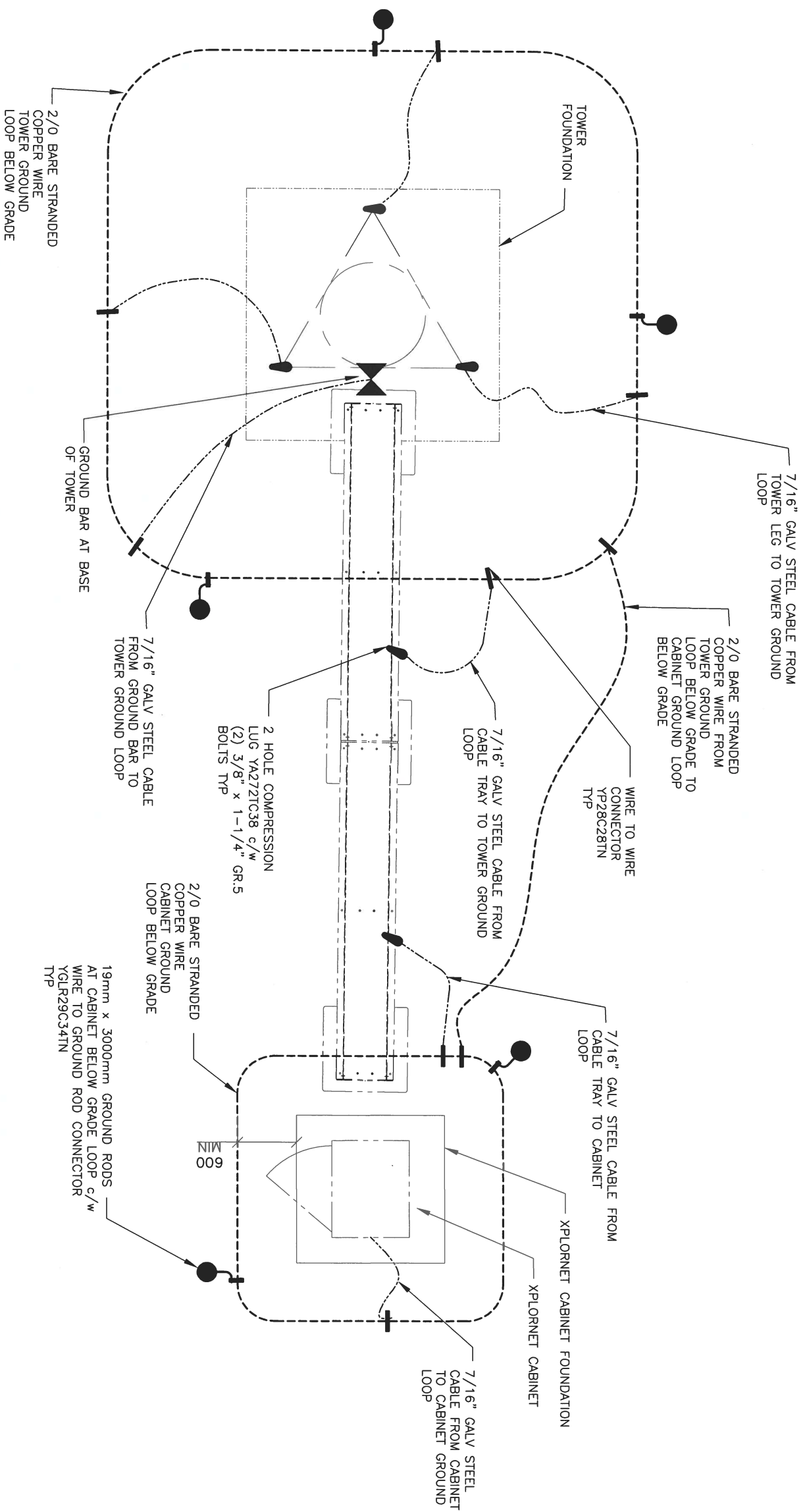
93kgs TOTAL WEIGHT
 HOLES: 11/16"Ø U.N.O.
 MATERIAL: 300W
 FINISH: NOT APPLICABLE



REV	DESCRIPTION	DWN	DATE
1			

HDSS SECTION '20' BASE TEMPLATE
 XPLOARNET
 45.0m HDSS TOWER
 ROSSENDALE, NS
 SITE CODE: NS0379
 DATE: 06-16-20
 WTC CODE: DWN: RD
 CHK: A03-2

ENG RECORD No: 60-03150
 APPD: *TR*
 JOB No: 60-03109
 DWG No: A03-2



- GROUNDING NOTES:**
- a) PRIOR TO MAKING A GROUND SYSTEM CONNECTION CLEAN THE CONNECTION PARTS
 - b) ALL BURNDY CONNECTORS AND CONNECTING WIRE OR CABLE PARTS THAT COME IN CONTACT WITH THE BURNDY CONNECTOR SHALL BE CLEANED OF ALL RUST, OXIDE OR DIRT AND THEN GIVEN A LIBERAL APPLICATION OF NO-OX-ID 'A' SPECIAL SEALING COMPOUND PRIOR TO COMPLETING THE CONNECTIONS. (ABOVE GRADE ONLY).
 2. ALL GROUND WIRE BELOW GRADE ARE TO BE 2/0 BARE STRAND COPPER WIRE.
 3. ALL GROUND WIRE ABOVE GRADE ARE TO BE 7/16" GALV. WIRE.
 4. WHERE THERE IS A CONTINUOUS FLOW OF GROUND WIRE (i.e. LOOP AROUND BUILDING OR TOWER) CONNECT WIRE TO ROD WITH COMPRESSION TYPE CONNECTORS.
 5. WHERE THERE IS WIRE TO WIRE CONNECTION USE COMPRESSION TYPE CONNECTORS.
 6. IN ROCK CONDITIONS, CONTRACTOR TO SUPPLY 300mm OF OVERBURDEN FOR EXPOSED COPPER WIRE WHERE EVER POSSIBLE.
 7. GROUND RODS WHICH CANNOT BE PROPERLY DRIVEN INTO THE OVERBURDEN (VERTICALLY) SHALL BE PLACED IN A 76mm (3"), DRILLED HOLE FILLED WITH BENTONITE POWDER:
 - a) DRILL 76mm (3") HOLE IN ROCK 3.0m DP. CLEAN OUT HOLE.
 - b) POUR WATER APPROX. 1/3 OF THE WAY UP HOLE.
 - c) INSERT GROUND ROD.
 - d) ADD BENTONITE POWDER INTO HOLE ALTERNATING WITH WATER UNTIL HOLE IS FILLED.

GENERIC GROUNDING LAYOUT – NOT TO SCALE

DO NOT USE FOR TOWER ORIENTATION

NOTES

1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.



ENG RECORD No:60-03150

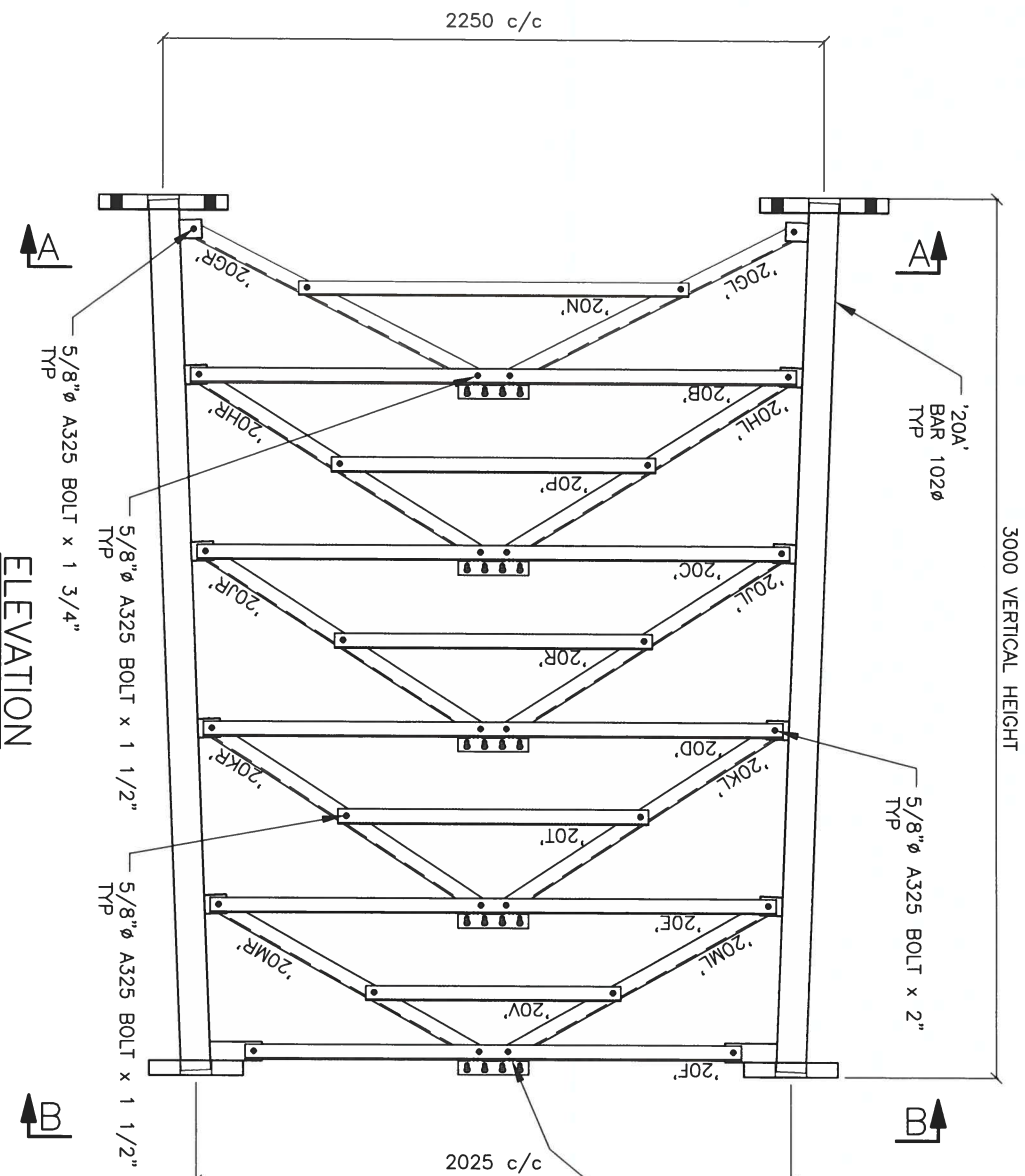
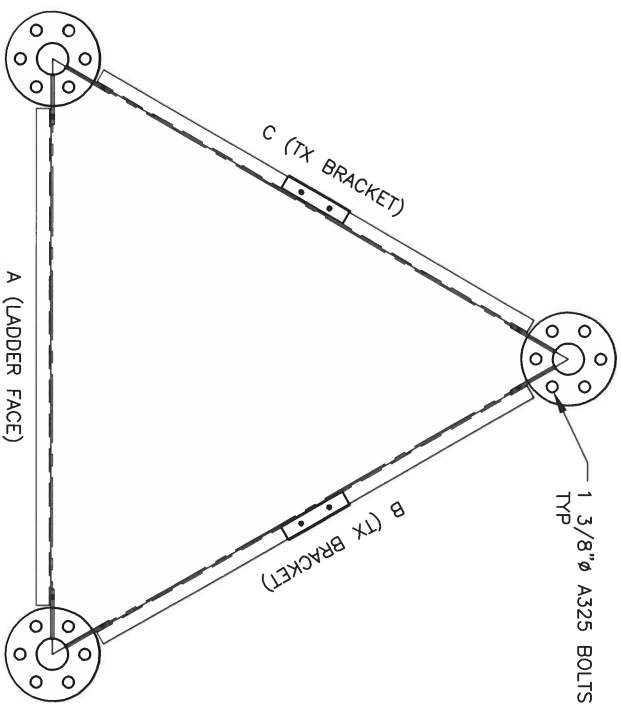
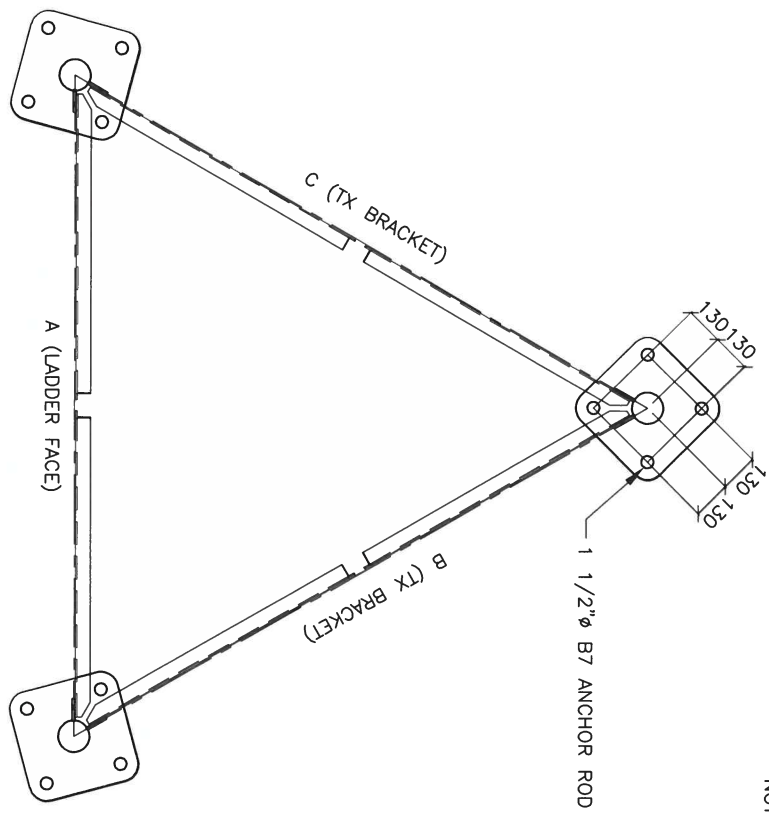
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REV	DESCRIPTION	DWN	CHK	DATE
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TOWER GROUNDING	
XPLORNET	
45.0m HDSS TOWER	
ROSSENDALE, NS	
SITE CODE: NS0379	DATE: 06-18-20
WTC CODE:	DWN: MK
	CHK:
JOB No:60-03109	DWG No: A04-1



NOTE: LADDER RUNGS ON '20N', '20P', '20R', '20T' & '20V' REQ'D FACE 'A' ONLY

FIELD BOLTS:

40	5/8" ϕ	A325	BOLTS	x	1	1 1/2"
12	5/8" ϕ	A325	BOLTS	x	1	3/4"
24	5/8" ϕ	A325	BOLTS	x	2	
20	1/2" ϕ	A325	BOLTS	x	1	1/4"

NOTES
1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.



ENG RECORD No:60-03109 App'D: *TL*



REV	DESCRIPTION	DWN	CHK	DATE
1				
2				
3				
4				
5				

WEST TOWER COMMUNICATIONS LTD

SECTION '20' INSTALLATION

XPLORNET

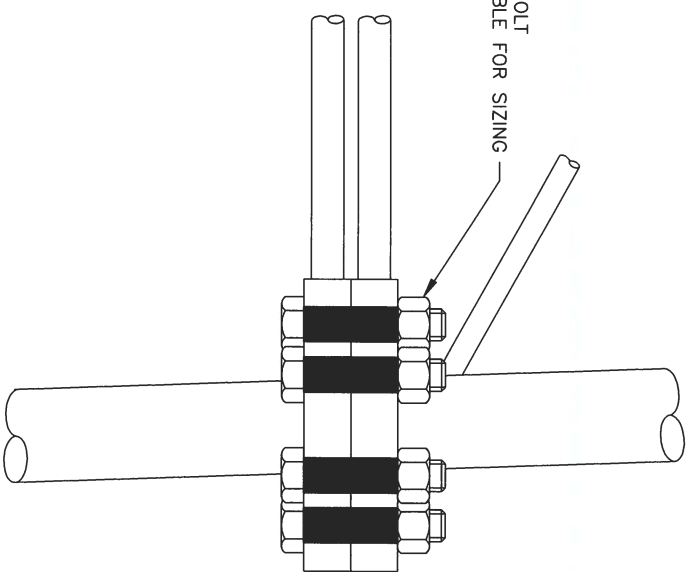
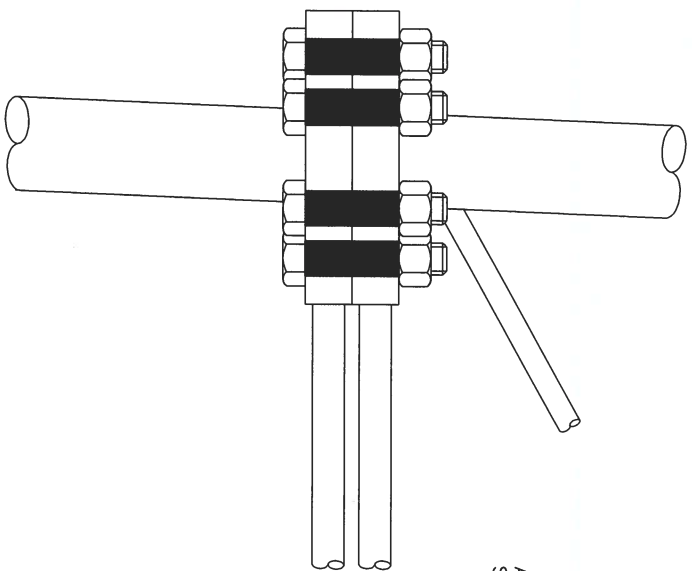
45.0m HDSS TOWER

ROSSENDALE, NS

SITE CODE: NS0379 DATE: 06-29-20

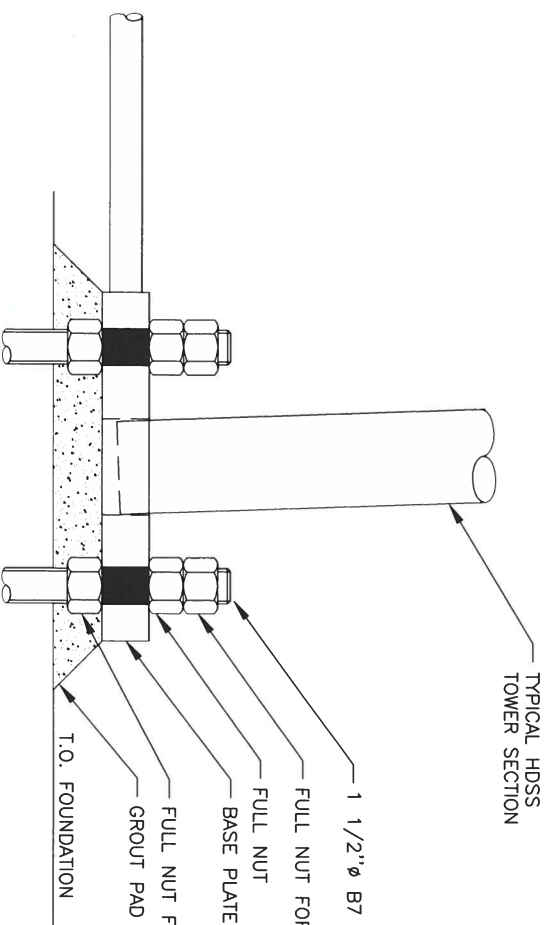
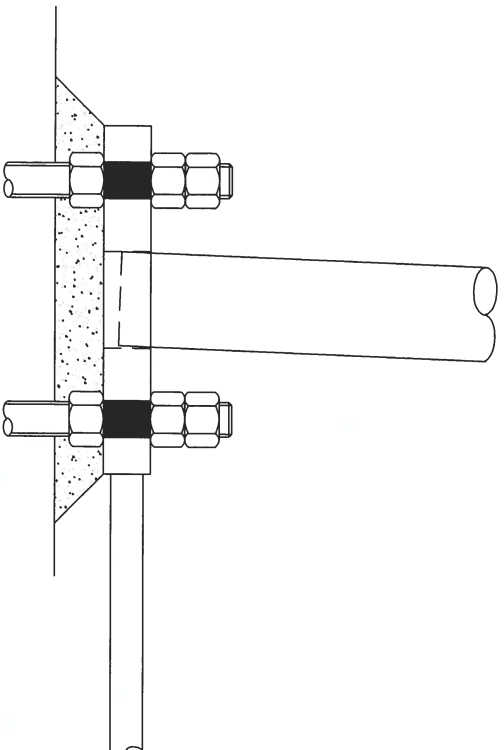
WTC CODE: DWN: MA CHK: RD

JOB No: 60-03109 DWG No: A05-1



A325 BOLT
SEE TABLE FOR SIZING

SPLICE ELEVATION



TYPICAL HDSS
TOWER SECTION

- 1 1/2" ϕ B7 ANCHOR ROD
- FULL NUT FOR LOCKING
- FULL NUT
- BASE PLATE
- FULL NUT FOR LEVELLING
- GROUT PAD
- T.O. FOUNDATION

TYPICAL TOWER ELEVATION

HDSS SECTION INFORMATION						
SECTION	HEIGHT	FACE WIDTH		A325 SPLICE BOLT		
		TOP	BASE	QTY	DIA.	LENGTH
6	3000	675	675	12	1"	5 1/2"
7	3000	675	675	12	1"	5 1/2"
8	3000	675	750	12	1"	5 1/2"
9	3000	750	825	12	1"	5 1/2"
10	3000	825	900	18	1"	5 1/2"
11	3000	900	975	18	1"	5 1/2"
12	3000	975	1050	18	1"	5 1/2"
13	3000	1050	1125	18	1 1/4"	6"
14	3000	1125	1200	18	1 3/8"	6"
15	3000	1200	1275	18	1 3/8"	6"
16	3000	1275	1350	18	1 3/8"	6"
17	3000	1350	1575	18	1 3/8"	6"
18	3000	1575	1800	18	1 3/8"	6"
19	3000	1800	2025	18	1 3/8"	6"
20	3000	2025	2250	-	-	-

NOTES
1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.



ENG RECORD No:60-03109

App'D: *Te*



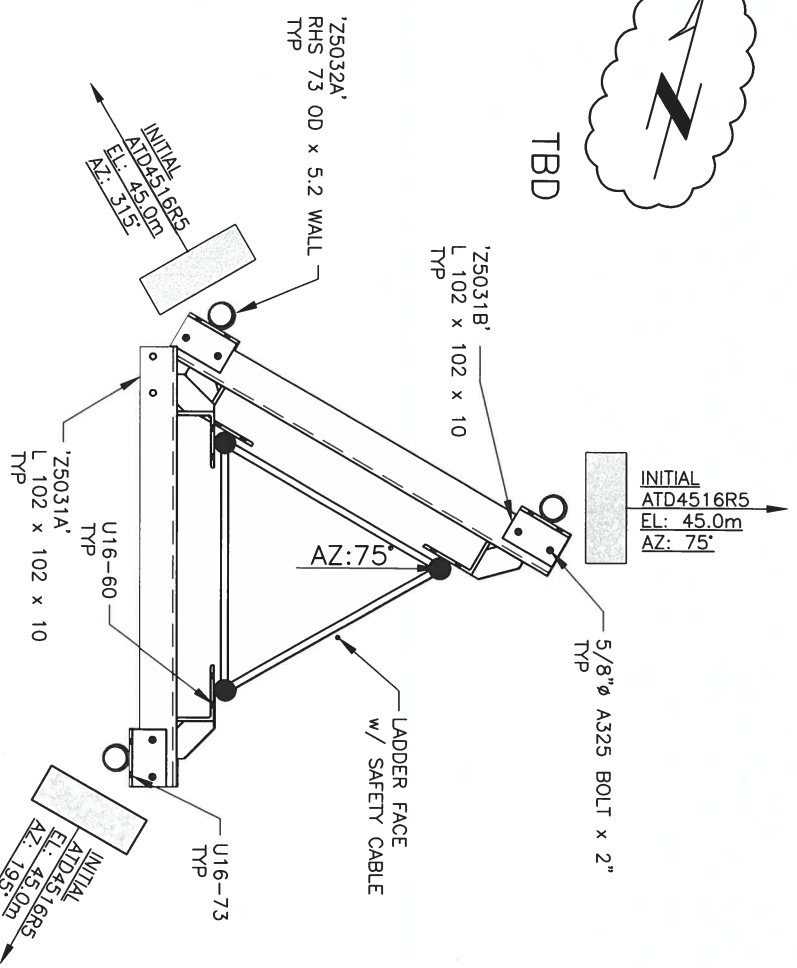
REV	DESCRIPTION	DWN	CHK	DATE
5				
4				
3				
2				
1				



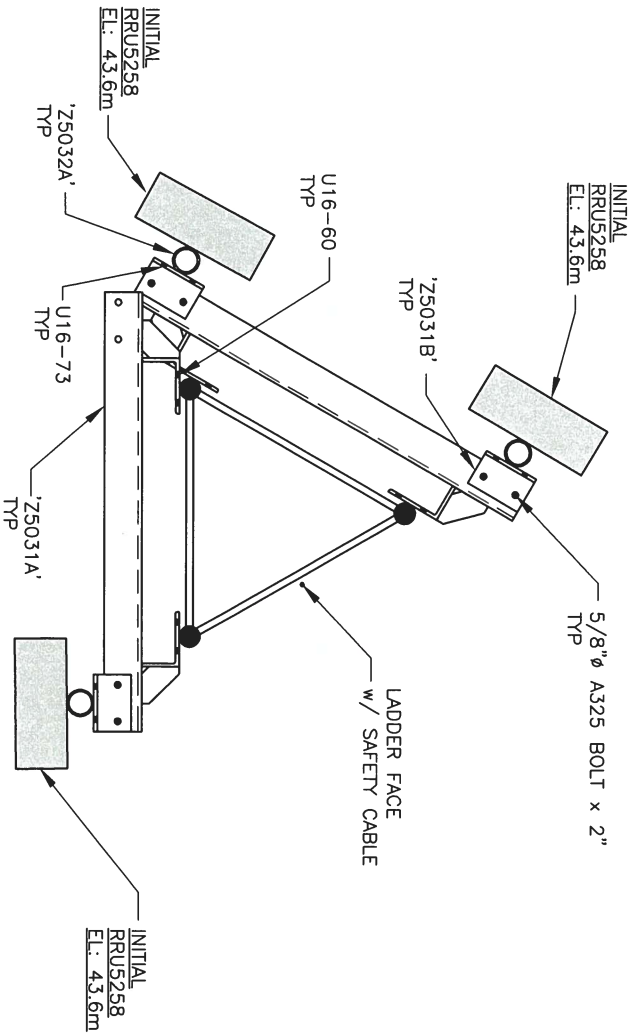
SPLICE BOLTS INSTALLATION	
XPLOARNET	
45.0m HDSS TOWER	
ROSSENDALE, NS	
SITE CODE: NS0379	DATE: 07-06-20
WTC CODE:	DWN: NF
	CHK: RD
JOB No: 60-03109	DWG No: A05-2



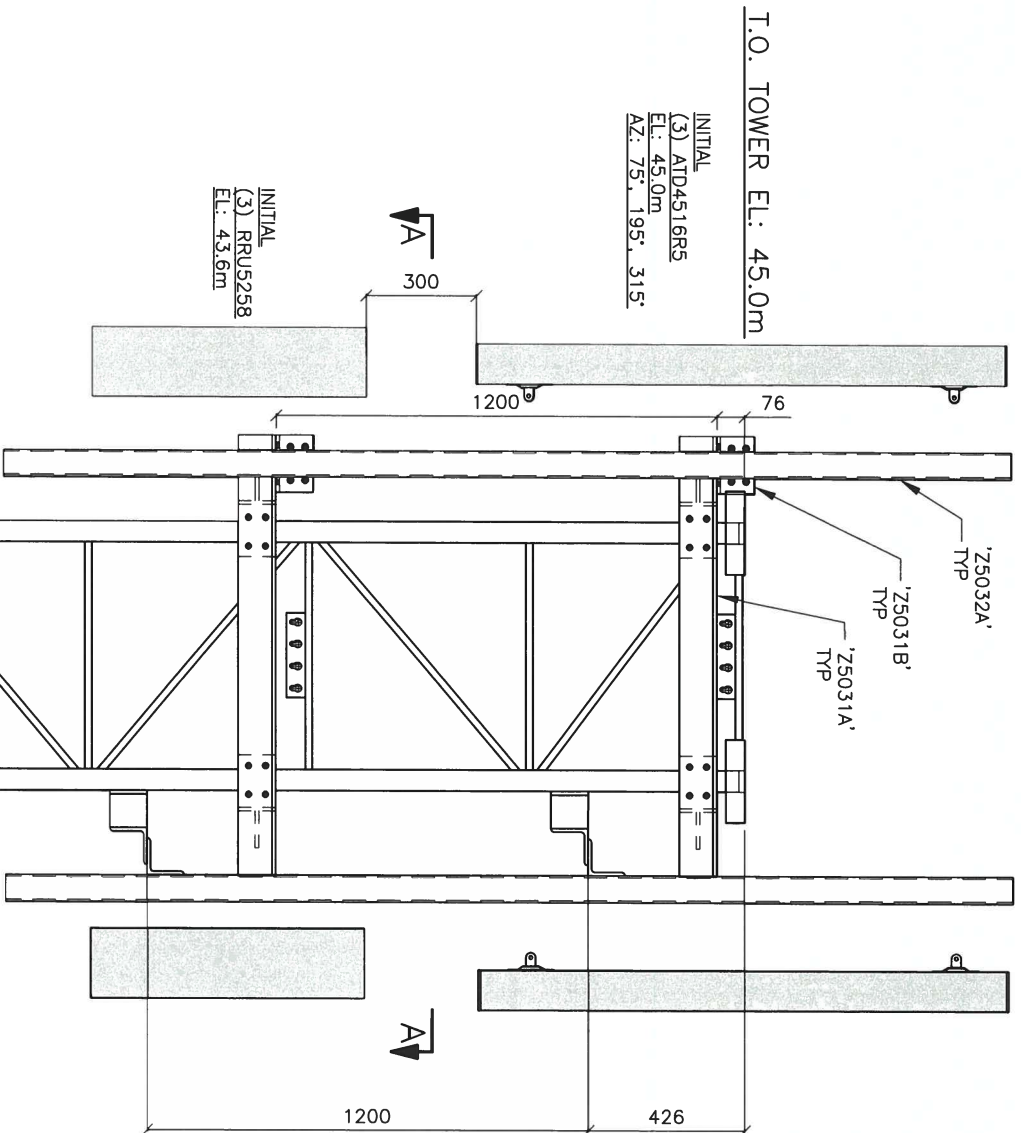
TBD



PLAN VIEW



SECTION A-A



ELEVATION VIEW

LIGHTNING ROD INSTALLATION OMITTED FOR CLARITY SEE DWG A06-4 FOR DETAILS

FIELD BOLTS:

16-	U16-60	-	5/8"	U-BOLT ASSEMBLY w/ 2N, 2LW, 2FW x 3 1/16	c/c
12-	U16-73	-	5/8"	U-BOLT ASSEMBLY w/ 2N, 2LW, 2FW x 3 9/16	c/c
12-	5/8"Ø	A325	BOLT ASSEMBLY x 2"		

NOTES

1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.
2. INSTALL '75031A' FACE MOUNT AS CLOSE TO PANEL POINT AS POSSIBLE.



ENG RECORD No:60-03109

App'D: *TR*



REV	DESCRIPTION	DWN	CHK	DATE
1				
2				
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5				



ANTENNA INSTALLATION @ 45.0m

XPLORNET

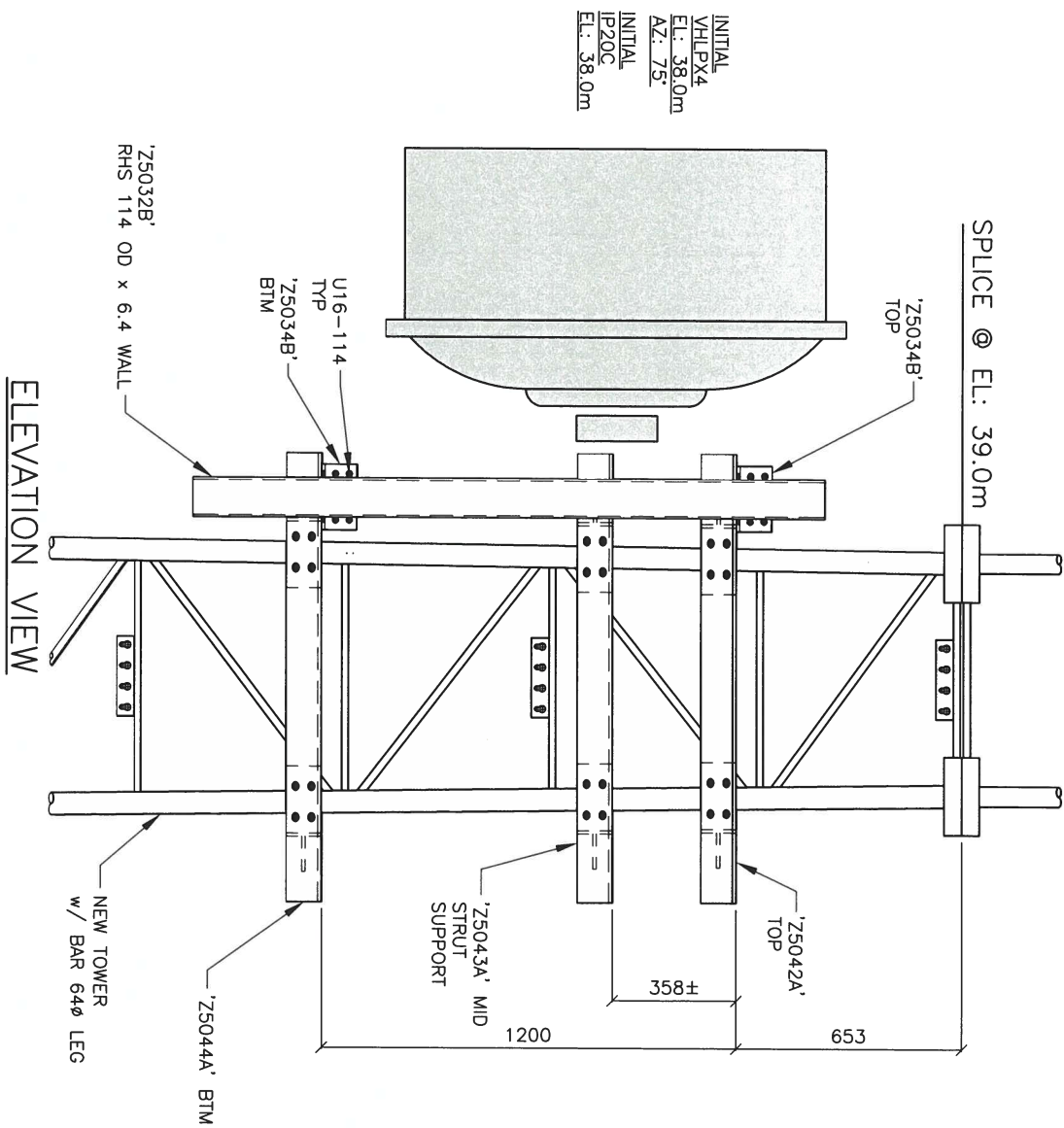
45.0m HDSS TOWER

ROSSEDALE, NS

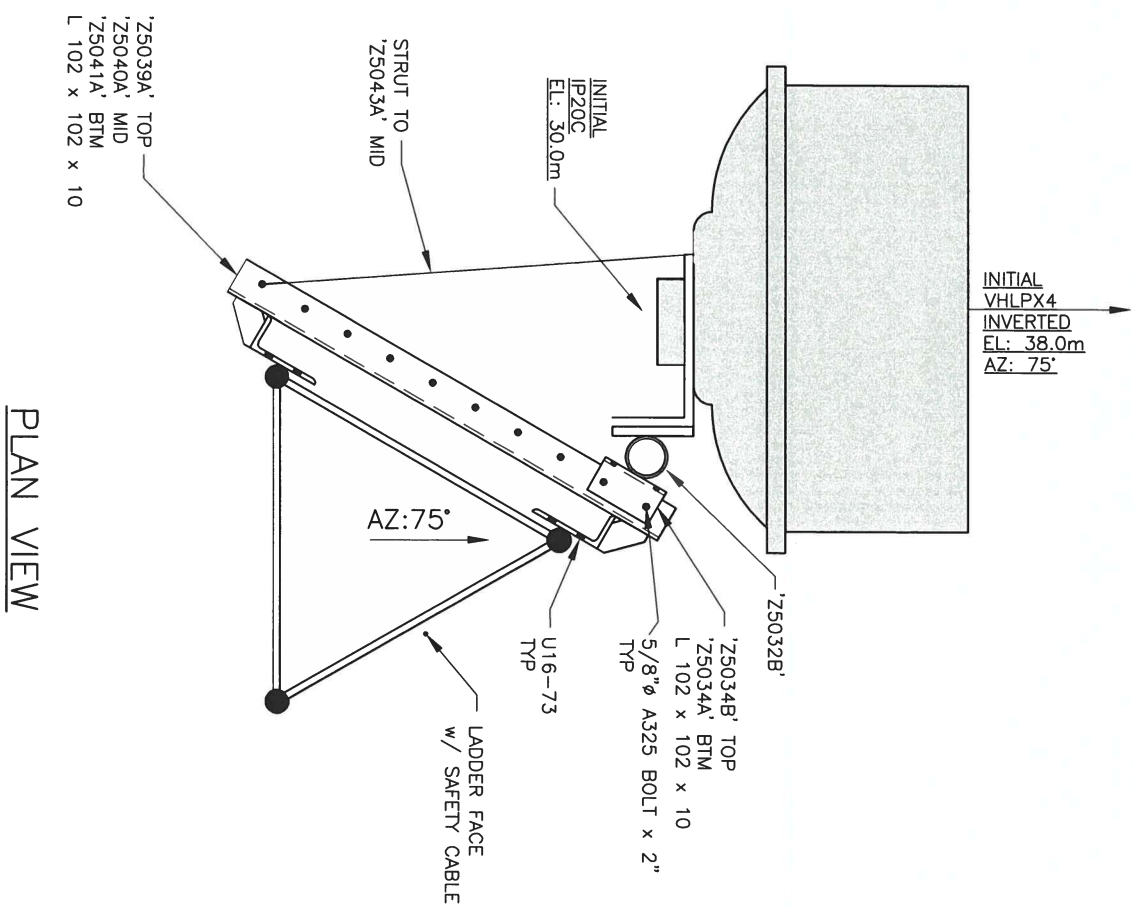
SITE CODE: NS0379 DATE: 07-06-20

WTC CODE: DWN: MK CHK: RD

JOB No:60-03109 DWG No: A06-1



TBD



- FIELD BOLTS:**
- 4 - 5/8" φ A325 BOLT x 2"
 - 4 - U16-114 - 5/8" φ U-BOLT w/ 2N, 2FW, 2LW x 5 1/4" c/c
 - 12 - U16-73 - 5/8" φ U-BOLT w/ 2N, 2FW, 2LW x 3 9/16" c/c

NOTES

1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.



ENG RECORD No:60-03109 App'D: TR



REV	DESCRIPTION	DWN	CHK	DATE
1				
2				
3				
4				
5				

WESTOWER COMMUNICATIONS LTD

MW ANTENNA INSTALLATION @ 38.0m

XPLORNET

45.0m HDSS TOWER

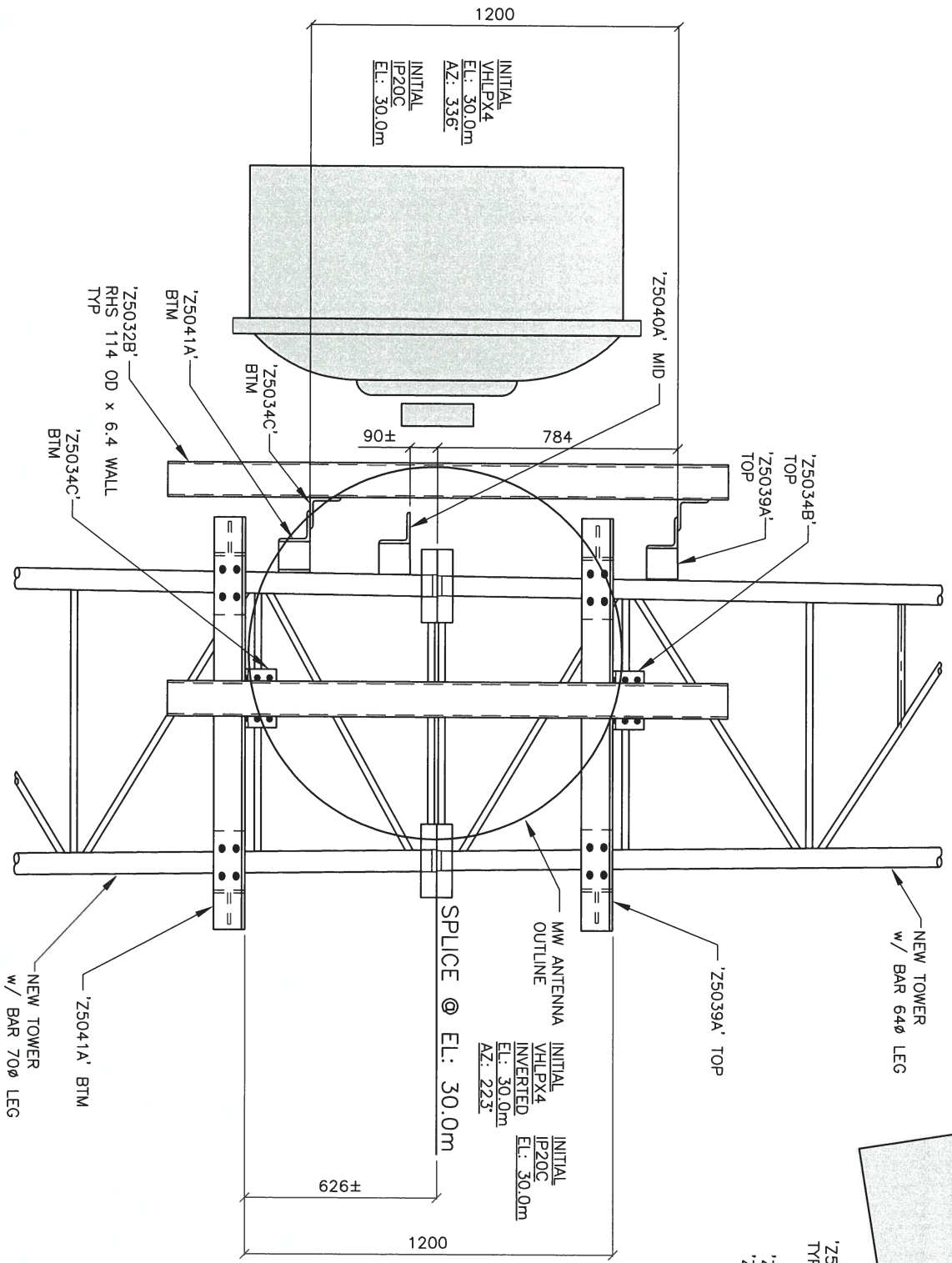
ROSSENDALE, NS

SITE CODE: NS0379 DATE: 06-30-20

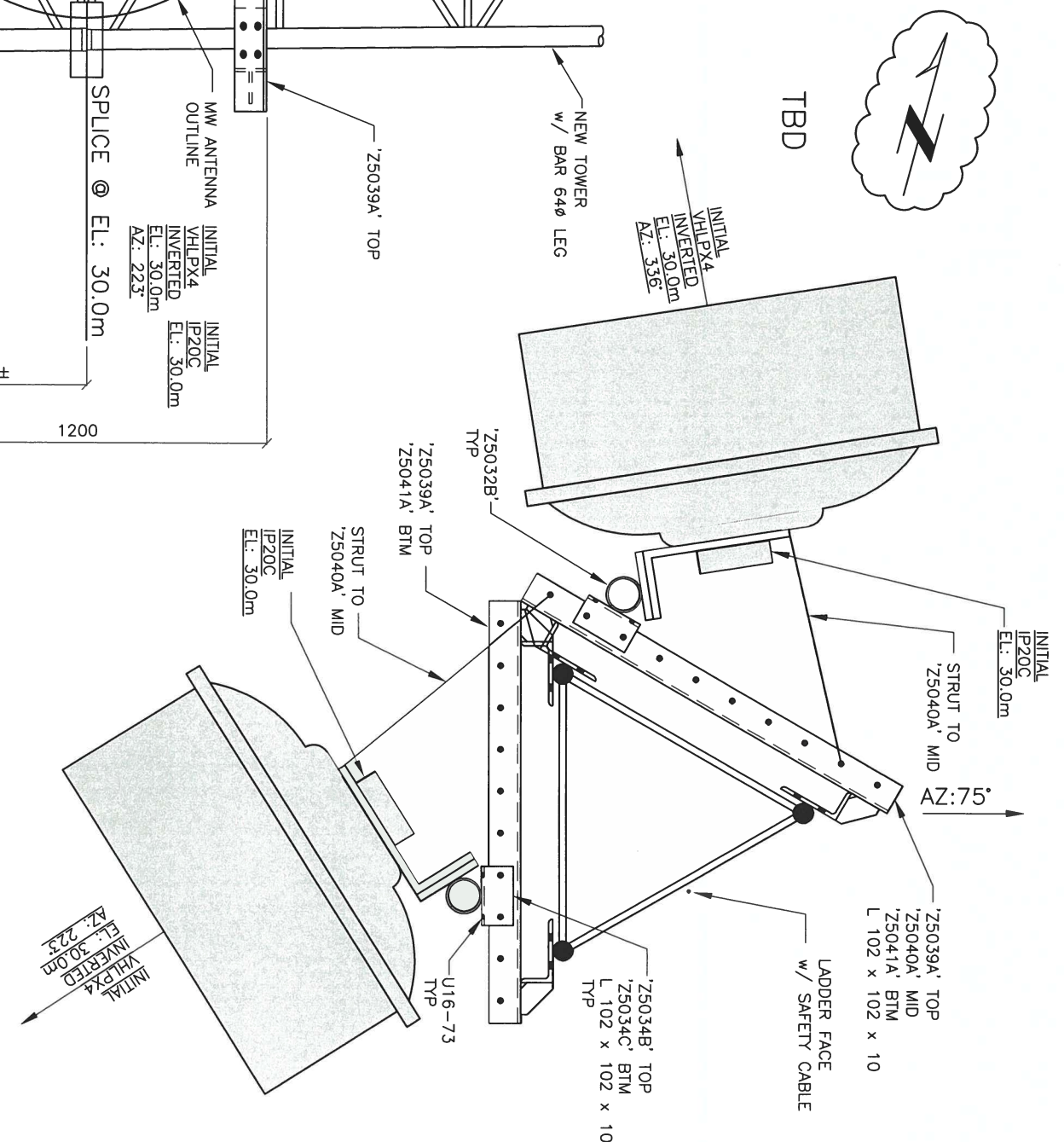
WTC CODE: DWN: MK CHK: RD

JOB No:60-03109 DWG No: A06-2

ELEVATION VIEW



PLAN VIEW



TBD

INITIAL VHL PX4
INVERTED
EL.: 30.0m
AZ.: 336°

- FIELD BOLTS:
- 8 - 5/8"Ø A325 BOLT x 2"
 - 8 - U16-114 - 5/8"Ø U-BOLT w/ 2N, 2FW, 2LW x 5 1/4" c/c
 - 20 - U16-73 - 5/8"Ø U-BOLT w/ 2N, 2FW, 2LW x 3 9/16" c/c

NOTES

1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.



ENG RECORD No:60-03109 App'D: TK



REV	DESCRIPTION	DWN	CHK	DATE
1				
2				
3				
4				
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MW ANTENNA INSTALLATION @ 30.0m

XPLORNET

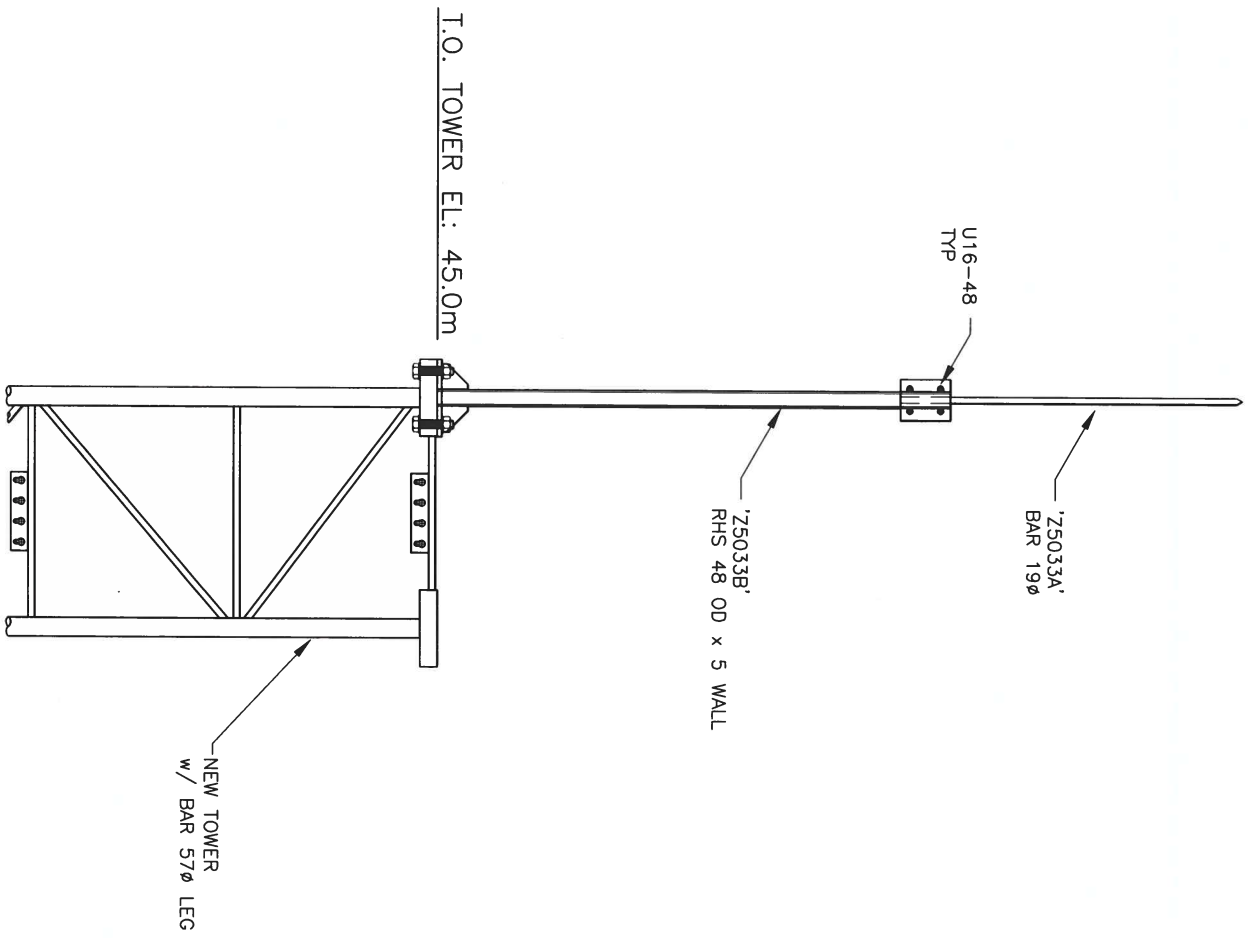
45.0m HDSS TOWER

ROSSENDALE, NS

SITE CODE: NS0379 DATE: 07-07-20

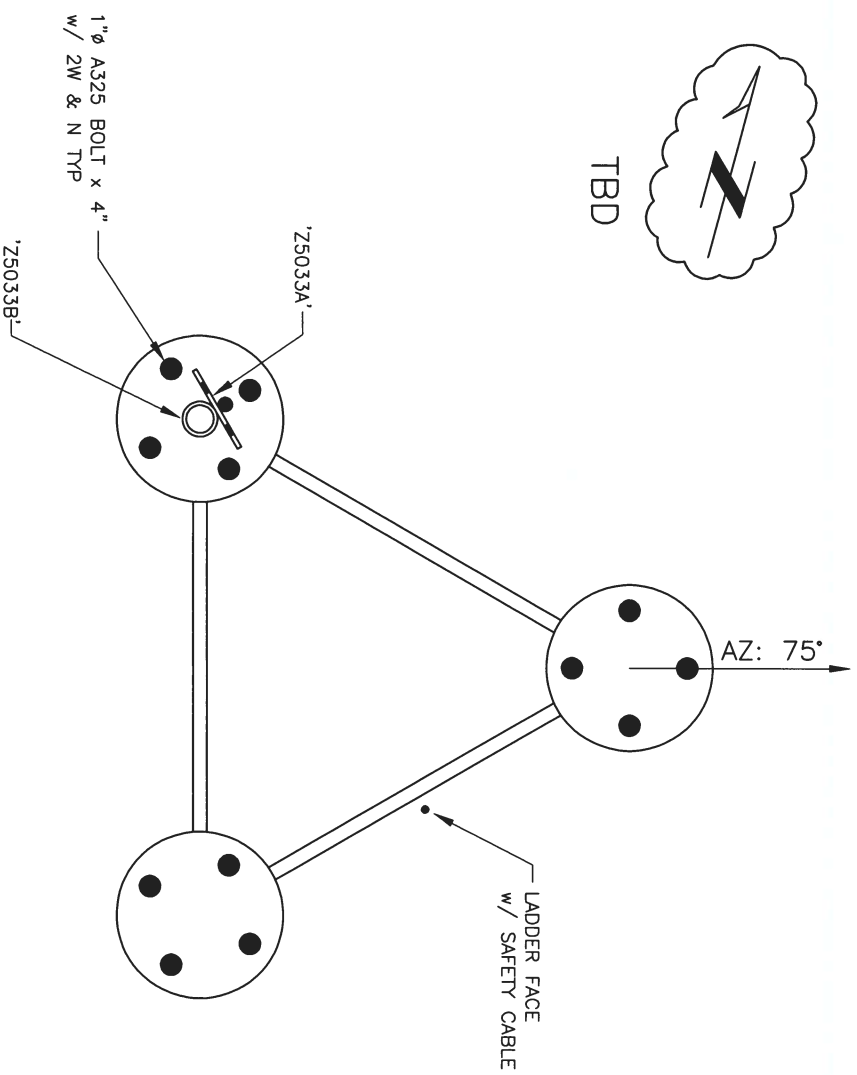
WTC CODE: DWN: MK CHK:

JOB No:60-03109 DWG No: A06-3



ELEVATION VIEW

ANTENNAS OMITTED FOR CLARITY
SEE DWG A06-1 FOR DETAILS



PLAN VIEW

FIELD BOLTS:
2- U16-48 - 5/8" U-BOLT ASSEMBLY w/ 2N, 2LW, 2FW x 2 5/8" c/c
4 - 1" Ø A325 BOLT w/ N & 2FW x 4"

NOTES
1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.



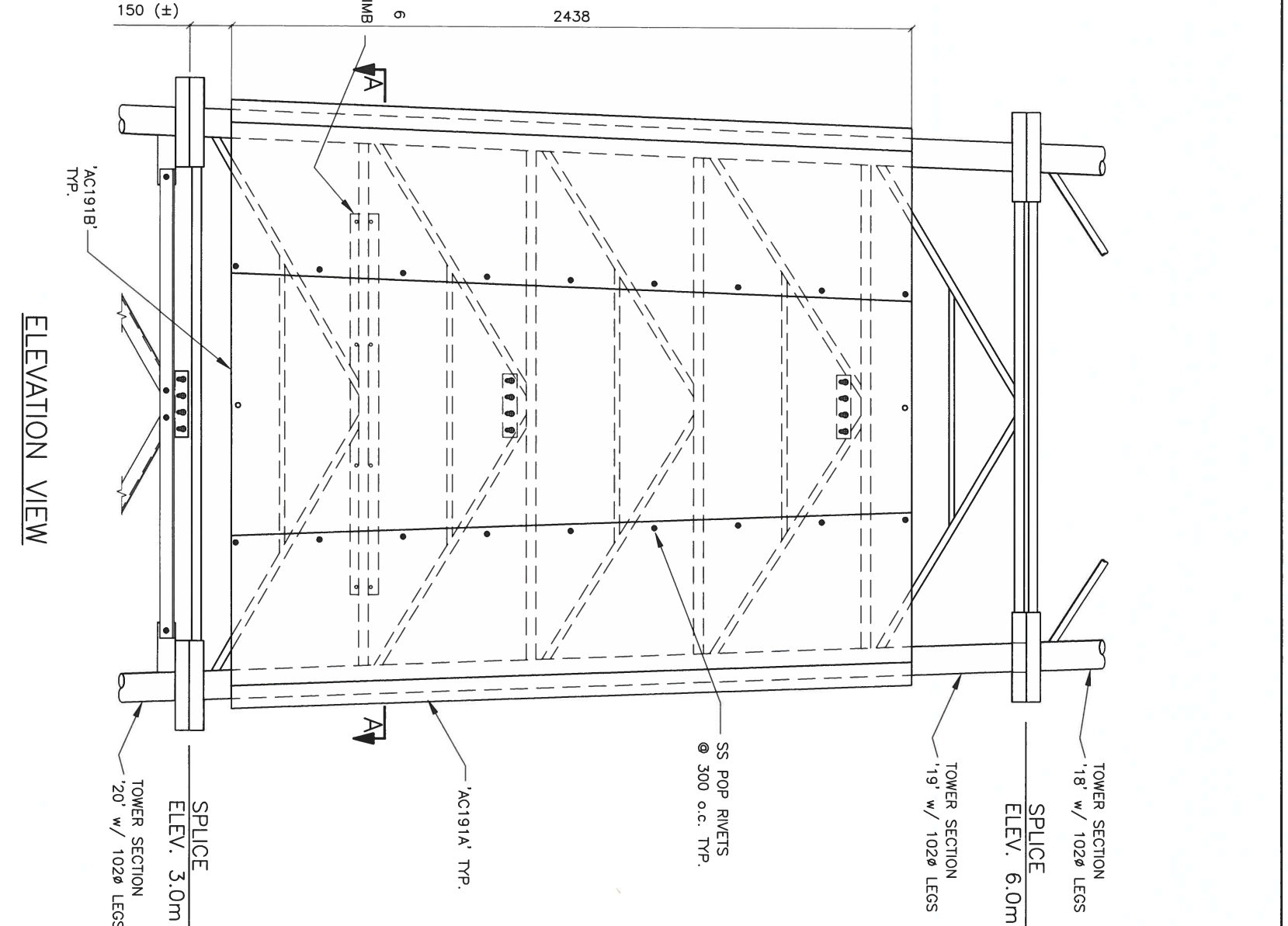
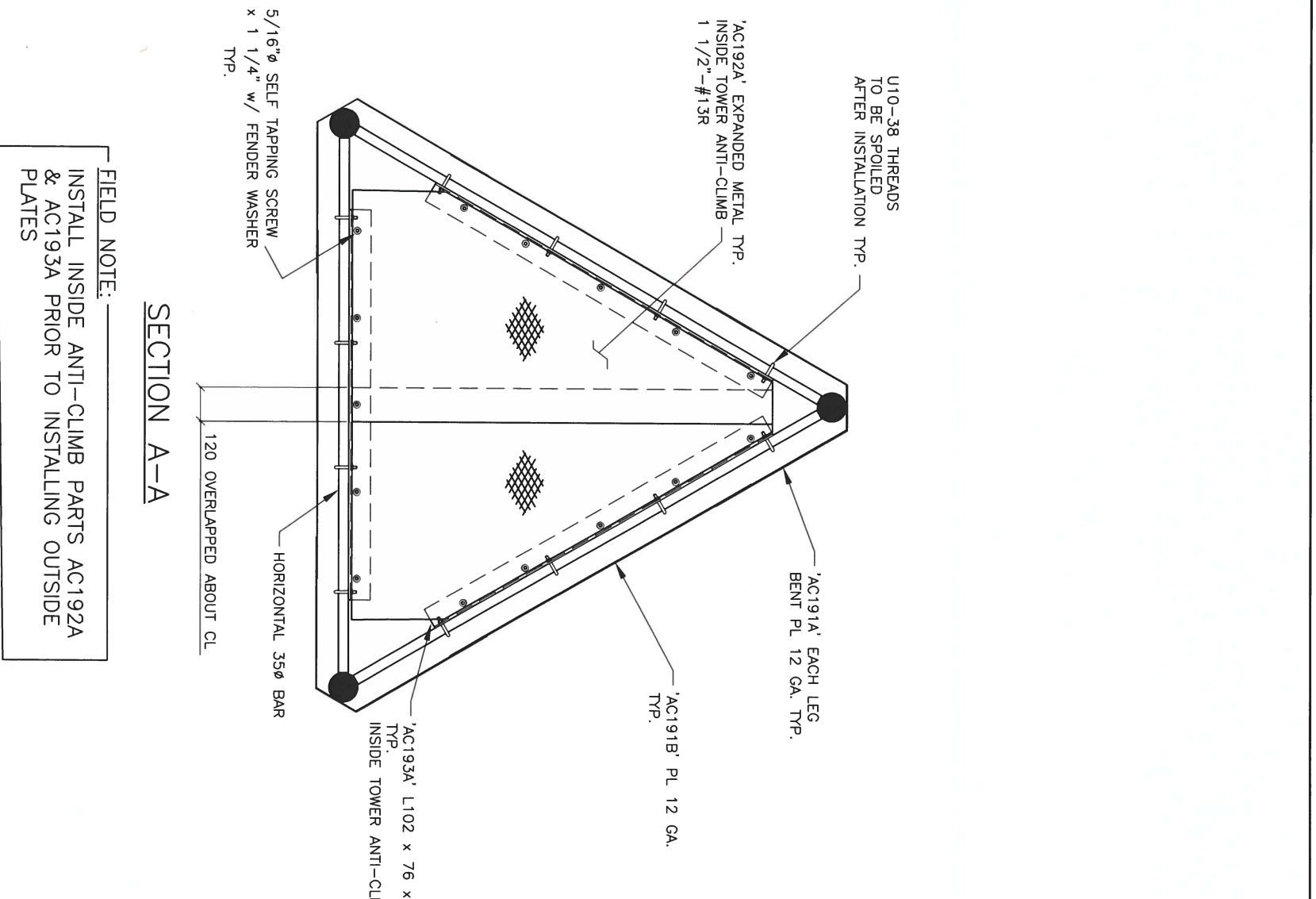
ENG RECORD No:60-03109 App'D: *TL*



REV	DESCRIPTION	DWN	DATE
1			
2			
3			
4			
5			



LIGHTNING ROD INSTALLATION
XPLOARNET
45.0m HDSS TOWER
ROSSENDALE, NS
SITE CODE: NS0379 DATE: 07-07-20
WTC CODE: DWN: MK CHK: RD
JOB No:60-03109 DWG No: A06-4



FIELD NOTE:
 INSTALL INSIDE ANTI-CLIMB PARTS AC192A & AC193A PRIOR TO INSTALLING OUTSIDE PLATES

FIELD BOLTS:
 54- SSD54SSBS POP RIVETS
 15- 5/16"Ø SELF TAPPING SCREW x 1 1/4" w/ FENDER WASHERS
 12 - U10-38 3/8"Ø U-BOLT x 2" c/c

NOTES
 1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.
 2. APPLY 2 COATS 'ZINC RICH' PAINT AS PER 'ASTM A780' TO ALL FIELD DRILLED HOLES & CUTS.



ENG RECORD No:60-03109 APP'D: *TR*



REV	DESCRIPTION	DWN	CHK	DATE
1				
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3				
4				
5				

WESTOWER COMMUNICATIONS LTD

ANTI-CLIMB INSTALLATION

XPLOARNET

45.0m HDSS TOWER

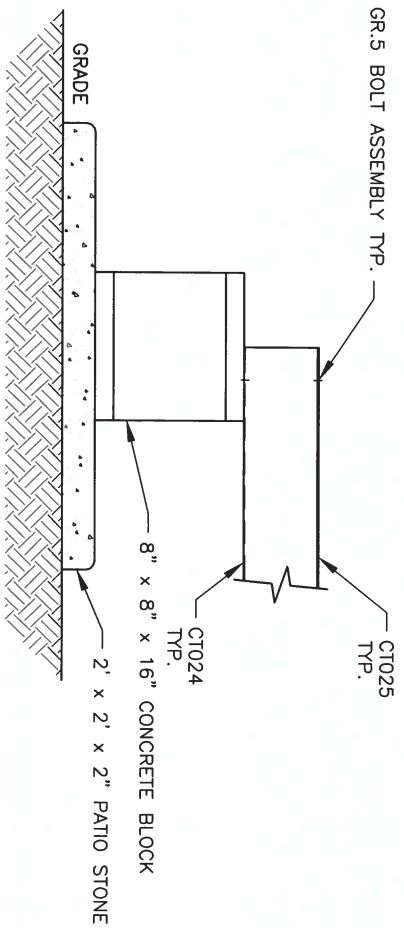
ROSSEDALE, NS

SITE CODE: NS0379 DATE: 07-03-20

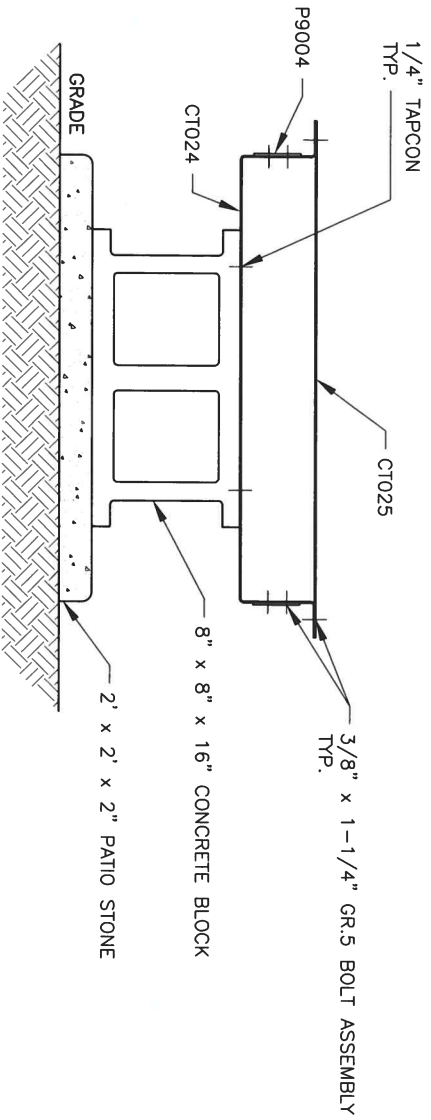
WTC CODE: DWN: MA CHK: RD

JOB No:60-03109 DWG No: A06-5

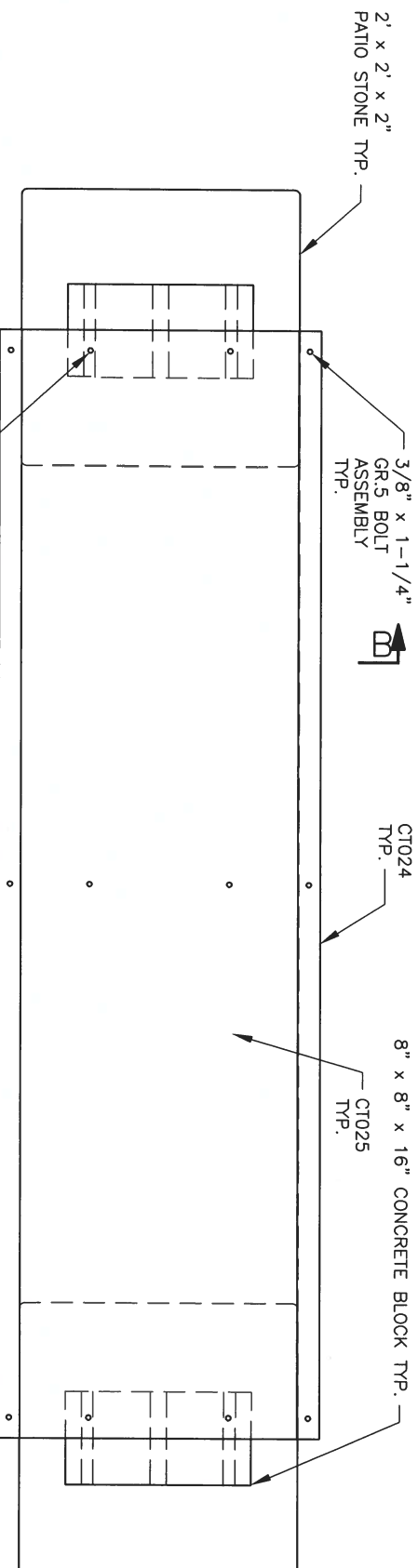
3/8" x 1-1/4" GR.5 BOLT ASSEMBLY TYP.



VIEW A-A



SECTION B-B



TYPICAL CABLE TRAY ASSEMBLY

FABRICATED PARTS					
QTY	PART NO.	REV	DESCRIPTION	UNIT	SUBTOTAL
ONE	CT024	0	16 GAUGE SHEET METAL x 900 VABLE TRAY	22.4	22.4
ONE	CT025	0	16 GAUGE SHEET METAL x 705 LID	21.0	21.0
TOTAL WEIGHT kg					43.4

HARDWARE	
QTY	DESCRIPTION
8	3/8" X 1-1/4" GR.5 BOLT ASSEMBLY
4	1/4" x 1-1/4" TAPCON
2	24" x 24" x 2" PATIO STONE
2	8" x 8" x 16" CONCRETE BLOCK

NOTES

1. SEE DRAWING 'A00-2' FOR GENERAL NOTES.
2. APPLY (2) LIBERAL COATS OF ZINC RICH PAINT TO ALL FIELD DRILLED AND CUT EDGES.



ENG RECORD No:60-03109

APP'D: *TA*



REV	DESCRIPTION	DWN	CHK	DATE
1				
2				
3				
4				
5				



ANTI-CLIMB INSTALLATION
 XPLOARNET
 45.0m HDSS TOWER
 ROSSEDALE, NS
 SITE CODE: NS0379 DATE: 07-07-20
 WTC CODE: DWN: NF CHK: MK
 JOB No:60-03109 DWG No: A07-1

ON7764A - Blenheim Road, Princeton, ON



43.198120°, -80.490728°



This rendering of the proposed Telecommunications Facility is intended for illustration purposes only. The facility and compound are depicted as accurately as possible including tower type, size, colour, and fencing. The actual facility may vary from this representation.

SITE PHOTOGRAPHS

Canning_ON7764_14741
PHOTOGRAPH # 1

Looking NORTH from site centre



PHOTOGRAPH # 2

Looking EAST from site centre



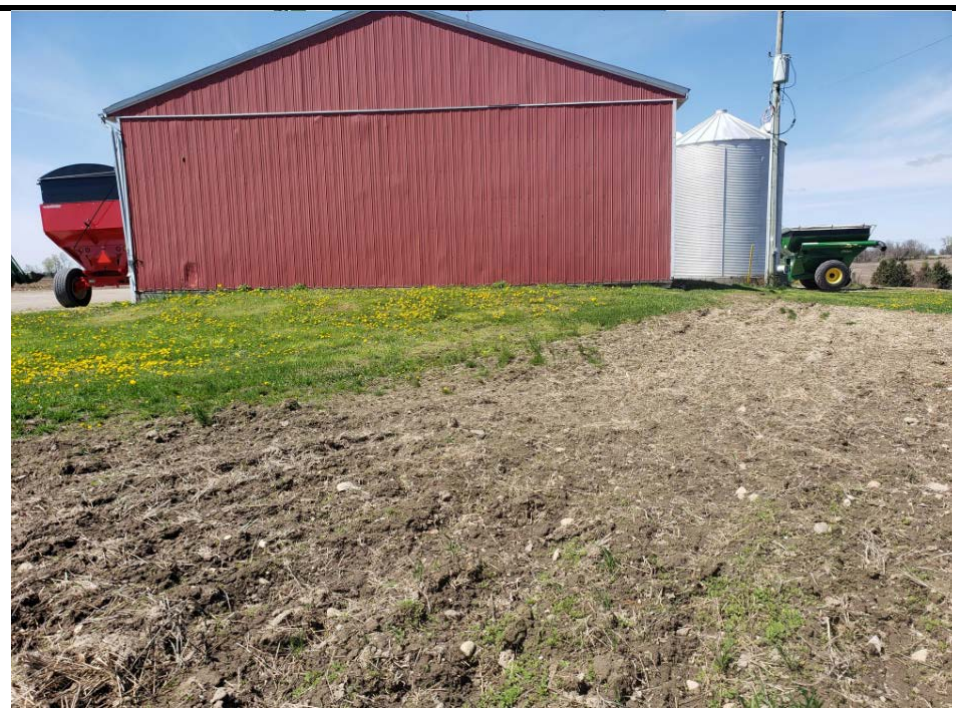
PHOTOGRAPH # 3

Looking SOUTH from site centre



PHOTOGRAPH # 4

Looking WEST from site centre



PHOTOGRAPH # 5

Looking toward site access



PHOTOGRAPH # 6

Looking from site access



PHOTOGRAPH # 7

Looking toward site from closest residence (estimated distance: 380m)



PHOTOGRAPH # 8

Looking toward power source (estimated distance: 25m)



PHOTOGRAPH # 9

Looking at power source close up (identification number: Unknown)



PHOTOGRAPH # 10

Photo sim base photo with height for 45m tower



COMMITTEE OF ADJUSTMENT MINUTES

The Township of Blandford-Blenheim Committee of Adjustment met at 4:49 p.m.

Present: Mayor Peterson, Members Balzer, Banbury, Demarest and Read

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

Others: Dustin Robson, Planner, Oxford County.

Mayor Peterson in the Chair

Minutes

i. April 21, 2021 Meeting of the Committee of Adjustment

Verbal adoption of the Minutes of the Meeting of the Committee of Adjustment.

Moved by – Nancy Demarest

Seconded by – Justin Read

Applications

i. Application for Minor Variance A04-21, Hillenaar Homes Inc.

The Planner presented the report, recommending approval. The applicants were present and spoke in favour of the application. No one spoke for or against the application.

For application A04-21 the decision was signed as approved.

ii. Application for Minor Variance A05-21, 2202401 Ontario Inc.

The Planner presented the report, recommending approval. The applicants were present and spoke in favour of the application. No one spoke for or against the application.

For application A05-21 the decision was signed as approved.

iii. Application for Minor Variance A06-21, Crout / DeGroot

The Planner presented the report, recommending approval. The applicants were present and spoke in favour of the application. No one spoke for or against the application.

For application A06-21 the decision was signed as approved.

The Committee adjourned at 5:04 p.m. and the Open Council meeting resumed.



Growing stronger together

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: A07-21

APPLICATION FOR MINOR VARIANCE

TO: Township of Blandford-Blenheim Committee of Adjustment
MEETING: October 20, 2021
REPORT NUMBER: 2021-321

OWNERS: Karen Davidson
321 Fennel Street, Plattsville, ON N0J 1S0

AGENT: Shawn Sawatzky
1486 Victoria Street North, Kitchener, ON N2B 3E2

VARIANCES REQUESTED:

1. Relief from **Section 13.2, Table 13.2 – Zone Provisions**, to reduce the minimum rear yard depth from 7.5 m (24.6 ft) to 6.7 m (21.9 ft) to facilitate a sunroom addition, and to 5.7 m (18.7 ft), specifically for the associated stairs; and,
2. Relief from **Section 13.2, Table 13.2 – Zone Provisions**, to increase maximum lot coverage from 35% to 51.5% to facilitate a sunroom addition.

LOCATION:

The subject property is described as Part Block 77, Plan 41M141, Parts 5 & 6, Plan 41R5470, in the Township of Blandford-Blenheim. The property is located on the west side of Fennel Street, between Mill Street East and Todd Way, and is municipally known as 321 Fennel Street in Plattsville.

BACKGROUND INFORMATION:

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'C-3'	County of Oxford Settlement Strategy Plan	Serviced Village
Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	Settlement
Schedule 'B-2'	Village of Plattsville Land Use Plan	Medium Density Residential

TOWNSHIP ZONING BY-LAW NO. 1360-2002: Residential Type 3 Zone (R3)

SURROUNDING LAND USES: Predominately low density residential uses with some medium density residential uses. An institutional use (school) is located to the west of the subject lands.

COMMENTS:

(a) Purpose of the Application:

The applicant is requesting relief from the above noted provisions of the Township's Zoning By-law to facilitate the construction of a sunroom addition at the rear of the existing street fronting townhouse dwelling on the subject property, together with stairs to access the addition.

As indicated by the applicant, the proposed relief is required due to the siting of the existing dwelling in relation to the rear property line.

The subject property comprises approximately 343.3 m² (3,717 ft²) and is currently occupied by an existing street fronting townhouse dwelling. The surrounding area is predominately single detached dwellings with some medium density residential uses (townhouses). An institutional use (Plattsville & District Public School) is located to the west of the subject lands.

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

Plate 2, Existing Zoning & Aerial Map, 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 Oxford County Public Works Department, the Township Director of Protective Services, the Township Drainage Superintendent, and Southwestern Public Health had no comments or concerns regarding the proposal.

(c) Public Consultation:

Public Notice was provided to neighbouring property owners as per the Planning Act. 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 Plattsville, which is identified as a 'Serviced Village' according to the Settlement Strategy Plan contained in the County Official Plan. The lands are designated 'Settlement' according to the Township of Blandford-Blenheim Land Use Plan.

Lands within the Serviced Village designation are characterized by a broad range of land uses and activities. Serviced Villages are settlements that are predominantly serviced by centralized municipal services.

Within the village, the subject property is designated as 'Medium Density Residential' which permits a variety of medium density housing forms consisting of converted dwellings, townhouse, and low-rise apartment buildings.

As the proposed relief will facilitate the construction of an addition to an existing street fronting townhouse dwelling that is permitted within the 'Medium Density Residential' designation, Planning staff are satisfied that the proposal maintains the intent and purpose of the Official Plan.

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

The subject property is zoned 'Residential Type 3 Zone (R3)' according to the Township Zoning By-law, which permits street fronting townhouses and accessory buildings/structures.

The 'R3' zone 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 distance is maintained from abutting properties, as well as ensure adequate area is available for landscaping, amenity space, drainage, and access for maintenance purposes.

The 'R3' zone also permits a maximum lot coverage of 35% for all structures. Similar to the rear yard setback, the intent of limiting the lot coverage is to ensure that the lot is not overdeveloped and that there is sufficient amenity space, landscaping, and space for parking.

In staff's opinion, should the variances be approved, it would appear that sufficient space will continue to be available for landscaping, amenity space, and drainage in the rear yard. In addition, sufficient area will still be available at the rear of the proposed addition to conduct normal property maintenance, and for access purposes.

The proposed addition will be located at the rear of the existing dwelling, and will abut an institutional lot that contains a school rather than residential dwellings. The location of the proposed sunroom addition would maintain an interior side yard width of 2.4 m (7.8 ft) to the north lot line and a width of 2.1 m (6.9 ft) to the south lot line. The associated steps would maintain a width of 1.3 m (4.5 ft) to the north lot line while the associated landing will maintain a width of 0.8 m (2.7 ft) to the north lot line.

The 'R3 zone' permits maximum permitted lot coverage of 35%, however, staff note that the current lot coverage is 46.8%. Available records do not indicate that a variance or zoning amendment was approved previously to allow for the increased lot coverage, however, it appears that the entire townhouse block, of which the subject lands are included, exceed the coverage requirements of the current Zoning By-law as well as the By-law that was in place when the townhouses were constructed in 1995 (according to assessment data).

While the whole of the townhouse block appears to exceed the lot coverage provisions of the Township's Zoning By-law, staff are of the opinion that this situation appears to have existed for over 25 years and that the units appear to have achieved a measure of compatibility with surrounding development. Staff are further of the opinion that the applicant's request to increase the lot coverage and reduce the minimum required rear yard depth to 6.7 m (21.9 ft) for the proposed sunroom addition and 5.7 m (18.7 ft) for the associated stairs (as it applies to this individual unit) is in keeping with the intent and purpose of the Zoning By-law.

(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 and increased lot coverage is not anticipated to impact the ability of the property to provide adequate 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 street facing townhouse dwelling and will abut a property that does not contain residential development to the west, 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.

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 A07-21, submitted by Karen Davidson, for lands described as Part Block 77, Plan 41M141, Parts 5 & 6, Plan 41R5470, in the Township of Blandford-Blenheim, as it relates to:

1. Relief from **Section 13.2, Table 13.2 – Zone Provisions**, to reduce the minimum rear yard depth from 7.5 m (24.6 ft) to 6.7 m (21.9 ft) to facilitate a sunroom addition, and to 5.7 m (18.7 ft), specifically for the associated stairs; and,
2. Relief from **Section 13.2, Table 13.2 – Zone Provisions**, to increase maximum lot coverage from 35% to 51.5% to facilitate a sunroom addition.

As the variances requested is deemed to be:

- (i) minor variances 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*

Dustin Robson, MCIP, RPP
Development Planner

Approved by: *original signed by*

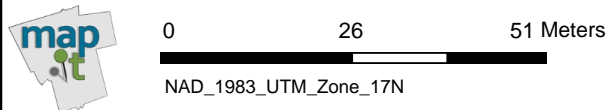
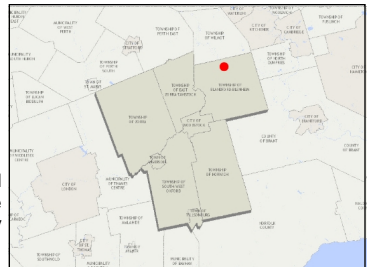
Gordon K. Hough, RPP
Director



Legend

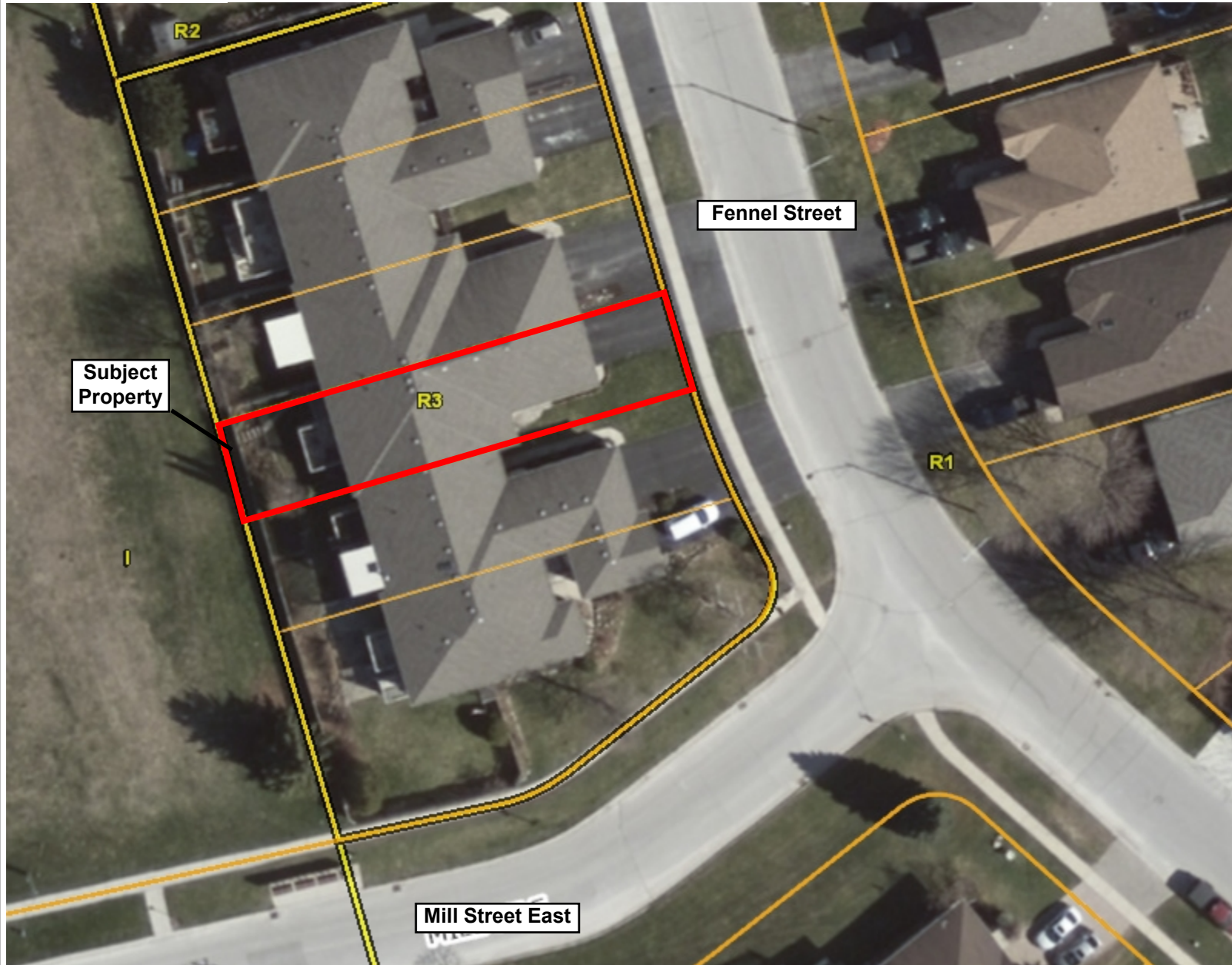
- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



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

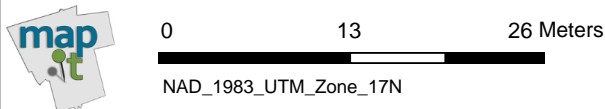
September 20, 2021



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)

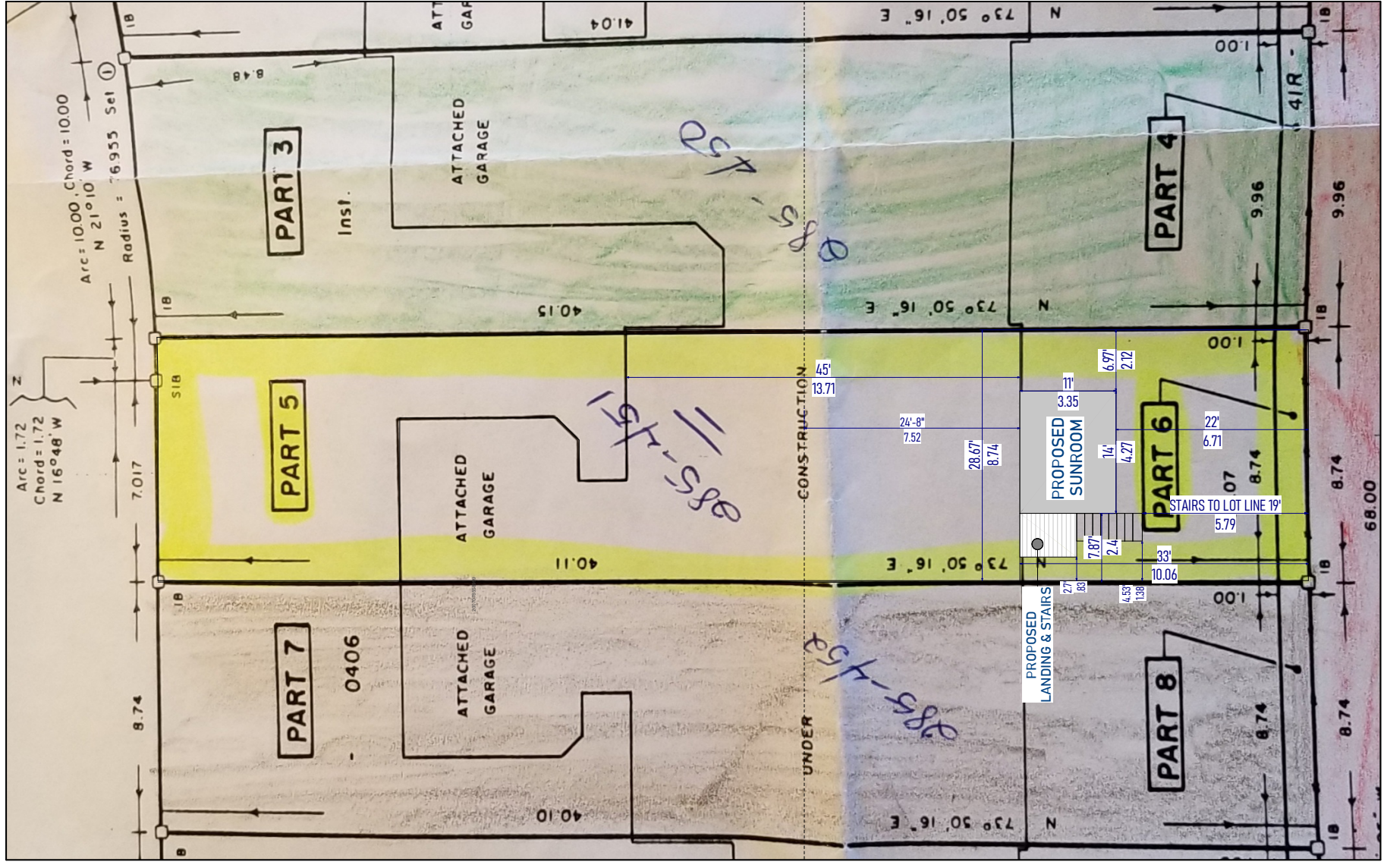
Notes



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 21, 2021

SITE PLAN DATA	
LOT AREA.....	3717ft ²
GFA.....EXISTING.....	1742ft ²
PROPOSED.....	154 ²
TOTAL.....	1896ft ²
GFA/LOT AREA RATIO.....	51%



SCALE: 1=200



CONTRACTOR:
 SUNSPACE BY TROPICAL
 SUNROOMS INC.
 1486 VICTORIA ST. N
 KITCHENER, ONT. N2B 3E2

OWNER:
 KAREN DAVIDSON
 321 FENNEL ST.
 PLATTSVILLE, ONT.
 N0J1S0 519-684-6734

1

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE
 REVIEWED AND TAKE RESPONSIBILITY FOR
 THIS DESIGN AND I HAVE MET THE
 REQUIREMENTS AND QUALIFICATIONS AS
 SET OUT IN THE ONTARIO BUILDING CODE.
 BCIN: 28441

DRAW
 N BY:
 SMS



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To: Members of Council **From:** John Scherer, CBO/
Manager of Building
Services

Reviewed By: Rodger Mordue, CAO/Clerk **Date:** October 6, 2021

Subject: Monthly Report to Council **Council Meeting Date:** October 20, 2021

Report #: CBO-21-11

Recommendation:

That Report CBO – 21 - 11 be received as information.

Background:

To provide Council with an update, regarding the monthly Building activities for the period ending September 30, 2021.

Building Updates:

1. Various other day to day responsibilities regarding Building Services, Property Standards & Zoning.

Legislative Updates:

- Two regulatory proposals presented. The first regarding 'tiny homes', and the second is regarding remote inspections (alternative to physically attending the construction site). If approved, the BCA would be amended to include these provisions for January 1, 2022.

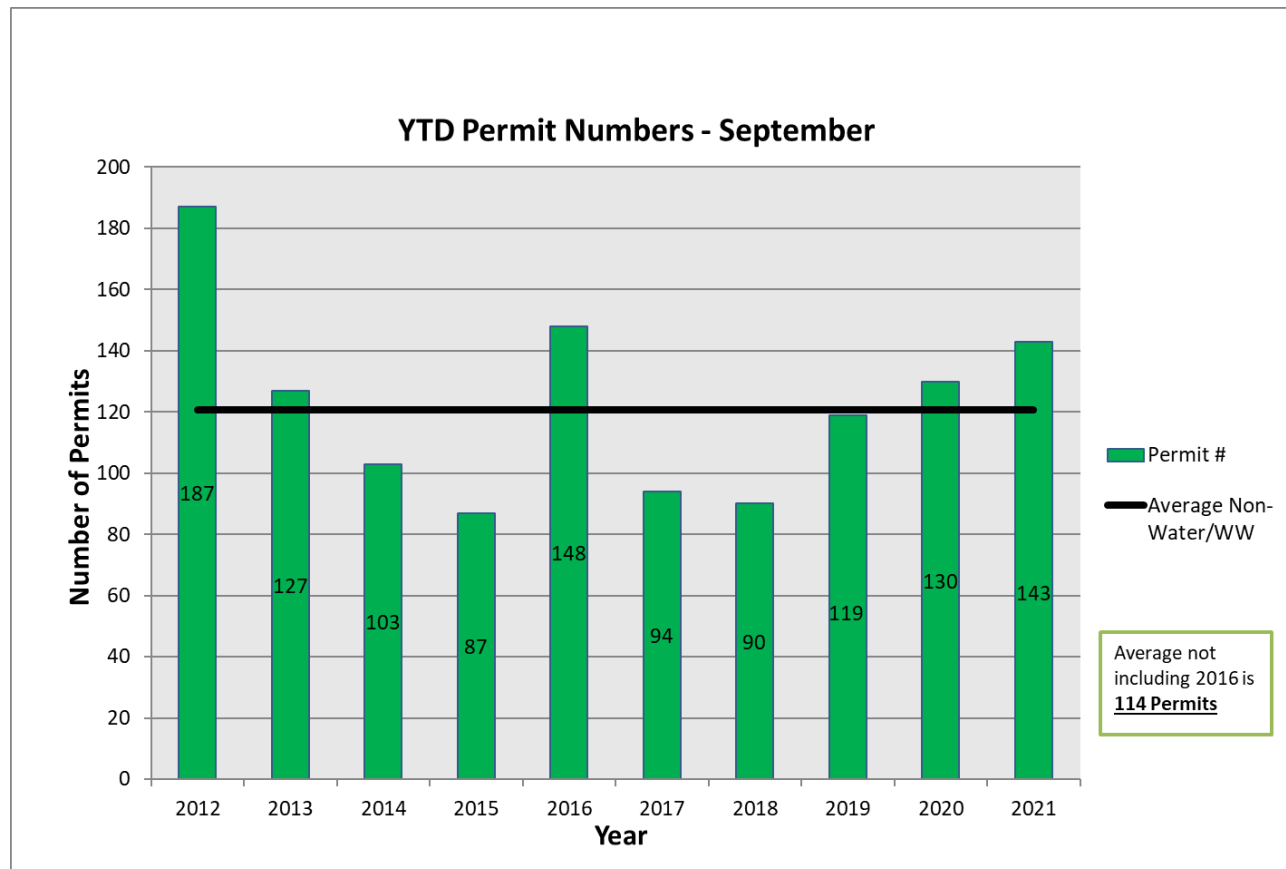
Property Standards/By-Law Updates:

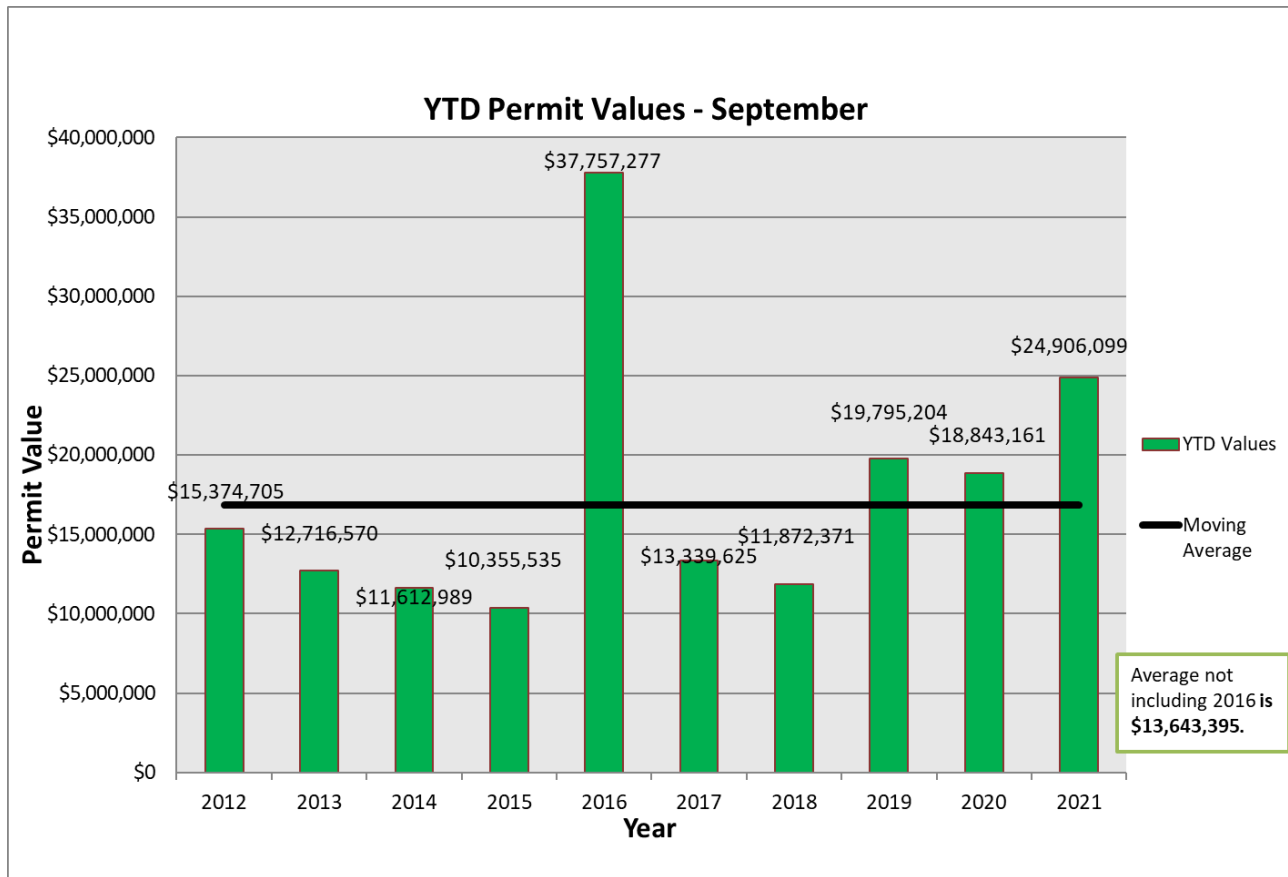
OPEN PROPERTY STANDARDS ISSUES			
Ref Number	Area	Type	Notes
October 2020			
PS2020-11	Wolverton	Clean Yard	File Received. Sent to MEU. Back with Twp Staff
Mrach 2021			
Updated PS2020-02 with additional Order to Comply & Stop Work Order. - Awaiting Court Hearing - Nov 15/21			
May 2021			
PS2021-06	Plattsville	Trailer Parking	No Action - Updating ZBL
July 2021			
PS2021-10	Rural	Zoning Issue	In Progress. Working with owners
August 2021			
PS2021-11	Zoning	Rural	Illegal Second Unit - Working with Owners.
September 2021			
PS2021-12	Zoning	Trailer Parking	No Action - Updating ZBL
PS2021-13	Plattsville	Property Standards - Tree	File Received

Monthly Permit Activity

	# Permits	Const. Value	Permit Fees
September 2021	13	\$ 1,085,776.80	\$ 7,065.40
Year to Date - September 30, 2021	143	\$24,906,098.80	\$169,344.52

Building Description	Permit Value	Permit Fee
Pool	\$ 70,000.00	\$ 200.00
Building Farm Equipment Shed	\$ 125,000.00	\$ 1,930.00
Agricultural Storage Building	\$ 150,000.00	\$ 1,050.00
Equipment storage shed	\$ 50,000.00	\$ 674.20
Septic system	\$ 20,000.00	\$ 550.00
30' x 75' tent	\$ 2,000.00	\$ 100.00
Septic Tank Replacement	\$ 8,000.00	\$ 200.00
New bunker manure storage 40'x50'	\$ 45,000.00	\$ 750.00
Sign - Temp	\$ 2,000.00	\$ 250.00
Semi detached dwelling	\$ 265,000.00	Waived By Council
Semi detached dwelling	\$ 265,000.00	Waived By Council
Erect engineered steel building for farm storage	\$ 40,000.00	\$ 463.20
Garage	\$ 43,776.80	\$ 898.00
TOTALS	\$1,085,776.80	\$ 7,065.40





Respectfully submitted by:

John Scherer
Manager Building Services/CBO



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Harmer Drainage Superintendent
Reviewed By:	Rodger Mordue	Date:	October 14, 2021
Subject:	Section 78 Appointment of Engineer	Council Meeting Date:	October 20, 2021
Report #:	DS-21-16		

Recommendation:

That Report DS-21-16 be received as Information; and,

Whereas the Grand River Conservation Authority have not registered any concerns for the appointment of an Engineer under Section 78 of the Drainage Act for the Princeton Drain Branch B

Be It resolved that Council appoints K Smart & Associates Ltd., 85 McIntyre Dr. Kitchener, Ont. N2R 1H6, to prepare a new drainage report as per Section 78 of the Drainage Act

Also that the Engineer incorporate this report with the Princeton Drain (2017) report

Background:

The original drain was constructed in 1971

After reviewing the proposed upgrade to the existing drainage system in Princeton, It is the option of the appointed Engineer K Smart that the existing Branch B of the Princeton Drainage Works is not within the allowable work that was described in the sign petitions by the County and Township Road departments

The GRCA have been notified of council intention to proceed with the appointment of an Engineer under Section 78 of the Drainage Act for the Princeton Drain, that was accepted at the October 6 2021 council meeting.

Analysis/Discussion:

Therefore, in accordance with Section 78 of the Drainage Act Council may appoint an Engineer to prepare a report in accordance with Section 78 and Section 8 of the Act

Financial Considerations:

The cost of all municipal drain are assessed to effected landowner in the area of the drainage works.

This drain may affect the Township Road department

Attachments:

Map of area that requires drainage improvements

Respectfully submitted by:

Jim Harmer

Jim Harmer Drainage Superintendent



princeton branch
B.pdf



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Denise Krug Director of Finance
Reviewed By:	Rodger Mordue	Date:	October 8, 2021
Subject:	Toyota Assessment Appeals	Council Meeting Date:	October 20, 2021
Report #:	TR-21-11		

Recommendation:

That Report TR-21-11 be received as information;

And further that Council authorize the payment to the City of Woodstock to be taken from the Tax Assessment Appeal Reserve in the amount of \$541,967, and the balance to come from the Working Capital Reserve, \$1,138,564.

Background:

In 2005, the Township of Blandford-Blenheim entered into a Compensation Agreement with the City of Woodstock for the transfer of land, to facilitate Toyota Motor Manufacturing Canada Inc. (TMMC) locating their facility there.

In 2009, the TMMC facility was built and the Township saw a great increase in the revenues collected from the properties transferred to the City of Woodstock.

TMMC appealed their assessment for the years 2009-2011 and it was settled in 2011, with parties agreeing to a valuation for the property of \$119,000,000 as of January 1, 2008.

The next valuation, as of January 1, 2012 was returned by MPAC at \$173,862,000, phased in over the taxation years of 2013-2016. The most recent valuation, as of January 1, 2016 was returned at \$222,433,000. This amount was phased in 2017-2020 and remained in place for 2021 as the reassessment was postponed due to COVID.

Analysis/Discussion:

The 2012 & 2016 assessments have been under appeal for years, and only recently has the City of Woodstock, their consultants, MPAC and TMMC agreed to a resolution. The final

valuations agreed upon by all parties are \$145,000,000 as of January 1, 2012 and \$169,000 as of January 1, 2016.

The chart below indicates the revenues the Township received from the City of Woodstock based on the original returned TMMC assessments and the amounts that need to be paid back to the City based on the new agreed upon assessments.

	Amount Rec'd from City of Woodstock	Amount to be Paid back	Net Amount Received
2013-2016	\$ 3,237,027	\$ 399,675	\$ 2,837,352
2017-2020	\$ 4,525,968	\$ 977,288	\$ 3,548,680
2021	\$ 1,244,239	\$ 303,568	\$ 940,671
Total	\$ 9,007,233	\$ 1,680,531	\$ 7,326,702

The Township has been contributing to an Assessment Appeal Reserve since 2014 and it currently has a balance of \$541,967. The Township has also been contributing to a Working Capital Reserve since 2016 with the expectation of using these funds for future capital projects. This reserve currently has a balance in excess of \$1.4M and it is proposed that the balance owing to the City of Woodstock come from this reserve.

Financial Considerations:

The recommendation will have no direct impact on the 2021 approved budget amounts; however, use of the Working Capital Reserve funds will have an impact on scheduling of capital projects in the 10 Year Capital Plan.

Attachments:

None

Respectfully submitted by:

Denise Krug
Director of Finance/Treasurer



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Denise Krug Director of Finance
Reviewed By:	Rodger Mordue	Date:	October 14, 2021
Subject:	2022 Budget Survey Results	Council Meeting Date:	October 20, 2021
Report #:	TR-21-12		

Recommendation:

That Report TR-21-12 and the 2022 Budget Survey Responses be received as information.

Background:

The Township participated in the County wide Budget Consultation Online Survey which began June 9th and ran through to the end of August. It was promoted through the Township and County websites, our Facebook page, local media and tax bill inserts.

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

The budget schedule was approved September 15th, providing the public an opportunity to prepare and attend if they wish to participate further in the process. They will be required to follow the delegation process established under the procedural bylaw, providing the required request to the Municipal Clerk.

Analysis/Discussion:

There were 596 survey responses in total, 52 from the Township of Blandford-Blenheim (highest of all rural municipalities).

The survey illustrated how property taxes were spent in 2021 and asked respondents to indicate whether the same services should be enhanced, maintained or reduced in the upcoming year. Respondents were asked to identify their top four priorities in their community. They were also asked to rate their overall perception of the value received for their tax dollar and how they would like to be involved in the budget process in the future. All questions

allowed for comments as well as a final question allowing for any comment concerning the 2022 budget.

A highlight of the results can be found below and the full results are attached as Appendix A.

Highlights

The majority of respondents would like to be informed via electronic means, with 57% preferring website updates, 49% social media and 45% email communications.

The top 4 priorities in their community identified by respondents were; Information – High Speed Internet, Active Living – Parks & Trails, followed by Economic Development and Downtown Revitalization. Affordable Housing and Infrastructure – Roads & Bridges tied for a close fifth place priority.

When asked if service levels should be enhanced, maintained or reduced, the majority of survey respondents indicated that they **would like service levels to be at least maintained in every category.**

69% of respondents feel that overall value for their tax dollars is fair to good, 20% poor and 11% were not sure or needed to know more before deciding.

Financial Considerations:

There is no direct financial impact to the current budget; however, survey results referenced in the report will be considered in determining the 2022 budget and tax levy.

Attachments:

Appendix A – 2022 Budget Survey Responses

Respectfully submitted by:

Denise Krug
Director of Finance/Treasurer

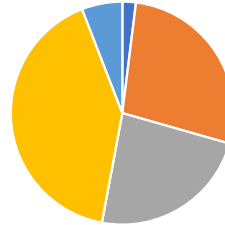
2022 Budget Survey Responses - Township of Blandford-Blenheim

How many years have you lived in the Township?



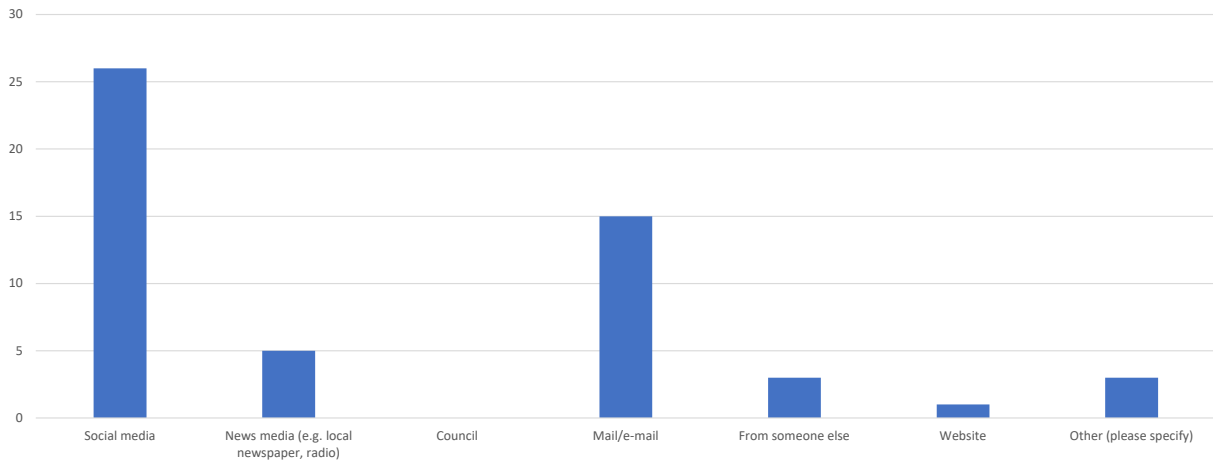
■ Less than 1 year
 ■ 2-5 years
 ■ 6-10 years
 ■ 11-20
 ■ More than 20 years

What age category are you in?

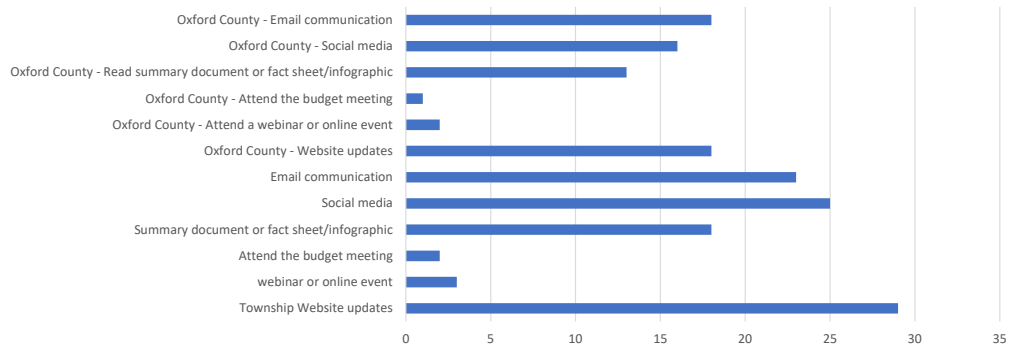


■ 15-24 ■ 25-34 ■ 35-44 ■ 45-64 ■ 65+

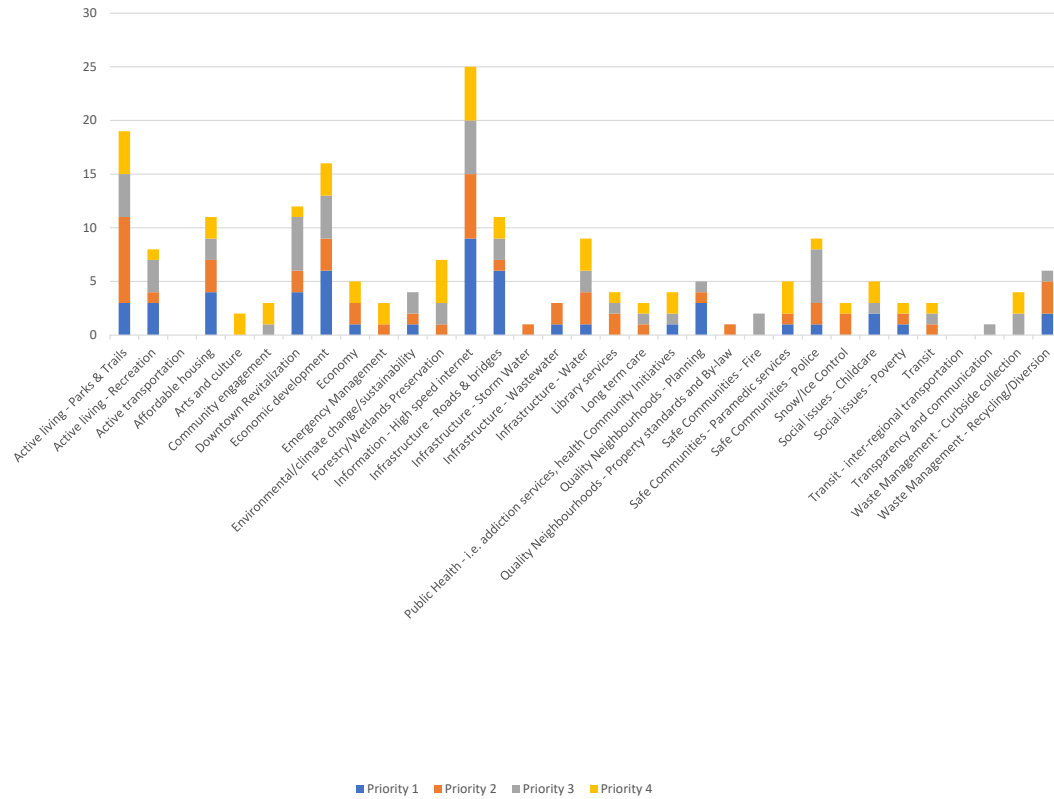
How did you hear about the survey?



How would you like to be informed?



What are the top priorities in your community right now?

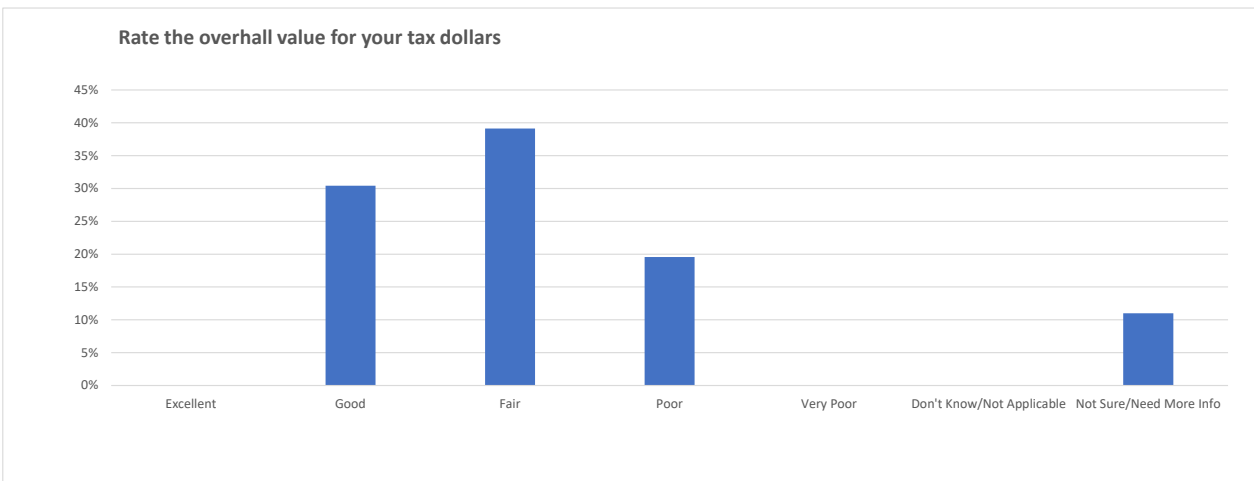
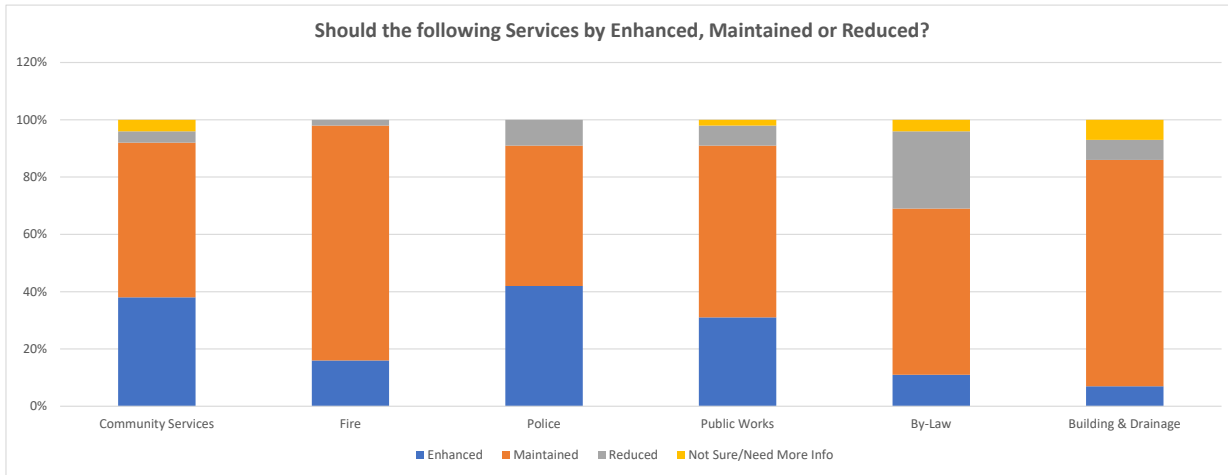


Thinking about the most recent programs or services you accessed or used in the past year, how satisfied were you with:

Answer Options	Very Satisfied	Somewhat Satisfied	Not Very Satisfied	Not Satisfied At All	Don't Know / No Recent Experience
Overall Quality of Program or Service	10%	47%	12%	8%	22%
Getting What you needed	14%	37%	14%	8%	27%
Accessibility of the Program/Service	8%	35%	16%	8%	31%
Amount of time it took to get the Program/Service	12%	20%	14%	18%	33%

Thinking about your recent contact(s) with municipal services, please indicate the extent to which you agree with the following statements:

Answer Options	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree	Don't Know / No Recent Experience
I found the information I was searching for	10%	27%	22%	4%	6%	31%
Staff are courteous, helpful & knowledgeable	22%	22%	10%	10%	4%	31%
I received my information in a timely manner	18%	31%	6%	4%	8%	31%
Staff are easy to get a hold of when I need them	18%	29%	6%	8%	6%	33%



Comments:

Community Services

I would like Chesney trail maintained better.
 Branford Blenheim really doesn't have great parks or trails. Plattsville needs a maintained hiking space, a lot of community members have dogs and would use these spaces.
 Need trails in Drumbo
 There is little opportunity for safe running or biking local to Plattsville with most local roads having little to no shoulder. Plattsville Tennis courts removed seemingly with out a replacement plan. Skate park beside childrens playground in Plattsville causing issues with local teens being vulgar and playing vulgar music.
 The Plattsville Arena and staff are amazing, would be nice to see funding for the hockey/skate club and other local organizations, the costs are high, making it hard for everyone to be able to join in the programs. or charge out of towners more?
 This is my favorite thing about Princeton - very nice for a small town.
 Even though I have lived here for 12 years I am unfamiliar with all of these facilities. More trails for walking and cycling for sure. Other than that I am not sure.
 In reading the B-B 2021 budget information online it indicated salaries of over \$170,000 just for the Plattsville arena. How many employees? How many full time? How many part time? Seems to be a high number Drumbo Park is a nice facility. Splash pad is a great addition. Might be nice to see the playground area expanded a little.
 I would happily pay more to see more recreational infrastructure, even though I don't currently use it (live on a rural road and need to drive to get to recreation).
 Village residents need more and safe places to gather outside in all seasons.
 The local sporting clubs pay for maintenance also and should be reflective in our taxes.
 As far as we can find out NO recreational trails in Oxford County are permitted to be used for horseback riding.

Fire

seems to me we have a great training program in place, since we have such great people on our department
 Funds should be specifically allocated to training activities.
 Thank goodness for volunteers in the hamlets.
 Services are good. Department should be maintained or grow as the communities grow
 Very grateful for our volunteer firefighters!
 We think the volunteer fire services do as good a job as you could expect.

Police

The response time is so long and police often aren't here until after the incidents. In Plattsville we've had a few car break ins and when people call saying that the person is still around, it takes so long for an office to respond that the people get away easily.

Have more proactive patrol

Better presence in Drumbo with all the robberies and theft

There are vehicle break-ins in Drumbo on a monthly basis. We've had multiple armed robberies this year alone. I've never seen a police officer patrolling in Drumbo except in response to an incident that's already occurred. When I've contacted our local OPP, I'm not patched through to the Drumbo location; are there actually any officers stationed in Drumbo?

There are many break ins in Plattsville but I don't recall every seeing the police in town, seems like the sole function of local police is to set up speed traps in low residential areas.

need more around our area, too much trouble happening

Especially traffic stops in the country areas! Extra hazards here re ATVs and huge farm vehicles (manure tanks) at high speeds on roads.

Rarely ever see OPP in the community. Perhaps once a year patrolling the area during the day. Some night time patrols would be a good idea given the vehicle break ins and thefts occur at night.

Better training - mental health professionals - social workers - get rid of the bad apples. You know who they are.

Dollars spent on policing should and could be redirected to social services. We are not currently getting value for money in a militarized response to (largely) social issues/property crimes driven by poverty and desperation.

The number of thefts and car breaks ins are unacceptable for this area and we need more police presence at night.

Public Works

Stop tearing up perfectly good roads and replacing them with shittier ones, pave township road 9.

Our snow removal services are a joke. Most times our sidewalks don't get cleared for 48-72 hours after a snowfall. If this doesn't improve, then our tax dollars shouldn't be paying for that.

The town of bright has almost every road or sidewalk that needs to be fixed- PLEASE ADD SIDEWALKS/URBANIZATION... people drive 100km hr coming into town from an 80km zone and don't slow down. There's also no side walks either for people walking with dogs or children.

Having the township maintain sidewalks in the winter is great, please don't consider removing that service.

Repair bridges that have been out of service for over a year.

Sidewalk plow in Drumbo is a waste of money. All it does is tear up everyone's lawns. Unnecessary service.

When driving on roads in other counties, most side roads are paved (tar & gravel) why hasn't Oxford County/Blandford Blenheim done this over the years?

Especially on the highly travelled sideroads, the potholes are terrible!

Rural roads need more attention and maintenance and the township should consider paving/chipping to avoid ruts and potholes that damage vehicles. There should also be deer fencing put up in high risk areas - this past winter was the worst I experienced in my decade of living in this township.

Good job!

Our road is very poor at times.

Very nice that the township plows sidewalks in winter however the damage caused to residents property and lawns should be repaired without question every spring.

The CN bridge North from Hwy 2 Etonia needs to become a level crossing and that area opened up. It's a main artery for the country. What a waste!

Really appreciate the public works and roads crews, but they seem spread thin. With more funding and attention, roads could be better than "good". Would also like to see more action/advocacy on rail bridges, the condition and closures of which are big inconveniences.

I feel the roads have been maintained well and are in good repair

The Gobles bridge replacement seems to me to have been poorly managed. How can a newly constructed bridge only be good for 2 tonnes?

By-law Enforcement

Bylaw is an egregious waste of money.

By-law needs to do more than just respond to complaints. People are constantly parking on the wrong side of the street and blocking roads. Someone needs to be doing occasional rounds to ticket these cars.

2 complaints a month? Seems expensive for that

Good luck finding by law at 1100 pm. Had noise complaints that couldn't be settled had no recourse to find a solution. Either we have bylaw

enforcement, or no bylaw enforcement, it isn't a part time job, and contacting them needs to be made available not hidden on a website, or during m-f 9-5.

I have heard of by law coming to town a couple times, one winter to ticket parked cars in the way of the plow...this is not enough, we are paying for nothing.

Lots of brush burning in Drumbo with no recourse from bylaw officers.

There is constant damage and garbage left by people at the side of the roads. I'm on Township Rd 9 and we've had our mailbox sliced and sawed off twice.

It's so unfortunate that people don't respect our beautiful countryside and use it as a dumping ground. More police patrol may send a message that unwanted actions will have consequences

May have to be increased as more houses get built and residential density increases.

Could staffing \$ and attention be redirected to pro active education rather than enforcement? Trying to avoid "punishment" and encourage community togetherness and social cohesion.

Building & Drainage

I live in an area that was building for over a decade now. Still not complete, and the city won't assume the road because the builder won't comply. Proper signage and speed limits, as well as Highway Traffic Act enforcement can't be posted/enforced on an unassumed road. The city should have more power to force builders to be accountable since they collect the taxes from those living there.

everyone says the building inspector is horrible to work with...waste of money, we have not rebuilt our deck solely to avoid dealing with the inspector.

As erratic weather patterns become more frequent drainage and water retention projects will get more important. Are there any initiatives in this township to help homeowners to stop runoff? Haven't heard of it but would be a great idea. Driveway/parking lot designs that encourage drainage of water instead of huge runoff.

Runoff from agricultural lands including toxic materials?

Our water fees are ridiculous and should have been lowered years ago

Overall Value

I have called numerous times about asking for more sidewalks in bright. We only have a couple streets and a few of them have no sidewalks for us to walk with children and strollers while people drive 100km/hr into town to the 4-way stop. Our town seems forgotten about in terms of roads and sidewalks maintenance. Roads not plowed until we are mostly long gone to work, can barely leave town, almost no police presence, the only good thing to come from the township is the arena/our local staff. Those guys are amazing, and worth every penny. Nothing else is. Rates may be slightly lower in Blandford-Blenheim but the outrageous water bill more than makes up for any lower tax rates. Services for the money are quite good, again I draw attention to the damage caused to residential property by sidewalk plows and road plows during the winter. The Townships should be repairing this properly and without question every spring. Very grateful for roads services and snow clearing + libraries! I don't habitually access other services, but appreciate their availability and the efforts of staff.

General Comments

Dealing with all the homeless

More funding for police/paramedics/fire to increase response time and/or services responding to calls.

Infrastructure for necessities to service our homes such as roads, water services, drainage, internet, garbage, yard waste, etc. additional park amenities such as basketball court and/or soccer fields

Road Improvements -Establishing roadside trees

A green bin program! This is very long overdue and sets this municipality way behind others in this region in terms of environmental efforts. Half of my garbage each week is composed of items that could go in a green bin.

More recreation space like maintained walking trails, curb side pickup more than once a year for bulky items (appliances, furniture). Example, Waterloo Region does big garbage pick up every garbage day.

See above.

Rogers is doing their fibre rollout this year which is incredible. It would be great if Bell could also be pressured to upgrade their FTTN infrastructure to FTTH to ensure competition in Drumbo. Many of us won't be returning to in-person work even after covid, so ensuring affordable access to high-speed, low-latency internet is essential. Also, some sort of tax incentive to convince someone to open a grocery store in Blandford-Blenheim would be a great addition for local residents.

Water bills are too high and high speed internet isn't available for all of Drumbo.

Promoting healthy lifestyles - more ways to help get kids outside, Plattsville is a ghost town

Repair sidewalks - they keep getting flagged for repair and sit the entire year untouched. Many segments require full panel replacement. Explore use of mudjacking in lieu of shaving raised edges.

High speed internet in town and rural areas, skatepark, facelift on the downtown, plaza with an affordable grocery store.

It would be nice to see more effort put into addressing rural residents that are not part of agriculture in our township.

Balance the budget. Once that is under control then spend for programs. Stop making a name for council and the mayor by making big plans for huge projects that end up costing the citizens more and longer than your time in office.

Our water is horrible and we pay so much for it... More police for our small towns. Plattsville arena food booth, could be utilized more with more consistent hours, and some equipment upgrades

Safe cycling paths on rural roads, updated/expanded park equipment in Plattsville.

Water Bills reduced - we pay more for water and sewer than we do for hydro. High speed internet in all areas

Expansion of the fibre high speed internet going down township road 3 to include more rural areas off that main road. Internet options in our area are EXTREMELY limited and very pricey for the level of service. With remote work due to covid it is harder to even look for a job now as most are requiring a minimum speed that cannot be achieved without moving.

Sewage system Summer sidewalk maintenance (weeds and garbage) Downtown revitalization initiatives

Side roads updated with tar & gravel.

Plattsville needs more local independent businesses operating within our town. The township needs to be not just open to new small businesses, but incentivizing the creation of a local economy. Historically, the township has not been helpful, and rather has a discouraging effect. This needs to change. Affordable housing also needs to be incentivized. There is a new multi-unit building nearing completion in town, which is fantastic. The obscene escalation of real estate prices (everywhere) have created an environment that is unrealistic and unattainable for most Plattsville middle class folks.

Plattsville needs more commerce including vehicle fuel station and more shops/grocers. Not sure if/how the 2022 budget can address this.

Better water quality. I'd like to see a village-level improvement for water quality but I'm unsure what that would mean for our taxes.

Emergency plans re weather events. Promotion of recreation opportunities that exist already.

The recycling program needs to improve. We should be able to recycle all plastics including bags as well as all Styrofoam including food trays.

BB township is run quite well in my opinion. As the township population grows we need to stay vigilant and manage that growth with respect to community and neighbourhood planning and municipal services. Any and all expenses for services for new subdivisions should be the expense of the developer and not of the current taxpaying residents.

We appear to be seeing more break & enters" and thefts happening in smaller towns where it never used to be an issue. I believe we need more of a Police presence.

CN Bridge repair

Some creative approaches to reducing harm of poverty. Declare a local minimum wage, add more hours and services to libraries to provide access to shelter, showers and food pantries. Fund no fare transportation services. Bring us free/affordable high speed internet to equalize access.

Better agriculture support. Stop the small backyard resident from running fix it shops stop the allowance of buildings in residences that hamper the mds for active farm production

better internet access for homes in the country to be put on an accelerated plan to have better service quicker than originally planned

More parks and recreation services for children- planned services - such as drop in center and wellness programs

Remove/reduce charges for garbage bags. Each we seem to pay more and get less. Example reduced road snow clearing.

I would like to see our recycle program go back to including plastic bags. I hate to throw out this plastic. I use as much as I can, reduce usage as much as possible but it still accumulates.

High speed internet in rural areas



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Rick Richardson – Director of Protective Services
Reviewed By:	Rodger Mordue	Date:	October 12 th ,2021
Subject:	September Monthly Report	Council Meeting Date:	October 20 th , 2021
Report #:	FC-21-18		

Recommendation:

That Report FC-21-18 is received as information.

Background:

To provide Council with an update regarding the activities of the Protective Services Department, for the month of September 2021

Analysis/Discussion:

Fire:

- (17) burn permits were issued in Sept 2021
- Sept 2021 monthly fire calls (included)
- Fire calls 2020 vs 2021 (attached)

Meetings, Courses and Training Attended:

- Staff participated in bi weekly conference calls during the month of Sept with Southwestern Public Health when available.
- Sept 8th Tuesday @ 5pm staff hosted a Chiefs meeting at Township office
- Sept 9th staff attended a RFSOC meeting in Norwich
 1. RFSOC 2022 recruit class numbers are slowly arriving and we may have 35 students this year
 2. 2022 courses are now on Intranet Site for firefighters to sign up
 3. Medical Training through Oxford EMS was completed for Blandford Blenheim firefighters on Sept 18
 4. Rural Fire Departments communication agreement ends with Bear Com on March 31st ,2022. We need to decide to re-sign with them or go out with a new RFP
 5. Rural Fire Departments fire dispatch agreement ends in November 2022 with Woodstock Police and a meeting will need to be arranged
 6. RFSOC Chiefs will review a joint Fire Inspector document and provide comments or concerns at the next meeting

- Sept 9th staff attended Bright Station to assist our training committee in setting up for our Recruit Physical testing course for the upcoming weekend
- Sept 11th staff attended Bright Station to witness the physical testing of 16 new recruits
- Sept 14th staff participated in a zoom call with the new plant manager from Bright Gas Plant in order to set up testing of our fire services when call to this location
- Sept 22nd staff attended Bright Station to interview candidates for new fire recruits

September 2021 Fire Call Report

Bright

18	15-Sep	Twp Rd 13	Medical Call
19	17-Sep	Oxford Rd 22	MVC Assist

Drumbo

51	04-Sep	Morrow St	Medical Call
52	17-Sep	Oxford Rd 22	MVC
53	18-Sep	Hwy 401 Km 250	MVC
54	22-Sep	Oxford Rd 29	Truck Fire
55	28-Sep	Hwy 401 Km 250	MVC
56	30-Sep	Oxford Rd 29	MVC

Plattsville

41	08-Sep	Oxford Rd 8	Medical Call
42	23-Sep	William St N	Gas line Rupture
43	26-Sep	Fennell St	CO Alarm

Princeton

46	04-Sep	Twp Rd 2	MVC - Dirt Bike
47	04-Sep	Twp Rd 2	MVC - Dirt Bike
48	26-Sep	Railway St W	Medical Call
49	28-Sep	Main St S	Medical Call

EZT

8 Calls to Date

North Dumfries

2 calls to date

Wilmot

1 call to date

BB Fire Calls as of January-September

	<u>2020</u>		<u>2021</u>	
	<u>Medical</u>	<u>Total Calls</u>	<u>Medical</u>	<u>Total Calls</u>
Bright	3	19	3	19
Drumbo	3	61	11	56
Plattsville	9	39	4	43
Princeton	9	48	6	49
EZT	2	6	2	8
North	0	1	0	2
Dumfries				
Wilmot	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>
	26	175	26	177

By-Law Enforcement – September 2021

2021

- 2021-02 – Animals/Property Standards
- 2021-07 – Noise complaint
- 2021-08 – Cats at Large
- 2021-09 – Dangerous Dog
- 2021-10 – Dangerous Dogs
- 2021-11 – Noise complaint/Property Standards
- 2021-12 – Noise Complaint
- 2021-13 – Noise Complaint
- 2021-14 – Parking
- 2021-15 – Parking

CEMC-September 2021

- COVID-19-Weekly conference calls with Southwestern Public Health
- Emergency Compliance- Beginning annual compliance reports
- Enbridge Gas- Coordinating with Enbridge for their emergency procedures.

Respectively Submitted by:

Rick Richardson

Director of Protective Services

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2266-2021

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 20th, 2021 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 20th day of October, 2021.

By-law read a third time and finally passed this 20th day of October, 2021.

MAYOR
MARK PETERSON

CAO / CLERK
RODGER MORDUE