

MINUTES

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

Present: Mayor Peterson, Councillors Balzer, Banbury Demarest, 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 August 4th, 2021 Regular Meeting of Council be adopted as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. July 7th, 2021 Minutes of Council

RESOLUTION #2

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the Minutes of the July 7th, 2021 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Delegations / Presentations

- a. Curtis MacIntyre, K. Smarts Associates Ltd. Re: Consideration of Engineer Report for Holdsworth Drain 2021

The Engineer presented the report. Council had no questions or concerns, the public had no questions or concerns.

RESOLUTION #3

Moved by – Councillor Read
Seconded by – Councillor Balzer

That the Engineer's Report for the Holdsworth Drain 2021 be received as information.

.Carried

RESOLUTION #4

Moved by – Councillor Balzer
Seconded by – Councillor Read

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

2256-2021, Being a By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford (Holdsworth Drain 2021).

.Carried

- b. April Nix, Development Planner, Official Plan Update Report

RESOLUTION #5

Moved by – Councillor Read
Seconded by – Councillor Balzer

That the Presentation from April Nix, Development Planner, regarding the Official Plan be received as information.

8. Correspondence

- a. Specific

- i. Township of Zorra, Re: Conservation Authorities non-mandatory programs and services.

RESOLUTION #6

Moved by – Councillor Read
Seconded by – Councillor Balzer

Be it hereby resolved that the Township support the resolution of the Township of Zorra authorizing the County of Oxford to negotiate and sign agreement(s) with Conservation Authorities having jurisdiction in Oxford County regarding funding of non-mandatory programs and services through the municipal levy.

.Carried

b. General

- i. Local Municipalities Re: Denial of Proposed Walker Environmental Southwest Landfill
- ii. Director of Public Works, Oxford County Re: 2021-2025 Green Fleet Plan
- iii. MHBC Planning Limited Re: Background Research & Engagement Summary Report for the Drumbo Area Secondary Plan

RESOLUTION #7

Moved by – Councillor Read
Seconded by – Councillor Balzer

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

.Carried

9. Public Meeting

- a. Public Meeting under the Planning Act

RESOLUTION #8

Moved by – Councillor Read
Seconded by – Councillor Balzer

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

ZN1-21-03, submitted by Matthew & Sarah Seiling; and,

ZN1-20-02, submitted by Cress-Ridge Farms Ltd.;

And that Mayor Peterson Chair the Public Meeting.

.Carried

i. Application for Zone Change - ZN1-21-03 (Matthew & Sarah Seiling)

Dustin Robson, Planner, presented the report recommending approval. Council had no questions or comments. The applicant, Matthew Seiling was present. No one in attendance spoke for or against the application.

ii. Application for Zone Change – ZN1-20-02 (Cress-Ridge Farms Ltd.)

Dustin Robson, Planner, presented the report recommending approval. Council had no questions or comments. The agent, Brandon Flewwelling of GSP Group spoke in favour of the application and provided rebuttals to the issues risen. Mayor Peterson noted a Zone Change for Cecil Hofstetter's farm would allow for changing the MDS provisions and allow for future expansion, if needed. Cecil Hofstetter was agreeable to that suggestion. Mayor Peterson also spoke to issues that had been brought up to him. Dereck Storrs, resident of Plattsville stated the plan does not meet the Provincial Plan. Mr. Storrs asked questions of the specific conditions and the Planner responded, particularly with lot coverage and minimum distance setbacks. Mr. Storrs also expressed concern about the waste water treatment plant and noted that the developer ought to pay for upgrades to accommodate growth. Karen Connors, resident of Plattsville questioned the need for this type of housing. Mrs. Connors noted that the travel route to the park is not conducive to smaller children who would have to travel down Hofstetter. Mrs. Connors also expressed the need for adequate community planning, particularly with green spaces. Darlene, resident of Plattsville, expressed concern with letting prime agricultural land being developed. She also stated the developer ought to pay for upgrades to waste water treatment plant. Doug Bowman, present on behalf of Syngeta Canada Inc. local business, noted that the company is open to working with residents and the Township. Jerry Faulkner, resident of Plattsville noted his concern is the process and noted that development in Plattsville needs to be fixed before more happens. Steve Patterson from

MTE spoke to the waste water treatment plant concerns and noted the proposed 89 units fit into current servicing. Sandra Conrad, resident of Plattsville, questioned whether there will be parkland included in this plan. She also noted that a provision must be made to ensure construction traffic is directed onto Hofstetter Road only. Mrs. Connors spoke to the storm water management pond, Jim Harmer, Drainage Superintendent spoke to those concerns. Mayor Peterson noted that one major park per village has been the preferred plan, however, that can be changed and possibly another little park added. Jake spoke regarding the storm water management pond. Steve Patterson of MTE spoke to the concerns. Darlene expressed concern with the open space block proposed and that people will build on this proposed space. She also expressed concern with lack of proposed green or parkland space.

RESOLUTION #9

Moved by – Councillor Balzer
Seconded by – Councillor Read

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

.Carried

RESOLUTION #10

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it resolved that the Council of the Township of Blandford-Blenheim approve the zone change application submitted by Matthew and Sarah Seiling whereby the lands described as Part Lot 4, Concession 11 (Blenheim), Part 1, 41R2996, in the Township of Blandford-Blenheim, are to be rezoned from 'Limited Agricultural Zone (A1)' to 'Special Limited Agricultural Zone (A1-C)' to permit a converted dwelling.

.Carried

RESOLUTION #11

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it resolved that the Council of the Township of Blandford-Blenheim advise the County that the Township supports the applications to amend the Oxford County Official Plan (File No.OP20-03-1) and for Draft Plan of Subdivision (SB20-01-1), submitted by GSP Group on behalf of Cress-

Ridge Farms Ltd., for the lands legally described as Part Lots 17 & 18, Concession 13 (Blenheim), Township of Blandford-Blenheim, to amend Schedule "C-2" County of Oxford Settlement Strategy Plan and Schedule "B-1" Township of Blandford- Blenheim Land Use Plan to add the identified 7.71 ha (19.1 ac) to the Plattsville Settlement Area, and further, amend Schedule "B-2" Village of Plattsville Land Use Plan to reflect the 7.71 ha (19.1 ac) added to the Plattsville Settlement Area.

And Further, that the Council of the Township of Blandford-Blenheim approve-in principle Zone Change Application ZN1-20-02, submitted by GSP Group on behalf of Cress-Ridge Farms Ltd., for the lands legally described as Part Lots 17 & 18, Concession 13 (Blenheim), Township of Blandford-Blenheim, to rezone the lands from 'General Agricultural Zone (A2)' to 'Special Residential Type 1 Zone (R1-sp),' 'Special Residential Type 2 Zone (R2-sp),' 'Special Residential Type 3 Zone (R3-sp),' and 'Open Space Zone (OS)' to facilitate a residential draft plan of subdivision consisting of 67 single detached dwellings, 10 semi-detached dwelling units, 12 townhome residential units, subject to the following conditions being met prior to final approval of the plan for registration, subject to the conditions as outlined in Staff Report CP 2021-253 being met prior to final approval of the plan for registration.

.Carried

RESOLUTION #12

Moved by – Councillor Balzer
Seconded by – Councillor Read

That Council direct staff to engage with the owners of 876764 Hofstetter Road to resolve the potential M.D.S.2 conflict.

.Carried

10. Staff Reports

a. John Scherer – Chief Building Official

- i. CBO-21-08 – Monthly Report to Council

RESOLUTION #13

Moved by – Councillor Balzer
Seconded by – Councillor Read

Be it hereby resolved that Report CBO-21-08 be received as information.

.Carried

b. Jim Harmer – Drainage Superintendent

- i. DS-21-10 – Consideration of Report Section 78 Holdsworth Drain 2021

RESOLUTION #14

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report DS 21-10 be received as information; and,

That the Court of Revision be set for Wednesday September 1, 2021 at 4:00 p.m.; and,

That the Engineer be directed to invite tenders for the Holdsworth Drain 2021 with tender closing Tuesday August 24th, 2021 at noon.

.Carried

- ii. DS-21-11 – Monthly Drainage Report

RESOLUTION #15

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report DS-21-09 be received as information.

.Carried

c. Trevor Baer – Manager of Community Services

- i. CS-21-09 – July Monthly Report

RESOLUTION #16

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report CS-21-08 be received as information.

.Carried

- ii. CS-21-10 – Splash Pad Committee Meeting

RESOLUTION #17

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report CS-21-10 be received as information; and,

That Council support the concept of the creation of a subcommittee to the Plattsville Splash Pad Committee which would focus on fundraising activities.

.Carried

d. Rick Richardson – Director of Protective Services

- i. FC-21-16 – Monthly Report

RESOLUTION #18

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

Be it hereby resolved that Report FC-21-16 be received as information.

.Carried

e. Rodger Mordue – CAO / Clerk

- i. CAO-21-09 – Platt Street Unopened Road Allowance

RESOLUTION #19

Moved by – Councillor Banbury
Seconded by – Councillor Demarest

That Report CAO-21-09 be received as information; and,

That the unopened Platt Street road allowance south of Isabella Street East Plattsville be declared surplus; and,

That staff be instructed to begin the process to stop up and sell a portion of the unopened road allowance provided that all costs associated with the closure and conveyance be borne by the party receiving the land.

.Carried

- ii. CAO-21-10 – Medical Tiered Response

RESOLUTION #20

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolve that Report CAO-21-10 be received; and,

That Council advise Oxford County Council that it is the Township's wish to have Blandford-Blenheim Fire Department adopt the Medical Tiered Response Criteria dated February 13, 2020 as outlined in staff report FC-20-05.

.Carried

iii. CAO-21-11 – Drumbo Lions Club Partnership Agreement

RESOLUTION #21

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

That Report CAO-21-11 be received as information; and,

That the Mayor and Clerk be authorized to sign the Community Partnership Agreement with the Drumbo Lions Club.

.Carried

11. Reports from Council Members

Councillor Banbury noted the Princeton Cemetery Decoration Day Service is happening a week from this Sunday, August 15th at 2:30 p.m. Councillor Read questioned what updates could be done to Hofstetter Road to assist for future development.

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

Mayor Peterson noted would like a by-law or report for new subdivisions to have a tree per new lot as well as would like a by-law or report to ensure for a two-car driveway.

15. Closed Session

- a. Security of the property of the municipality or local board

Re: CN Bridge on Blenheim Road

RESOLUTION #22

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that Council move into Closed Session under the authority of section 239 of the Municipal Act at 7:22 p.m. to discuss:

Security of the property of the municipality or local board

Re: CN Bridge on Blenheim Road

.Carried

RESOLUTION #23

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 7:49 p.m.

.Carried

16. By-laws

RESOLUTION #24

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

That the following By-laws be now read a first and second time: 2257-2021 & 2258-2021.

.Carried

RESOLUTION #25

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

That the following By-laws be now read a third and final reading: 2257-2021 & 2258-2021.

.Carried

17. Other Business

None.

18. Adjournment and Next Meeting

RESOLUTION #26

Moved by – Councillor Demarest
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 7:50 p.m.;

Be it hereby resolved that Council does now adjourn to meet again on Wednesday,
September 1st, 2021 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Rodger Mordue CAO / Clerk
Township of Blandford-Blenheim