TOWNSHIP OF BLANDFORD-BLENHEIM
COUNCIL MEETING AGENDA

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

1. **Welcome**

2. **Call to Order**

3. **Approval of the Agenda**

4. **Disclosure of Pecuniary Interest**

5. **Adoption of Minutes**

   a. June 20, 2018 Regular Session of Council

6. **Business Arising from the Minutes**

7. **Delegations / Presentations**

   a. John Mailloux, Re: Township's Use of Contractors

   b. Craig VanWees, Ron Antuma & Bev Beaton, Re: Princeton Wastewater

8. **Public Meeting**

   a. Public Meeting Under the Planning Act

      i. Application for Zone Change, ZN 1-16-02, SBA Saini Ltd.

         Recommendation:

         That the Council of the Township of Blandford-Blenheim approve the zone change application submitted by SBA Saini Ltd., whereby a portion of lands described as Part Lots 19 & 20, Concession 7 (Blenheim), Parts 5 - 7, Plan 41R-2885 and Parts 1, 3 & 4, Plan 41R-767, Township of Blandford-Blenheim are to be rezoned from 'Special Highway Commercial Zone (HC-1)' to amended 'Special Highway Commercial Zone (HC-1)' to permit sleeping quarters for one employee within the existing service station and an increased total lot coverage of 1,800 m2 (19,375 ft2).

      ii. Application for Zone Change, ZN 1-18-07

Recommendation:

That the Council of the Township of Blandford-Blenheim approve the zone change application submitted by Jon Allision, whereby the lands described as Part Lot 6, Concession 3 (Blandford), Township of Blandford-Blenheim are to be rezoned from 'Residential Existing Lot Zone (RE)' to 'Special Residential Existing Lot Zone (RE-G1)' to permit a garden suite with a minimum setback of 15.2 m (50 ft) from the front lot line and an increased gross floor area of 120.7 m2 (1,300 ft2), for a temporary period of ten years, being July 4, 2018 to July 4, 2028.

b. Court of Revision – Hofstetter Road Drain

i. Chair Marion Wearn with members of Council sitting on the Court of Revision. No written comments were received.

9. Correspondence

a. General

i. None.

b. Specific

i. None.

10. Staff Reports

a. Rebecca Smith – Planner

i. SP 1-12-03-2 – Application for Site Plan Approval, Maple Lake Park Limited

Recommendation:

That the application for Site Plan Amendment submitted by Maple Lake Park Limited, for lands described as Part Lot 3, Concession 7 (Blandford), in the Township of Blandford-Blenheim and municipally known as 806201 County Road 29, for the purposes of reducing the number of mobile home lots in the park, be approved at such time as the following condition is fulfilled:

i. That Schedule "B" of the existing Site Plan Agreement be replaced with revised site plan drawings, to the satisfaction of the Township Chief Administrative Officer.

b. Jim Harmer – Drainage Superintendent

i. DS-18-09 – Monthly Report

Recommendation:

That Report DS 18-09 be received as information.

ii. DS-18-10 – Award of tender Hofstetter Road Drain

Recommendation:

That Report DS-18-10 be received as information;

And further that the tender for the Hofstetter Road Drain be awarded to John Devries Construction in the amount of $ 52,477.00 plus applicable taxes and subject to any applicable appeals.

c. Jim Borton – Director of Public Works

i. PW-18-17 – Monthly Report

Recommendation:

That Report PW-18-17 be received as information.

d. Trevor Baer – Community Services Department

i. CS-18-06 – Monthly Report

Recommendation:

That Report CS-18-06 is received as information.

11. Reports from Council Members

12. Unfinished Business

13. Motions and Notices of Motion

14. New Business

15. Closed Session

a. June 20, 2018 Closed Session of Council Minutes

b. Personal matters about an identifiable individual, including municipal or local board employees, Re: Pay Equity, Job Evaluation & Market Review; and

c. Acquisition or disposition of land, Re: Gobles Road Bridge.

16. By-laws

a. 2084-2018

Being a By-law to amend Zoning By-law Number 1360-2002, as amended.

b. 2085-2018

Being a By-law to amend Zoning By-law Number 1360-2002, as amended.

c. 2086-2018

Being a By-law to amend Zoning By-law Number 1360-2002, as amended.

d. 2087-2018

Being a By-law to amend Zoning By-law Number 1360-2002, as amended.

e. 2088-2018

Being a By-law to amend By-law Number 1996-2016 to fix salaries and wages to be paid to employees of the municipality for the balance of 2018.

f. 2089-2018

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

16. Other

17. Adjournment and Next Meeting

Wednesday, August 1st, 2018 at 4:00 p.m. in Council Chambers.

Township of Blandford-Blenheim
Regular Council Meeting
Wednesday, June 20, 2018 4:00 p.m.

MINUTES

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

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

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

Other: Smith, Oxford County Planner

Mayor Wearn in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that the revised agenda for the June 20, 2018 Meeting of Council, be approved as printed and circulated with the addition of item 7.c and item 17.g.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

RESOLUTION #2

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that the minutes of the June 6, 2018 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Delegations / Presentations

a. Gabrielle Sutton, Re: Animal Welfare

Gabrielle Sutton spoke regarding the Animal Care & Control By-law and its limits regarding the welfare of animals, particularly dogs.

RESOLUTION #3

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that the presentation from Gabrielle Sutton be received; and,

That staff be directed to investigate and prepare a report on possible alterations to the Township's animal control by-law.

.Carried

b. Bev Beaton, Re: Princeton Wastewater

Bev Beaton spoke regarding the deferral of the Princeton Wastewater Environmental Assessment by the County of Oxford. He asked that Township consider appointing a steering committee with Council, Staff and Citizen Representation in order that they may make recommendation to County of Oxford Council.

RESOLUTION #4

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that the presentation from Bev Beaton concerning Princeton wastewater be received.

.Carried

c. Randy Peltz & Rick Cox, Future Oxford, Re: Update on the Future Oxford Partnership

RESOLUTION #5

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that the presentation regarding the Future Oxford Partnership be received.

.Carried

8. Public Meeting

a. **Public Meeting Under the Planning Act**

i. Application for Zone Change, ZN 1-18-05, 1413164 Ontario Inc.

RESOLUTION #6

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that Council rise and go into a Public Meeting under the Planning Act to consider application for zone change ZN 1-18-05 submitted by 1413164 Ontario Inc., and that Mayor Wearn Chair the Public Meeting.

.Carried

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

RESOLUTION #7

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

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

.Carried

RESOLUTION #8

Moved by – Councillor Balzer
Seconded by – Councillor Peterson

Be it hereby resolved that the Council of the Township of Blandford-Blenheim approve in principle the zone change application submitted by 1413164 Ontario Inc., whereby the lands described as the west ½ of Lot 8, Concession 1 (Blenheim), Township of Blandford-Blenheim, are to be rezoned from ‘General Agricultural Zone (A2)’ to ‘Rural Residential Zone (RR)’ to fulfill a condition of Consent Application B18-17-1 and recognize the proposed rural residential use of the lands.

.Carried

9. Committee of Adjustment

RESOLUTION #9

Moved by – Councillor Peterson
Seconded by – Councillor Balzer

Be it hereby resolved that Council move into Committee of Adjustment at 5:07 p.m.

.Carried

Minutes of the Committee Adjustment Meeting can be found in the June 20, 2018 Meeting Minutes of the Committee of Adjustment.

RESOLUTION #12

Moved by – Councillor Balzer
Seconded by – Councillor Peterson

Be it hereby resolved that Council move out of the Committee of Adjustment at 4:14 p.m.

.Carried

10. Correspondence

a. **General**

None.

b. **Specific**

None.

11. Staff Reports

a. Jim Harmer, Drainage Superintendent

i. DS-18-08, Monthly Report

RESOLUTION #13

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report DS-18-08 be received as information.

.Carried

b. Rick Richardson, Director of Protective Services

i. FC-18-11, Monthly Report

RESOLUTION #14

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report FC-18-11 be received as information.

.Carried

c. John Scherer, CBO/Manager of Building Services

i. CBO-18-11, Monthly Report

RESOLUTION #15

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report CBO-18-11 be received as information.

.Carried

ii. CBO-18-12 – Building By-law & Fee Review

RESOLUTION #16

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report CBO-28-12 be received as information; and,

That Council repeal by-law 1883-2015 – being a By-law respecting Construction, Demolition, Change of Use, Conditional Permits and Inspections; and,

That Council approve by-law 2081-2018- being a By-law respecting Construction, Demolition, Change of Use, Conditional Permits and Inspections.

.Carried

d. Sarah Matheson, Deputy Clerk

i. DC-18-06 – 2018 Municipal Election

RESOLUTION #17

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report DC-18-06 be received as information; and,

Further that that an advance poll also be held at the Township office on Saturday October 18th from 10 a.m. to 4 p.m.; and,

Further that a composite ballot be used in the 2018 municipal election.

.Carried

e. Rodger Mordue, Chief Administrative Officer / Clerk

i. CAO-18-11 – Snow Clearing at Township Fire Stations and Administration Office

RESOLUTION #18

Moved by – Councillor Banbury
Seconded by – Councillor Cowan

Be it hereby resolved that Report CAO-18-11 be received; and,

That the tender of Mountview Services Inc. be accepted for the clearing of the four fire stations and the Township administration office for the 2018/19, 2019/20 and 2020/21 winter seasons.

.Carried

12. Reports from Council Members

Councillor Peterson spoke regarding the Family Fun Day on Saturday June 23rd held this year in Plattsville, geared toward the whole Township. He stated that it begins at 10:00 a.m. with activities running all day. Further, the Grand Opening of the Plattsville Skateboard Park is happening at 9:45 a.m. is. Councillor Banbury attending the Grand Opening of the Union Gas Facility in Bright today, June 20th.

13. Unfinished Business

None.

14. Motions and Notices of Motion

None.

15. New Business

None.

16. Closed Session

a. Personal matters about an identifiable individual, including municipal or local board employees, Re: Pay Equity, Job Evaluation & Market Review.

RESOLUTION #19

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

Be it hereby resolved that Council moves into Closed Session under the authority of Section 239 of the Municipal Act at 5:34 p.m. to discuss personal matters

about an identifiable individual, including municipal or local board employees, Re: Pay Equity, Job Evaluation & Market Review.

.Carried

RESOLUTION #20

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 7:31 p.m.

.Carried

17. By-laws

RESOLUTION #21

Moved by – Councillor Cowan
Seconded by – Councillor Banbury

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

- 2077-2018, Being a By-law to amend Zoning By-law Number 1360-2002, as amended (1413164 Ontario Inc.);
- 2078-2018, Being a By-law to appoint a Joint Compliance Audit Committee;
- 2079-2018, Being a By-law to provide for the sale of property located at 5183 Trussler Road, being Part Lot 1, Concession 7, Plan 41R-9450 Parts 1 and 2 to 1909 Culinary Academy, Ltd;
- 2080-2018, Being a By-law to amend By-law Number 1161-97, as amended, being a By-law to establish the dates for an advance vote in a municipal election and to authorize the use of a composite ballot;
- 2081-2018, Being a By-law respecting Construction, Demolition, Change of Use, Conditional Permits and Inspections;
- 2082-2018, Being a By-law to confirm the proceedings of Council; and,
- 2083-2018, Being a By-law to establish the Corporation of the Township of Blandford-Blenheim Fees and Charges.

.Carried

RESOLUTION #22

Moved by – Councillor Cowan
Seconded by – Councillor Banbury

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

- 2077-2018, Being a By-law to amend Zoning By-law Number 1360-2002, as amended (1413164 Ontario Inc.);
- 2078-2018, Being a By-law to appoint a Joint Compliance Audit Committee;
- 2079-2018, Being a By-law to provide for the sale of property located at 5183 Trussler Road, being Part Lot 1, Concession 7, Plan 41R-9450 Parts 1 and 2 to 1909 Culinary Academy, Ltd;
- 2080-2018, Being a By-law to amend By-law Number 1161-97, as amended, being a By-law to establish the dates for an advance vote in a municipal election and to authorize the use of a composite ballot;
- 2081-2018, Being a By-law respecting Construction, Demolition, Change of Use, Conditional Permits and Inspections;
- 2082-2018, Being a By-law to confirm the proceedings of Council; and,
- 2083-2018, Being a By-law to establish the Corporation of the Township of Blandford-Blenheim Fees and Charges.

.Carried

18. Other Business

19. Adjournment and Next Meeting

RESOLUTION #23

Moved by – Councillor Cowan
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 7:41 p.m.;

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

.Carried

_____	_____
Marion Wearn, Mayor	Rodger Mordue CAO / Clerk
Township of Blandford-Blenheim	Township of Blandford-Blenheim

Oxford County
Growing stronger together

Report No: CP 2018-186
COMMUNITY PLANNING
Council Date: July 4, 2018

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

From: **Rebecca Smith, Development Planner, Community Planning**

Application for Zone Change
ZN 1-14-02 – SBA Saini Ltd.

REPORT HIGHLIGHTS

- The application for zone change proposes to amend the existing 'Special Highway Commercial Zone (HC-1)' that applies to the subject property to permit a truck lube shop & truck wash, truck weigh scale, sleeping quarters for one employee (within the existing service station) and security trailer.
- The applicant is also requesting to increase the total gross floor area of all buildings/structures from 1,200 m^2 (12,917.1 ft^2) to 1,800 m^2 (19,375 ft^2).
- The 'HC-1' portion of the subjects lands are also subject to site plan control. The applicant has submitted a revised site plan which has been circulated to relevant agencies for comment.
- Planning staff are recommending support of the application as it complies with the policies of the Provincial Policy Statement and the Official Plan.

DISCUSSION

Background

OWNER: SBA Saini Ltd.
806607 Oxford Road 29, Drumbo ON, N0J 1G0

AGENT: 2478153 Ontario Inc. (Girard Engineering)
212 Main Street West, P.O. Box 98, Otterville ON, N0J 1R0

LOCATION:

The subject lands are described as Part Lots 19 & 20, Concession 7 (Blenheim), Parts 5 - 7, Plan 41R-2885 and Parts 1, 3 & 4, Plan 41R-767, Township of Blandford-Blenheim. The lands are located on the northwest corner of Oxford Road 29 and Highway 401 and are municipally known as 806607 Oxford Road 29.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "C-1"	County of Oxford Environmental Features Plan	Provincially Significant Wetlands
Schedule "C-2"	County of Oxford Development Constraints Plan	Erosion Hazard Land & Unstable Soil
Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	Agricultural Reserve, Open Space & Environmental Protection

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

Existing Zoning:	General Agricultural Zone (A2) & Special Highway Commercial Zone (HC-1)
Requested Zoning:	General Agricultural Zone (A2) & Amended Special Highway Commercial Zone (HC-1)

PROPOSAL:

The application for zone change proposes to amend the existing 'Special Highway Commercial Zone (HC-1)' that applies to the subject property to permit a truck lube shop & truck wash, truck weigh scale, sleeping quarters for one employee (within the existing service station) and security trailer. The applicant is also requesting to increase the total gross floor area of all buildings/structures from 1,200 m^2 (12,917.1 ft^2) to 1,800 m^2 (19,375 ft^2).

For Council's information, the 'HC-1' zoned portion of the subject lands are also subject to site plan control. The applicant has already submitted a revised site plan showing the proposed zoning amendments, and the revised site plan has been circulated to relevant agencies for comment and will be brought forward to Council at a later date.

The existing 'HC-1' zoned portion of the subject lands comprise approximately 4.2 ha (10.5 ac), and contain an existing commercial building consisting of an automobile service station, an eating establishment and a retail commercial store. The 'A2' zoned portion of the subject lands comprise approximately 15.9 ha (39.3 ac). Surrounding uses predominately include agricultural lands with significant wetlands to the north and Highway 401 to the east.

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

Plate 2, Aerial Map (2010), shows the location of existing buildings on the subject lands and surrounding properties.

Plate 3, Applicant's Proposed Site Plan, shows the location and setbacks of the existing and proposed uses on the property.

Application Review

PROVINCIAL POLICY STATEMENT

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The policy framework came into effect on April 30, 2014. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

Section 2.1 of the PPS directs planning authorities to protect natural features and areas for the long term. Furthermore, Section 2.1.8 does not permit development or site alteration on lands adjacent to significant wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Section 2.3 of the Provincial Policy Statement (PPS) directs that prime agricultural areas shall be protected for long term agricultural use. In prime agricultural areas, permitted uses and activities include agricultural uses, agriculture-related uses and on-farm diversified uses.

According to 2.3.6.1, Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

a) extraction of minerals, petroleum resources and mineral aggregate resources; or
b) limited non-residential uses, provided that all of the following are demonstrated:
    1. the land does not comprise a specialty crop area;
    2. the proposed use complies with the minimum distance separation formulae;
    3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
    4. alternative locations have been evaluated, and
        a. there are no reasonable alternative locations which avoid prime agricultural areas; and
        b. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Further, as per Section 2.3.6.2, impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

OFFICIAL PLAN

The subject site is located within the 'Agricultural Reserve', 'Open Space' and 'Environmental Protection' designations according to the Township of Blandford-Blenheim Land Use Plan, as contained in the County Official Plan. The 'EP' designation is reflective of the Provincially Significant Wetlands (PSW) on the east side of the subject lands, while the 'OS' designation is reflective of the identified floodplain associated with a tributary from the Nith River. Portions of the subject lands are also identified as 'Erosion Hazard Lands' and 'Unstable Soil', according to the County Development Constraints Plan.

The policies of Section 3.1.5.1 (Commercial/Industrial and Institutional Uses) prohibit new commercial, industrial and institutional uses from developing on agriculturally designated lands. However, non-agricultural uses that are recognized under existing zoning are considered permitted uses. Council may permit minor expansions or minor changes to established uses subject to the following specific review criteria:

- an adequate level of services can be established;
- the use or expansion is compatible with existing land uses in the vicinity (including Minimum Distance Formula 1);
- Site Plan Control may be required to ensure land use compatibility; and,
- compliance with the Environmental Resource policies of Section 3.2 can be achieved.

As per Section 3.2.4.2.1, no development or site alteration, with the exception of silvicultural practices, may be permitted within a PSW. However, development or site alterations may be permitted within 120 m (394 ft) of a PSW, provided an Environmental Impact Study (EIS) is prepared in accordance with Section 3.2.6. While an EIS is typically required for the above noted circumstances, Section 3.2.6 indicates that this Study may be waived where a Conservation Authority has no concerns with a proposal. In this case, an EIS will not be required as the Grand River Conservation Authority (GRCA) has indicated that they have no concerns with the proposed zone change.

'Open Space' areas are also intended to maintain and enhance important ecological functions. Areas within the 'OS' area include Conservation Authority lands and areas within regulatory flood plains. A large portion of the property has also been identified as 'Erosion Hazard Land' and 'Unstable Soil'. Very limited development is permitted within 'Open Space Areas', including, but not limited to, passive recreational uses and structures that are accessory or ancillary to the Open Space use. No new development is proposed within the 'OS' area.

ZONING BY-LAW

The subject property is currently zoned 'Special Highway Commercial Zone (HC-1)' according to the Township's Zoning By-law, which contains site specific provisions regarding the existing permitted uses on the property. A portion of the lands to the north of the 'HC-1' zoned lands also contain 'Environmental Protection (EP1 & EP2)' Overlays, which recognizes the significant wetlands on the subject lands.

The current 'HC-1' zoning permits an eating establishment, an automobile service station, an accessory fruit and vegetable produce outlet, a retail store within the same building as an eating establishment, and the sale of prefilled propane tanks. The site specific zoning also permits a maximum lot coverage of 1,200 m^2 (12,917.1 ft^2) for all buildings and structures and a minimum front yard depth of 90 m (295 ft) for pump islands and canopies, and 120 m (393.7 ft) for all other buildings and structures. In addition, the minimum distance separation (MDS) requirements do not apply to any new buildings on the subject lands.

As noted, the applicant proposes to amend the existing 'HC-1' Zone to permit a truck lube shop & truck wash, truck weigh scale, sleeping quarters for one employee (within the existing service station) and security trailer. The applicant is also requesting to increase the total gross floor area of all buildings/structures from 1,200 m^2 (12,917.1 ft^2) to 1,800 m^2 (19,375 ft^2).

It should be noted that the site specific zoning of the property currently permits an automotive service station, which includes providing repair service, washing and maintenance to motor vehicles (including automobiles and tractor trailers). As such, the zoning is not required to be amended to include a truck lube shop or car wash as permitted uses. In addition, the proposed snow storage equipment storage building and security trailer are considered accessory uses, which are currently permitted on the site. As such, the only requested use that is required to be included is the sleeping quarters within the existing service station.

It is also important to note that the proposed truck weigh scale is not considered a structure, and as such, is not included in the total lot coverage or required to be setback a minimum of 120 m (393.7 ft) from the front lot line.

It would appear that the proposal will comply with all other relevant provisions of the 'HC' Zone, and no development is proposed within the 'EP1' of 'EP2' overlay areas.

AGENCY COMMENTS

This application has been reviewed by a number of public agencies. The following comments were received.

The Township Building Department has indicated that an Environmental Compliance Approval letter will be required from the Ministry of Environment and Climate Change (MOECC) for the existing sewage treatment plant on the site, to ensure the proposed development can be accommodated.

The Township Drainage Superintendent has no concerns with the proposal but notes that stormwater management will be reviewed during the site plan process.

Southwestern Public Health has no objection to the proposal, provided that S.11 (b) of O. regulation 562 – Food Premises, stating that no room where food is manufactured, handled, displayed, distributed, sold or offered for sale, prepared, processed, served, transported or stored is used for sleeping purposes, is complied with, and the existing wastewater system has sufficient capacity to handle the increased flow.

The Township Director of Public Works, Grand River Conservation Authority (GRCA) and County Public Works Department indicated no concerns with the proposal.

PUBLIC CONSULTATION

Notice of the application was circulated to neighbouring property owners on June 13, 2018. As of the date of this report, no comments or concerns had been received from the public.

Planning Analysis

The proposal is generally consistent with the policies of the PPS. The service station is an existing non-agricultural use and no new development is proposed within the identified significant natural heritage features on the subject lands. As such, Staff are generally satisfied the proposal will have no further negative impacts on existing natural features or surrounding agricultural land uses and is therefore consistent with the policies of Sections 2.1 and 2.3 of the PPS.

With regard to specific review criteria of Section 3.1.5.1 of the Official Plan, Staff note that the MOECC has confirmed that the development on the subject property is adequately serviced by private water and sewage treatment facilities, and as MDS I requirements do not apply to the property, the proposed service station expansion can be considered compatible with the existing land uses in the vicinity.

Although the area that is proposed to be rezoned is within 120 m (394 ft) of an environmental protection area (significant wetlands), as the proposed uses will not be located any closer than the existing buildings on the subject lands, the GRCA has indicated that they have no concerns with the proposal. As such, an EIS is not required.

With regard to the proposed sleeping area within the existing service station, it should be noted that the 'HC' zone permits a 'dwelling unit in a non-residential building, if accessory to a permitted use on the lot'. In this case, the applicant has indicated that the proposed residential unit is required for security purposes and will remain secondary to the main use of the property. As such, given the small scale of the sleeping quarters and proposed location at the rear of the existing service station, Staff are of the opinion that the proposed use can be considered appropriate.

As a result of the proposed development on the site, the existing zoning is required to be amended to increase the total maximum lot coverage from 1,200 m^2 (12,917.1 ft^2) to 1,800 m^2 (19,375 ft^2). It should be noted that a revised stormwater management plan was submitted in support of the increased lot coverage and was reviewed by the Township Engineering Consultant. As a result of this review, it was determined that the proposed increased lot coverage can be accommodated within the existing stormwater facilities on the site. As such, Planning staff are satisfied that the proposed increase in lot coverage can be supported.

The 'HC-1' zoned portion of the subject lands are also under site plan control. As mentioned, the applicant has submitted a revised site plan showing the proposed zoning amendments. If the zone change is approved, the revised site plan will be brought forward for Council consideration at a later date.

In light of the foregoing, Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the County Official Plan, and can be given favorable consideration.

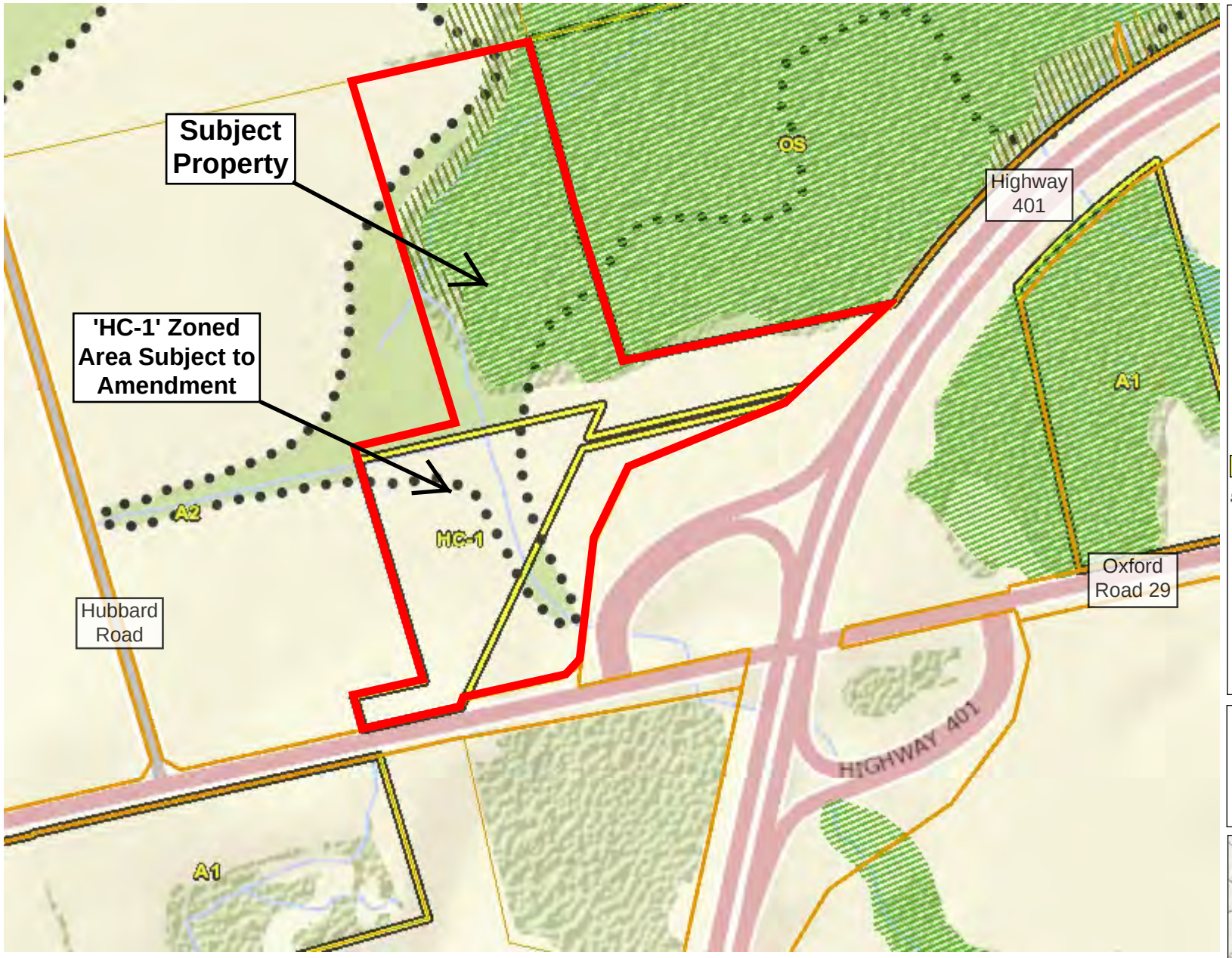
RECOMMENDATION

It is recommended that the Council of the Township of Blandford-Blenheim approve the zone change application submitted by SBA Saini Ltd., whereby a portion of lands described as Part Lots 19 & 20, Concession 7 (Blenheim), Parts 5 - 7, Plan 41R-2885 and Parts 1, 3 & 4, Plan 41R-767, Township of Blandford-Blenheim are to be rezoned from 'Special Highway Commercial Zone (HC-1)' to amended 'Special Highway Commercial Zone (HC-1)' to permit sleeping quarters for one employee within the existing service station and an increased total lot coverage of 1,800 m^2 (19,375 ft^2).

SIGNATURES

Authored by:	*original signed by*	Rebecca Smith, MCIP, RPP Development Planner
Approved for submission:	*original signed by*	Eric Gilbert, MCIP, RPP Senior Planner

Plate 1: Existing Zoning & Location Map
File No. ZN 1-16-02 - SBA Saini Limited
Part Lots 19 & 20, Concession 7 (Blenheim), 806607 Oxford Road 29, Township of Blandford-Blenheim



Legend

Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

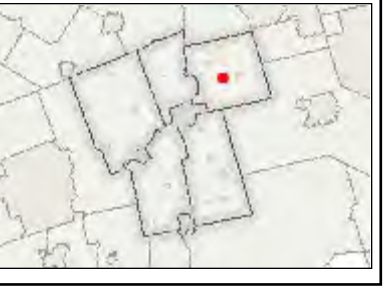
Environmental Protection/Flood
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning Floodlines/Regulation Li
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Li
- Regulatory Flood And Fill Lines

Zoning (Displays 1:16000 to 1:5

Road Restriction/Closures

Notes



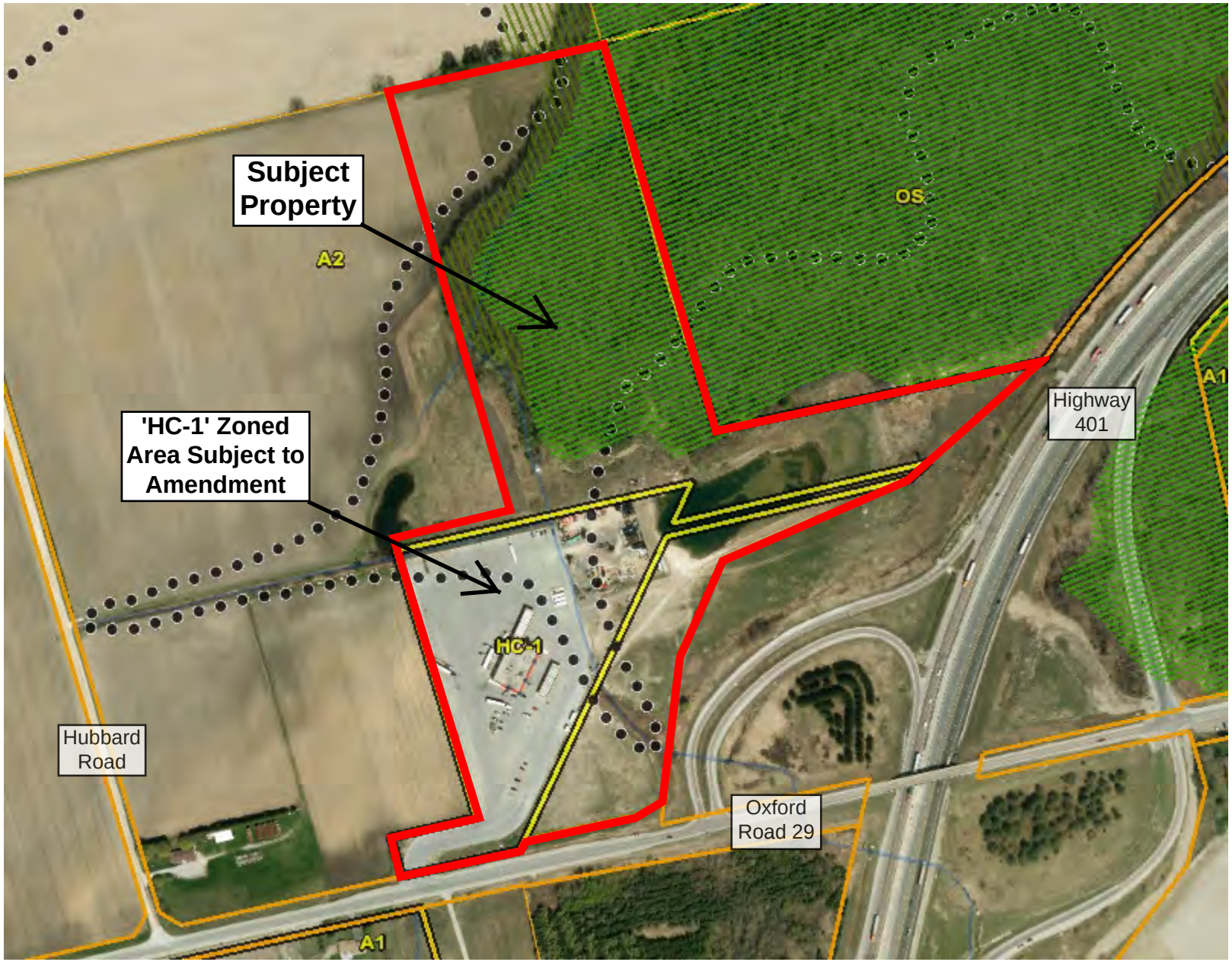
0 76 152 Meters

NAD_1983_UTM_Zone_17N

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

April 10, 2014

Plate 2: Aerial Map (2010) with Existing Zoning
File No. ZN 1-16-02 - SBA Saini Limited
Part Lots 19 & 20, Concession 7 (Blenheim), 806607 Oxford Road 29, Township of Blandford-Blenheim



Legend

Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental Protection/Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning Floodlines/Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Zoning (Displays 1:16000 to 1:500)

Notes

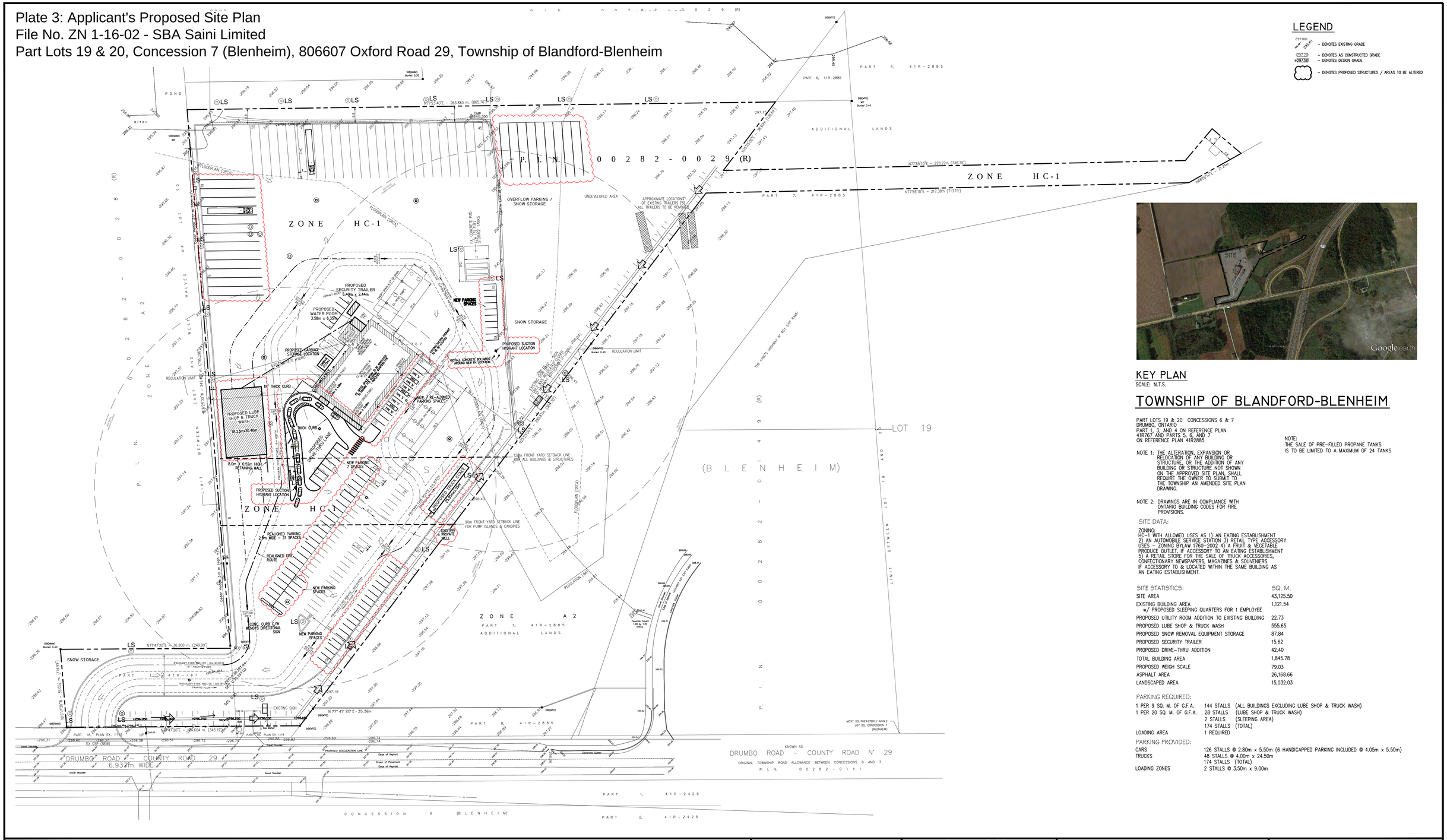
0 128 256 Meters

NAD_1983_UTM_Zone_17N

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

March 1, 2016

Plate 3: Applicant's Proposed Site Plan
File No. ZN 1-16-02 - SBA Saini Limited
Part Lots 19 & 20, Concession 7 (Blenheim), 806607 Oxford Road 29, Township of Blandford-Blenheim



LEGEND

297.80 / 296.81 – DENOTES EXISTING GRADE
(297.20) – DENOTES AS CONSTRUCTED GRADE
+297.50 – DENOTES DESIGN GRADE
– DENOTES PROPOSED STRUCTURES / AREAS TO BE ALTERED

KEY PLAN

SCALE: N.T.S.

TOWNSHIP OF BLANDFORD-BLENHEIM

PART LOTS 19 & 20 CONCESSIONS 6 & 7
DRUMBO, ONTARIO
PART 1, 3, AND 4 ON REFERENCE PLAN
41R767 AND PARTS 5, 6, AND 7
ON REFERENCE PLAN 41R2885

NOTE 1: THE ALTERATION, EXPANSION OR RELOCATION OF ANY BUILDING OR STRUCTURE, OR THE ADDITION OF ANY BUILDING OR STRUCTURE NOT SHOWN ON THE APPROVED SITE PLAN, SHALL REQUIRE THE OWNER TO SUBMIT TO THE TOWNSHIP AN AMENDED SITE PLAN DRAWING.

NOTE 2: DRAWINGS ARE IN COMPLIANCE WITH ONTARIO BUILDING CODES FOR FIRE PROVISIONS.

NOTE:
THE SALE OF PRE-FILLED PROPANE TANKS IS TO BE LIMITED TO A MAXIMUM OF 24 TANKS

SITE DATA:

ZONING:
HC-1 WITH ALLOWED USES AS 1) AN EATING ESTABLISHMENT 2) AN AUTOMOBILE SERVICE STATION 3) RETAIL TYPE ACCESSORY USES – ZONING BYLAW 1760-2002 4) A FRUIT & VEGETABLE PRODUCE OUTLET, IF ACCESSORY TO AN EATING ESTABLISHMENT 5) A RETAIL STORE FOR THE SALE OF TRUCK ACCESSORIES, CONFECTIONARY NEWSPAPERS, MAGAZINES & SOUVENIERS IF ACCESSORY TO & LOCATED WITHIN THE SAME BUILDING AS AN EATING ESTABLISHMENT.

SITE STATISTICS:	SQ. M.
SITE AREA	43,125.50
EXISTING BUILDING AREA w/ PROPOSED SLEEPING QUARTERS FOR 1 EMPLOYEE	1,121.54
PROPOSED UTILITY ROOM ADDITION TO EXISTING BUILDING	22.73
PROPOSED LUBE SHOP & TRUCK WASH	555.65
PROPOSED SNOW REMOVAL EQUIPMENT STORAGE	87.84
PROPOSED SECURITY TRAILER	15.62
PROPOSED DRIVE-THRU ADDITION	42.40
TOTAL BUILDING AREA	1,845.78
PROPOSED WEIGH SCALE	79.03
ASPHALT AREA	26,168.66
LANDSCAPED AREA	15,032.03

PARKING REQUIRED:

1 PER 9 SQ. M. OF G.F.A.	144 STALLS	(ALL BUILDINGS EXCLUDING LUBE SHOP & TRUCK WASH)
1 PER 20 SQ. M. OF G.F.A.	28 STALLS	(LUBE SHOP & TRUCK WASH)
	2 STALLS	(SLEEPING AREA)
	174 STALLS	(TOTAL)
LOADING AREA	1 REQUIRED	

PARKING PROVIDED:

CARS	126 STALLS @ 2.80m x 5.50m (6 HANDICAPPED PARKING INCLUDED @ 4.05m x 5.50m)
TRUCKS	48 STALLS @ 4.00m x 24.50m
	174 STALLS (TOTAL)
LOADING ZONES	2 STALLS @ 3.50m x 9.00m

GENERAL NOTES: ALL WORK TO BE IN ACCORDANCE WITH TOWNSHIP OF BLANDFORD-BLENHEIM, COUNTY OF OXFORD STANDARDS, OPSS & OPSD

ROADWORK:
PAVEMENT STRUCTURE – 50mm HL4
50mm HL8
150mm GRAULAR 'A'
450mm GRANULAR 'B'

SANITARY SEWERS:
PIPE MATERIAL: PVC SDR 35
MIN. COVER TO OBVERT – 2m
MANHOLES – OPSD 701.01 & 701.02
W/BENCHING
FRAMES & COVERS – OPSD 401.01 TYPE A CLOSED

STORM SEWERS:
MINIMUM COVER – 1.2m TO OBVERT
MANHOLES TO OPSD 701.010 & 701.011
CATCH BASINS TO OPSD 705.010 & 705.020
WITH 600mm SUMP
FRAMES & GRATES – OPSD 400.01
CATCHBASIN LEADS SHALL BE 250mm FOR SINGLE AND 300mm FOR DOUBLE CB – MIN GRADE – 2%
PIPE MATERIAL: PVC SDR 35 OR RIBBED PVC,

WATERMAINS:
MINIMUM COVER – 1.7m TO OBVERT
PIPE MATERIAL: PVC DR18 CLASS 150 OR CL52 DI CEMENT LINED
HYDRANTS – CANADA VALVE CENTURY OR EQUAL
TWO 65mm HOSE THREAD NOZZLES, ONE 100mm STORZ TYPE PUMPER CONNECTION TO OPEN COUNTER CLOCKWISE
INSTALLED ACCORDING TO OPSD 1104.03
HYDRANT COLOUR – YELLOW

FIRE ROUTE:
PERMANENT SIGNAGE AND PAINTED ARROWS TO BE INSTALLED AS PER MUNICIPAL REQUIREMENTS

TOWNSHIP OF BLANDFORD-BLENHEIM

NO.	REVISIONS	BY	DATE
6	REVISED AS PER COMMENTS	TH	AUG 26, 2014
7	PROPOSED SITE PLAN PROPOSALS	DF	JAN 20, 2016
8	REVISED AS PER COMMENTS	DF	OCT 19, 2016
9	REVISED AS PER COMMENTS	DF	FEB 2017
10	ISSUED FOR TOWNSHIP REVIEW	EL	APR 2018
11	REVISED AS PER COMMENTS	EL	MAY 28, 2018
12	ISSUED FOR TOWN/COUNTY REVIEWS	EL	MAY 29, 2018

girard ENGINEERING
2478153 ONTARIO INC.
212 Main Street West P.O. Box 98
Otterville, Ontario N0J 1R0
Tel: 1-519-879-6875
Fax: 1-519-879-6536
Email: kcaley@girardengineering.ca

SBA SAINI LTD
806607 OXFORD ROAD 29
DRUMBO, ONTARIO

SITE PLAN

SCALE: 1 : 750
DATE: JAN 2016
DRAWING BY: DF
CHECKED BY: L.A.G.
PROJECT NO. 15-196
DRAWING NAME 15-196-100
DRAWING NO. 100

Oxford County
Growing stronger together

Report No: CP 2018-185
COMMUNITY PLANNING
Council Date: July 4, 2018

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

From: **Rebecca Smith, Development Planner, Community Planning**

Application for Zone Change
ZN 1-18-07 – Jon Allison

REPORT HIGHLIGHTS

- The Application for Zone Change proposes to rezone the subject property from 'Residential Existing Lot Zone (RE)' to 'Special Residential Existing Lot Zone (RE-G1)' to permit a garden suite on the property for a temporary time period.
- A special provision is also required to permit an increased ground floor area of 120.7 m^2 (1,300 ft^2).
- The proposed garden suite will be occupied by the property owners' parent.
- Staff are recommending that the garden suite be permitted for a temporary period of ten years, being July 4, 2018 to July 4, 2028.
- The proposal appears to be consistent with the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan.

DISCUSSION

Background

OWNER: Jon Allison
726029 Township Road 3, Innerkip ON, N0J 1M0

APPLICANT: Amy Ward-Murray
36 Platt Street North, Plattsville ON, N0J 1S0

LOCATION:

The subject lands are described as Part Lot 6, Concession 3 (Blandford), Township of Blandford-Blenheim. The lands are located on the north side of Township Road 3, immediately east of Highway 401, and are municipally known as 726029 Township Road 3.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "B-1" Township of Blandford-Blenheim Land Use Plan Agricultural Reserve

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

Existing Zoning: Residential Existing Lot Zone (RE)

Proposed Zoning: Special Residential Existing Lot Zone (RE-G1)

PROPOSAL:

The Application for Zone Change proposes to rezone the subject property from 'Residential Existing Lot Zone (RE)' to 'Special Residential Existing Lot Zone (RE-G1)' to permit a garden suite for a temporary time period. A special provision is also required to increase the maximum permitted ground floor area of the proposed temporary dwelling from 93 m^2 (1,001 ft^2) to 120.7 m^2 (1,300 ft^2). As shown on Plate 3, the applicant proposes to locate the garden suite to the west of the existing dwelling on the property.

The subject property comprises approximately 0.7 ha (1.8 ac), and currently contains an existing dwelling, detached garage and shed. Surrounding uses are predominately agricultural lands, with a number of existing rural residential lots in the vicinity and Highway 401 immediately north.

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

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

Plate 3, Applicant Sketch, shows the proposed location of the garden suite on the subject property.

Application Review

PROVINCIAL POLICY STATEMENT:

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

Section 2.3 of the PPS directs that prime agricultural areas shall be protected for long term agricultural use. In prime agricultural areas, permitted uses and activities include agricultural uses, agriculture-related uses and on-farm diversified uses. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

OFFICIAL PLAN:

The subject property is located within the 'Agricultural Reserve' designation according to the Township of Blandford-Blenheim Land Use Plan, as contained in the County Official Plan.

In the Agricultural Reserve, lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms, together with farm buildings and structures necessary to the farming operation, and accessory residential uses required for the farm.

Section 10.3.9 of the Official Plan also states that garden suites may be permitted in rural areas for the retired parents or grandparents of a farm owner, provided that the principal dwelling is occupied by the son or daughter or grandchild of the retiring property owner.

Prior to permitting a garden suite, an amendment to the Zoning By-law is required. The zone change will be subject to the following criteria:

- The garden suite can be accommodated using private services;
- The proposal is compatible with the surrounding area and able to satisfy the Minimum Distance Separation Formula I (MDS I);
- The subject property is suitable for an additional temporary dwelling unit with respect to relevant zone provisions;
- The garden suite will generally use the existing road access; and,
- The garden suite will not be located to the front of the principal dwelling on the lot.

If approved, the owner of the property will be required to enter into an occupancy agreement with the Township specifically related to the use of the garden suite. It is also noted that garden suites are intended to be temporary in nature and as such, consent to sever a surplus garden suite will not be permitted by the County Land Division Committee.

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW:

The subject property is zoned 'Residential Existing Lot Zone (RE)' according to the Township of Blandford-Blenheim Zoning By-law, which permits a single detached dwelling and garden suite, in accordance with Section 5.9.

Section 5.9 (Garden Suites) requires the owner to secure approval of appropriate zoning prior to establishing a temporary garden suite. Occupancy of the dwelling is also limited to the retired parents or grandparents of the lot owner or lot owner's spouse, or a retiring lot owner, provided that the main dwelling is occupied by the son, daughter or grandchild of the retiring lot owner. In addition, garden suites are permitted to a maximum ground floor area of 93 m^2 (1,001 ft^2) and shall satisfy MDS requirements, or not further reduce an existing insufficient setback.

It should be noted that the front yard is defined as the area extending across the full width of the lot between the front lot line and the nearest part of any building, structure or excavation on the lot. In this case, the front yard is considered to be the area extending from the front lot line to the existing dwelling on the property. While this is the case, the Zoning By-law more specifically states that a garden suite may not be located within the front yard of the main dwelling. As the proposed garden suite will be located slightly closer to the front lot line than the existing dwelling, a special provision is also required to permit the dwelling in the front yard.

AGENCY COMMENTS:

This application has been circulated to those agencies that were considered to have an interest in the proposal. The following comments were received.

Southwestern Public Health has no objection to the proposal but notes that a septic permit will be required to support the garden suite.

The Township Building Department, Township Drainage Superintendent, Township Public Works Department, Township Director of Protective Services, County Public Works Department and Upper Thames River Conservation Authority indicated that they have no concerns with the proposal.

PUBLIC CONSULTATION:

Notice of public meeting regarding this application was circulated to surrounding property owners June 13, 2018. At the time this report was written, no comments or concerns had been received from the public.

Planning Analysis

The applicants propose to permit a garden suite on the subject property for a temporary time period.

Section 39.1 of the Planning Act allows municipalities to permit garden suites as temporary residential uses for up to twenty (20) years. Furthermore, Section 39.1(4) specifies that Council may grant further extensions of not more than three (3) years, if so requested. To maintain consistency throughout the Township and previous garden suite approvals granted by Township Council, Staff are recommending that the proposed garden suite be permitted on the subject property for a period of ten (10) years, from July 4, 2018 to July 4, 2028.

With regard to the Provincial Policy Statement, Staff are satisfied that the proposed garden suite will not hinder surrounding agricultural uses. The proposed dwelling will be located on an existing non-farm rural residential lot, and will not compromise productive agricultural land.

Given that the proposed garden suite will be occupied by a retired parent of the property owner, the proposal also complies with the relevant Official Plan policies regarding the establishment of temporary residential uses in agricultural areas. There does not appear to be any concerns regarding MDS I, and the garden suite will make use of the existing services on the property, and access to Township Road 3. Should Council be favourable of the proposal, it is recommended that the owners enter into an occupancy agreement with the Township.

The subject property meets the relevant 'RE' zone provisions. As previously noted, a special provision is required to increase the maximum ground floor area of the proposed garden suite from 93 m^2 (1,001 ft^2) to 120.7 m^2 (1,300 ft^2). In this case, Planning Staff are of the opinion that this represents a minor deviation from the Zoning By-Law and are satisfied that the size of the garden suite is appropriate and will remain secondary to the existing single detached dwelling. In addition, a special provision is also required to permit the proposed garden suite within the front yard. As the temporary dwelling will only be located slightly closer to the front lot line than the existing dwelling, and the proposed location is required due to an existing hedgerow on the property, Staff are satisfied that this request can be considered appropriate.

In light of the foregoing, Planning staff recommend that the subject property be rezoned to 'RE-G1' to permit a garden suite with a minimum setback of 15.2 m (50 ft) from the front lot line and an increased gross floor area of 120.7 m^2 (1,300 ft^2), for a temporary period of ten years, being July 4, 2018 to July 4, 2028.

RECOMMENDATION

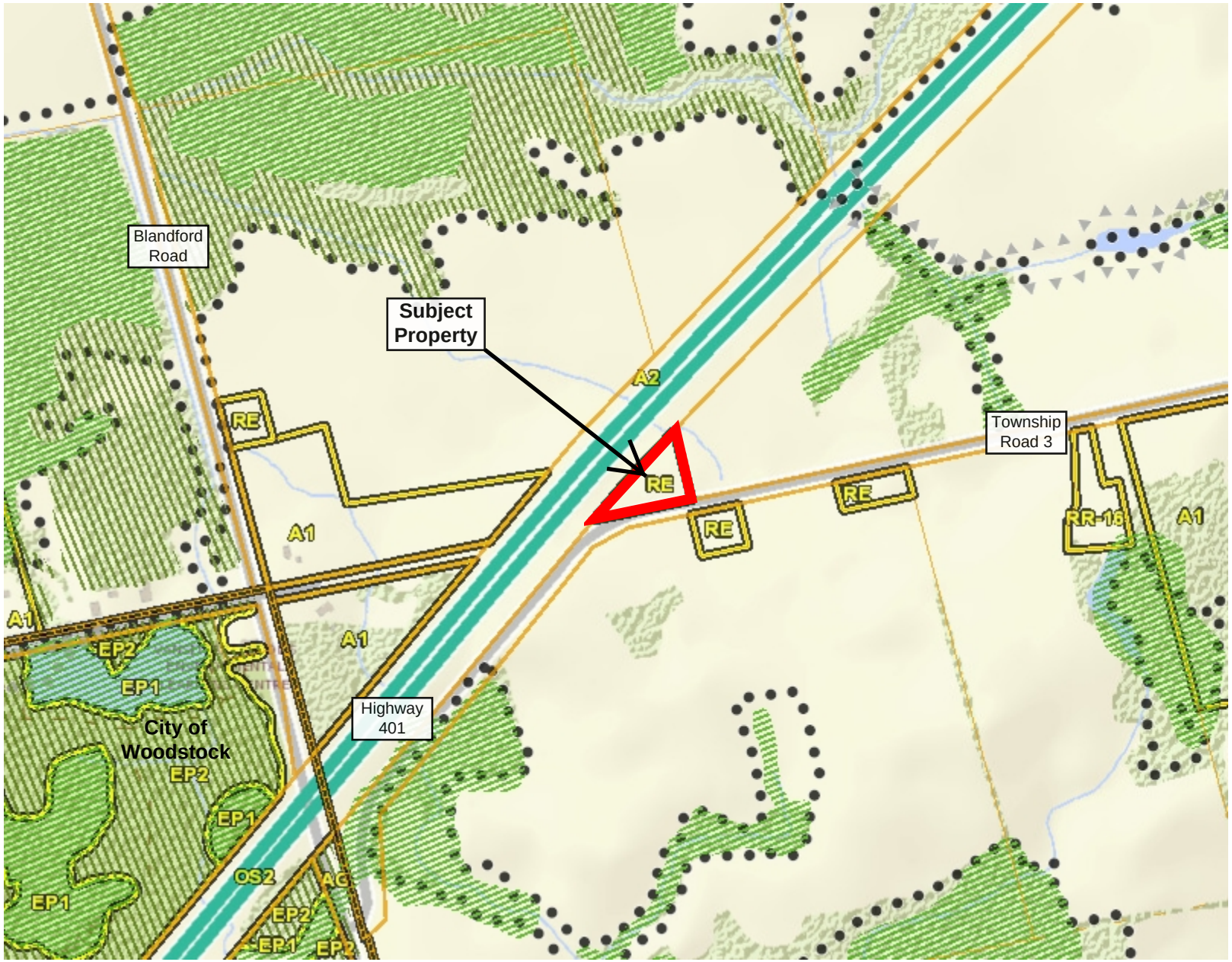
It is recommended that the Council of the Township of Blandford-Blenheim <u>approve</u> the zone change application submitted by Jon Allision, whereby the lands described as Part Lot 6, Concession 3 (Blandford), Township of Blandford-Blenheim are to be rezoned from 'Residential Existing Lot Zone (RE)' to 'Special Residential Existing Lot Zone (RE-G1)' to permit a garden suite with a minimum setback of 15.2 m (50 ft) from the front lot line and an increased gross floor area of 120.7 m^2 (1,300 ft^2), for a temporary period of ten years, being July 4, 2018 to July 4, 2028.

SIGNATURES

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

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

Plate 1: Location Map & Existing Zoning
File No. ZN1-18-07 - Johnathan Allison
Part Lot 6, Concession 3 (Blandford), Township of Blandford-Blenheim - 726029 Township Road 3



Legend

Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental Protection/Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning Floodlines/Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Zoning (Displays 1:16000 to 1:500)

Notes

0 205 409 Meters

NAD_1983_UTM_Zone_17N

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

May 16, 2018

Plate 2: Aerial Map (2015) with Existing Zoning
File No. ZN1-18-07 - Johnathan Allison
Part Lot 6, Concession 3 (Blandford), Township of Blandford-Blenheim - 726029 Township Road 3

Legend

Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental Protection/Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning Floodlines/Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Zoning (Displays 1:16000 to 1:500)

Notes

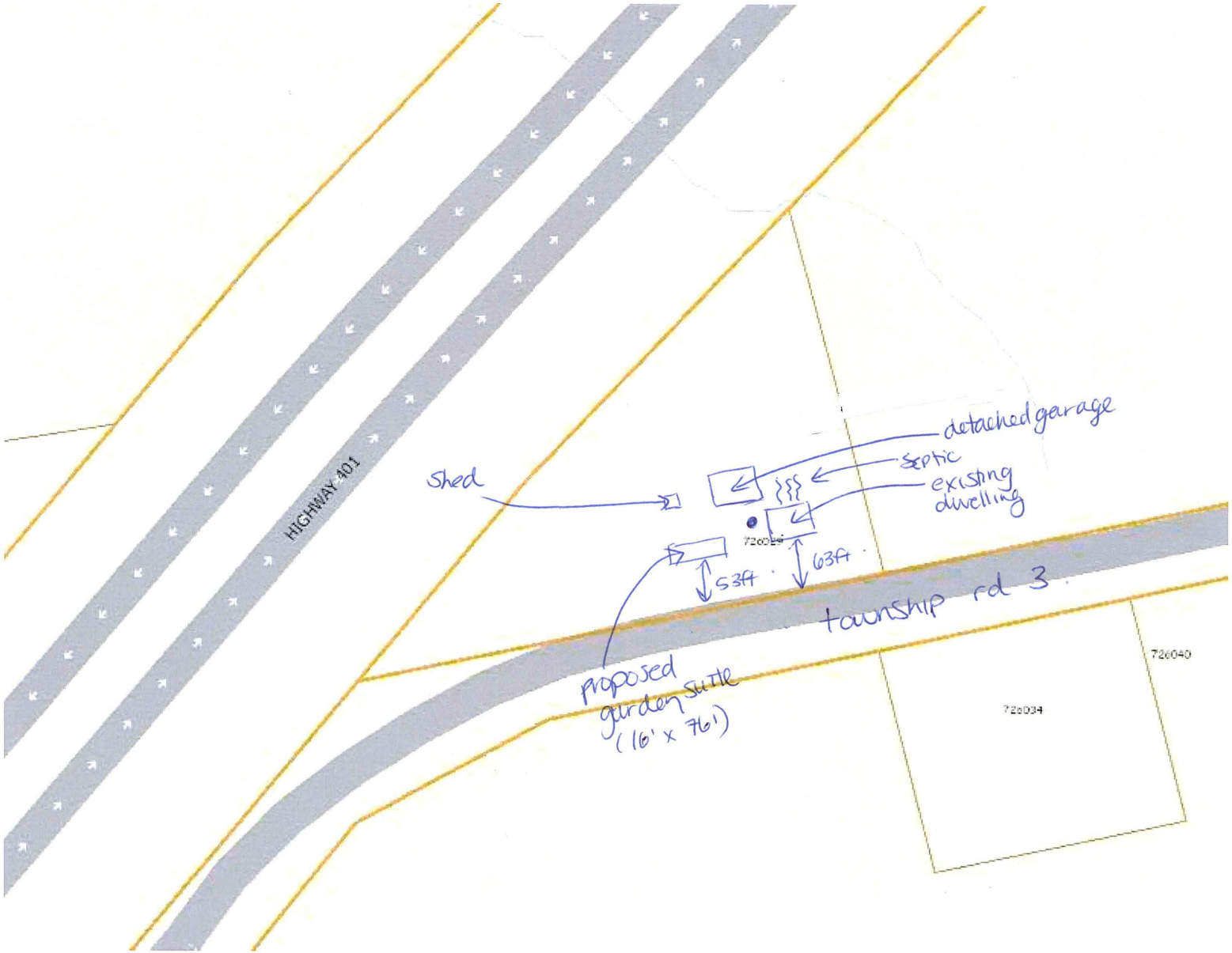
0 102 205 Meters

NAD_1983_UTM_Zone_17N

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

May 16, 2018

Plate 3: Applicant Sketch
File No. ZN1-18-07 - Johnathan Allison
Part Lot 6, Concession 3 (Blandford), Township of Blandford-Blenheim - 726029 Township Road 3

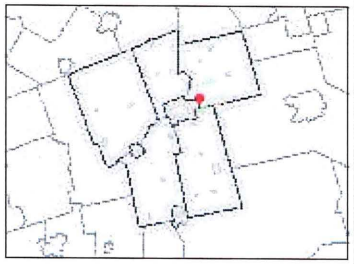


Legend

Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes

well.



0 38 77 Meters

NAD_1983_UTM_Zone_17N

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

May 16, 2018

AW

NOTICE OF SITTING OF COURT OF REVISION

Drainage Act, R.S.O. 1990, c. D.17, subs. 46(1) and (2)

Hofstetter Road Drain

You are hereby advised that the Hofstetter Road Drain will be held on Wednesday, July 4th, 2018 in the Township of Blandford-Blenheim Council Chambers, located at 47 Wilmot Street South, Drumbo, Ontario at 4:00 p.m. Any owner may appeal their assessment to the Court of Revision by giving written notice to the Clerk of the initiating municipality at: Township of Blandford-Blenheim, 47 Wilmot Street South, Box 100, Drumbo ON, N0J 1G0.

THE LAST DAY FOR GIVING WRITTEN NOTICE SHALL BE

FRIDAY JUNE 22, 2018 AT 4:00 PM

Please take notice that in accordance with the *Drainage Act*, an owner of land assessed for the drainage works may appeal to the Court of Revision on any of the following grounds:

- any land or road has been assessed an amount that is too high or too low;
- any land or road or road that should have been assessed has not been assessed; and or
- due consideration has not been given to the use being made of the land.

Rodger Mordue
CAO / Clerk
Township of Blandford-Blenheim

Right of Appeal: Any owner of land or public utility affected by the above mentioned drainage works may appeal to the Referee regarding legal issues or the Agriculture, Food and Rural Affairs Appeal Tribunal regarding technical issues within forty (40) days of sending of this notice. Drainage Act, R.S.O. 1990, c. D.17, subs 47(1) and 48(1).

THE CORPORATION OF THE

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **2073-2018**

Hofstetter Road Drain

A By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

WHEREAS the Council of the Township of Blandford-Blenheim in the County of Oxford appointed Kenn Smart, P. Eng., of K. Smart Associates Limited, of Kitchener, Ontario, and the Section 4, 8 and 76 report is attached hereto and forms part of this By-law.

AND WHEREAS the estimated total cost of this report consisting of the engineering, construction costs and administration is $100,180.

THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, and amendments thereto, enacts as follows:

1. The report dated May 23, 2018 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.

2. The Corporation may borrow on the credit of the Corporation the amount of **$100,180,** being the necessary amount for construction of the Drainage Works.

3 The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,

(a) grants received under Section 85 of the Act;

(b) commuted payments made in respect of lands and roads assessed within the municipality;

(c) moneys paid under subsection 61(3) of the Act; and

such debentures shall be made payable within Five (5) years from the date of the debenture and shall bear interest at a rate to be established at the date of the sale of such debentures.

The County of Oxford shall handle the sale of such debentures, with interest at the prevailing rates at the time of debenture sale. The Municipality of the Township of Blandford-Blenheim shall make annual payments without coupons payable to the County of Oxford.

4. A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the Schedule to be collected in the same manner and at the same time as other taxes are collected in each year for Five (5) years, the year following the due date of the final

invoice that calculates the actual costs of the Drainage Works in accordance with the Schedule contained in this By-law.

5. This by-law comes into force on the passing thereof and may be cited as **Hofstetter Road Drain.**

Read a First and Second Time this 6th day of June, 2018.

Rodger Mordue, CAO/Clerk

Marion Wearn, Mayor

Read a Third Time and Finally Passed this _____of _____, 2018

Rodger Mordue, CAO/Clerk

Marion Wearn, Mayor

Oxford County
Growing stronger together

Report No: CP 2018-188
COMMUNITY PLANNING
Council Date: July 4, 2018

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

From: **Rebecca Smith, Development Planner, Community Planning**

Application for Site Plan Approval
SP 1-12-03-2 – Maple Lake Park Limited

REPORT HIGHLIGHTS

- The applicant proposes to amend the existing site plan to reduce the number of seasonal lots in the existing mobile home park from 11 to 6.
- The site plan drawing was circulated to the appropriate agencies for review and comment and no concerns were raised.
- Staff are satisfied that the proposed site plan amendment can be given favourable consideration.

DISCUSSION

Background

OWNER: Maple Lake Park Limited
16 Levy Court, Vaughn, ON L4H 2E5

LOCATION:

The subject lands are described as Part Lot 3, Concession 7 (Blandford), in the Township of Blandford-Blenheim. The lands are located on the north side of County Road 29, between County Road 22 and Blandford Road and are municipally known as 806201 County Road 29.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "C-1"	County of Oxford Environmental Features Plan	Locally Significant Natural Heritage Features & Provincially Significant Wetlands
Schedule "C-2"	County of Oxford Development Constraints Plan	Unstable Soil
Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	Agricultural Reserve & Environmental Protection

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

Existing Zoning: Special Mobile Home Park Zone (RMH-1)

PROPOSAL:

The applicant proposes to amend the existing site plan to reduce the number of seasonal lots in the existing mobile home park from 11 to 6. As indicated by the applicant, the proposed amendment will provide larger seasonal lots for the occupants of the park.

The subject property comprises approximately 23 ha (56.8 ac) and is currently occupied by Maple Lake Mobile Home Park, which contains 65 rental sites, of which 54 are occupied year round and 11 are occupied seasonally.

Surrounding uses are predominantly agricultural lands with some non-farm rural residential lots in the vicinity.

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

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

Plate 3, Revised Site Plan, shows the location of the seasonal lots in the park as well as the proposed dimensions.

Application Review

ZONING BY-LAW

The subject property is currently zoned 'Special Mobile Home Park Zone (RMH-1)' and contains Environmental Protection 1 & 2 (EP 1 & 2) Overlays, which is reflective of the provincially significant wetland and locally significant woodland surrounding Maple Lake.

The 'RMH-1' allows for a number of uses including a mobile home park, home occupation, accessory buildings, a wholesale greenhouse and nursery, and an agricultural use consisting of field crops. Special provisions are also included to limit the maximum number of mobile home lots in the park to 65, recognize a minimum lot area, as well as frontages and depths as those shown on an approved site plan. One accessory building with a maximum gross floor area of 10 m^2 (107.6 ft^2) and a minimum interior/rear side yard setback of 1 m (3.3 ft) is also permitted on each lot.

In addition to these site specific zone provisions, mobile homes are also subject to a minimum interior side yard width of 3 m (9.8 ft) on one side and 1 m (3.3 ft) on the narrow side, a rear yard depth of 4 m (13.1 ft) and a setback of 10.5 m (34.4 ft) from an internal road. Furthermore, 30% of each mobile home lot is required to be maintained as landscaped open space.

Agency Comments

The site plan was reviewed by Staff and circulated to a number of agencies in accordance with the Township's Site Plan By-law.

As the proposed amendment only represents a minor change to the existing site plan, no concerns were raised by the Township Chief Building Official, Township Drainage Superintendent, Township Director of Public Works, County Public Works Department, Southwestern Public Health or Grand River Conservation Authority (GRCA).

Planning Analysis

The amended site plan was reviewed by Township and County staff and no concerns were raised.

As the minimum lot areas of the 'RMH-1' zone will be maintained and the frontage and depths of each mobile home lot are recognized as those shown on the approved site plan, the modified lot configuration can be considered appropriate. In addition, as the existing zoning includes a provision limiting the maximum number of mobile home lots in the park, the reduced number of lots will comply with the existing zoning of the property.

Staff also note that any future development on each site will be required to meet the relevant accessory use, setback and landscaped open space requirements. Further, as no new development is proposed within the identified environmental protection areas, the proposal also maintains the provisions of the EP 1 & 2 Overlays.

Given the relatively minor nature of the proposed amendments and the conformity of the revised plan with the zoning by-law, Staff are satisfied that the applicant's site plan proposal can be given favourable consideration.

It is recommended that a condition be included to ensure the existing site plan agreement is amended to include the most updated site plan drawings.

RECOMMENDATION

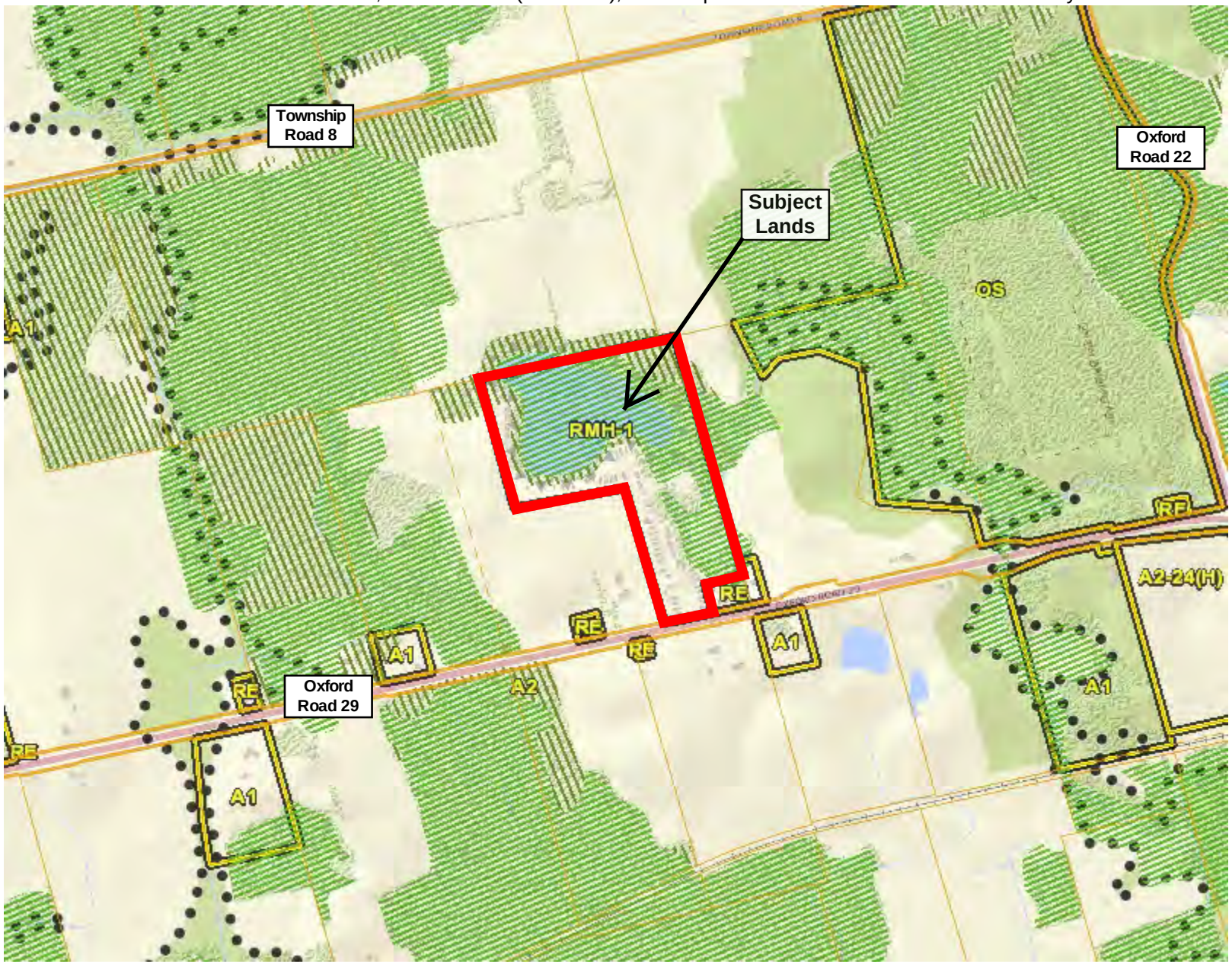
That the application for Site Plan Amendment submitted by Maple Lake Park Limited, for lands described as Part Lot 3, Concession 7 (Blandford), in the Township of Blandford-Blenheim and municipally known as 806201 County Road 29, for the purposes of reducing the number of mobile home lots in the park, be approved at such time as the following condition is fulfilled:

i. That Schedule "B" of the existing Site Plan Agreement be replaced with revised site plan drawings, to the satisfaction of the Township Chief Administrative Officer.

SIGNATURES

Authored by:	*original signed by*	Rebecca Smith, MCIP, RPP Development Planner
Approved for submission:	*original signed by*	Eric Gilbert, MCIP, RPP Senior Planner

Plate 1: Existing Zoning & Location Map
File No. SP 1-12-03-2 - Maple Lake Park Limited
Part Lot 3, Concession 7 (Blandford), Township of Blandford-Blenheim - 806201 County Road 29



Legend

Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental Protection/Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning Floodlines/Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Zoning (Displays 1:16000 to 1:500)

Notes

0 358 717 Meters

NAD_1983_UTM_Zone_17N

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

June 13, 2018

Plate 2: Aerial Map (2015) with Existing Zoning
File No. SP 1-12-03-2 - Maple Lake Park Limited
Part Lot 3, Concession 7 (Blandford), Township of Blandford-Blenheim - 806201 County Road 29

Legend

Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental Protection/Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning Floodlines/Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Zoning (Displays 1:16000 to 1:500)

Notes

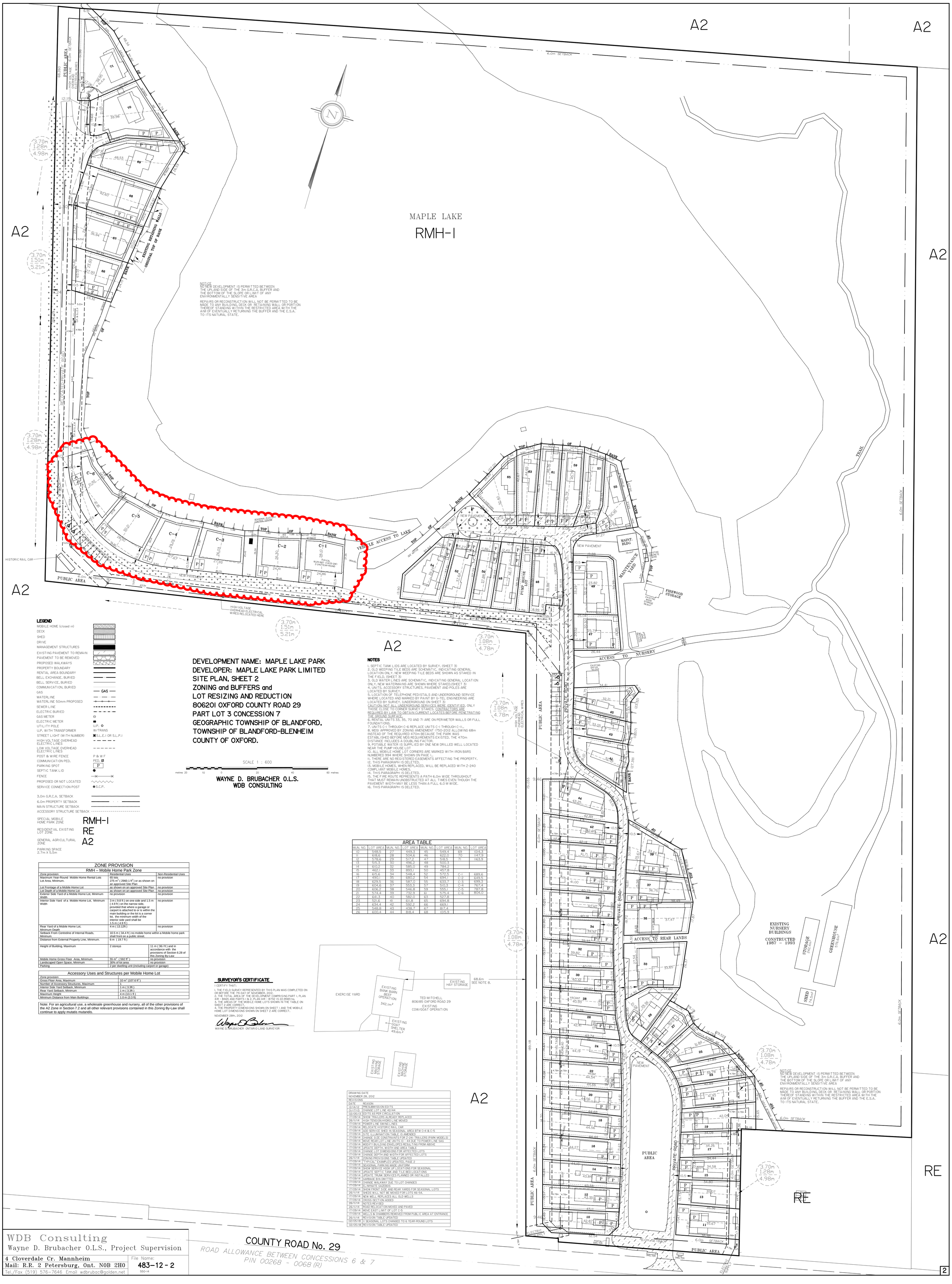
0 154 307 Meters

NAD_1983_UTM_Zone_17N

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

June 13, 2018

Plate 3: Revised Site Plan
File No. SP 1-12-03-2 - Maple Lake Park Limited
Part Lot 3, Concession 7 (Blandford), Township of Blandford-Blenheim - 806201 County Road 29



LEGEND

- MOBILE HOME (closed in)
- DECK
- SHED
- DRIVE
- MANAGEMENT STRUCTURES
- EXISTING PAVEMENT TO REMAIN
- PAVEMENT TO BE REMOVED
- PROPOSED WALKWAYS
- PROPERTY BOUNDARY
- RENTAL AREA BOUNDARY
- BELL EXCHANGE, BURIED
- BELL SERVICE, BURIED
- COMMUNICATION, BURIED
- GAS — GAS —
- WATERLINE
- WATERLINE 50mm PROPOSED
- SEWER LINE
- ELECTRIC BURIED
- GAS METER
- ELECTRIC METER
- UTILITY POLE — U.P.
- U.P. WITH TRANSFORMER — W/TRANS
- STREET LIGHT (WITH NUMBER) — S.L.E.I OR S.L.P.I
- HIGH VOLTAGE OVERHEAD ELECTRIC LINES
- LOW VOLTAGE OVERHEAD ELECTRIC LINES
- POST & WIRE FENCE — P & W F
- COMMUNICATION PED. — PED.
- PARKING SPOT — P
- SEPTIC TANK LID
- FENCE
- PROPOSED OR NOT LOCATED
- SERVICE CONNECTION POST — S.C.P.
- 3.0m G.R.C.A. SETBACK
- 6.0m PROPERTY SETBACK
- MAIN STRUCTURE SETBACK
- ACCESSORY STRUCTURE SETBACK

SPECIAL MOBILE HOME PARK ZONE — RMH-1
RESIDENTIAL EXISTING LOT ZONE — RE
GENERAL AGRICULTURAL ZONE — A2
PARKING SPACE 2.7m X 5.5m

DEVELOPMENT NAME: MAPLE LAKE PARK
DEVELOPER: MAPLE LAKE PARK LIMITED
SITE PLAN, SHEET 2
ZONING and BUFFERS and
LOT RESIZING AND REDUCTION
806201 OXFORD COUNTY ROAD 29
PART LOT 3 CONCESSION 7
GEOGRAPHIC TOWNSHIP OF BLANDFORD,
TOWNSHIP OF BLANDFORD-BLENHEIM
COUNTY OF OXFORD.

SCALE 1 : 600
metres 20 10 0 20 40 60 metres

WAYNE D. BRUBACHER O.L.S.
WDB CONSULTING

NOTES

1. SEPTIC TANK LIDS ARE LOCATED BY SURVEY. (SHEET 3)
2. OLD WEEPING TILE BEDS ARE SCHEMATIC, INDICATING GENERAL LOCATION ONLY. NEW WEEPING TILE BEDS ARE SHOWN AS STAKED IN THE FIELD. (SHEET 3)
3. OLD WATER LINES ARE SCHEMATIC, INDICATING GENERAL LOCATION ONLY. NEW WATERMAINS ARE SHOWN WHERE STAKED.(SHEET 3)
4. UNITS, ACCESSORY STRUCTURES, PAVEMENT AND POLES ARE LOCATED BY SURVEY.
5. LOCATION OF TELEPHONE PEDISTALS AND UNDERGROUND SERVICE WHERE LOCATED AND MARKED BY PAINT BY G-TEL ENGINEERING ARE LOCATED BY SURVEY. (UNDERGROUND ON SHEET 3)
CAUTION: NOT ALL UNDERGROUND SERVICES WERE IDENTIFIED, ONLY THOSE CLOSE TO CORNER SURVEY STAKES. CONTRACTORS ARE REQUIRED BY LAW TO OBTAIN CURRENT LOCATES BEFORE PENETRATING THE GROUND SURFACE.
6. RENTAL UNITS 33, 35, 70 AND 71 ARE ON PERIMETER WALLS OR FULL FOUNDATIONS.
7. UNITS C-1 THROUGH C-6 REPLACE UNITS C-1 THROUGH C-11..
8. MOSI APPROVED BY ZONING AMENDMENT I750-2012 ALLOWING 68m INSTEAD OF THE REQUIRED 470m BECAUSE THE PARK WAS ESTABLISHED BEFORE MDS REQUIREMENTS EXISTED. THE 470m DISTANCE INCLUDES A DOUBLING FACTOR.
9. POTABLE WATER IS SUPPLIED BY ONE NEW DRILLED WELL LOCATED NEAR THE PUMP HOUSE LOT
10. ALL MOBILE HOME LOT CORNERS ARE MARKED WITH IRON BARS NUMBERED 994 WHERE SHOWN ON PAGE 1..
11. THERE ARE NO REGISTERED EASEMENTS AFFECTING THE PROPERTY.
12. THIS PARAGRAPH IS DELETED.
13. MOBILE HOMES, WHEN REPLACED, WILL BE REPLACED WITH Z-240 COMPLIANT MOBILE HOMES.
14. THIS PARAGRAPH IS DELETED.
15. THE FIRE ROUTE REPRESENTS A PATH 6.0m WIDE THROUGHOUT THAT MUST REMAIN UNOBSTRUCTED AT ALL TIMES EVEN THOUGH THE PAVEMENT WIDTH MAY BE LESS THAN A FULL 6.0 M WIDE.
16. THIS PARAGRAPH IS DELETED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON OR BEFORE THE 7th DAY OF NOVEMBER, 2012.
2. THE TOTAL AREA OF THE DEVELOPMENT COMPRISING PART 1, PLAN 41R - 8465 AND PARTS 1 & 2, PLAN 41R - 8732 IS 22.9583 ha.
3. THE AREAS OF THE MOBILE HOME LOTS SHOWN IN THE TABLE ON SHEET 2 ARE CORRECT.
4. THE PROPERTY DIMENSIONS SHOWN ON SHEET 1 AND THE MOBILE HOME LOT DIMENSIONS SHOWN ON SHEET 2 ARE CORRECT.

NOVEMBER 28th, 2012
WAYNE D. BRUBACHER ONTARIO LAND SURVEYOR

ZONE PROVISION
RMH – Mobile Home Park Zone

Zone provision	Residential Uses	Non-Residential Uses
Maximum Year-Round Mobile Home Rental Lots Lot Area, Minimum.	65 lots 275 m² (2960.1 ft²) or as shown on an approved Site Plan	no provision
Lot Frontage of a Mobile Home Lot	as shown on an approved Site Plan	no provision
Lot Depth of a Mobile Home Lot	as shown on an approved Site Plan	no provision
Exterior Side Yard of a Mobile Home Lot, Minimum Width	no provision	no provision
Interior Side Yard of a Mobile Home Lot, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the main building or the lot is a corner lot, the minimum width of the interior side yard shall be 1.5 m (4.9 ft)	no provision
Rear Yard of a Mobile Home Lot, Minimum Depth	4 m (13.12ft)	no provision
Setback From Centreline of Internal Roads, Minimum.	10.5 m (34.4 ft) no mobile home within a Mobile home park shall front on a public street.	
Distance from External Property Line, Minimum.	6 m (19.7 ft)	
Height of Building, Maximum	2 storeys	11 m (36.1 ft) and in accordance with the provisions of Section 6.28 of this Zoning By-Law
Mobile Home Gross Floor Area, Minimum.	55 m² (592 ft²)	no provision
Landscaped Open Space, Minimum	30% of lot area	no provision
Parking	2 per dwelling unit (including carport or garage)	

Accessory Uses and Structures per Mobile Home Lot	
Zone provision	
Gross Floor Area, Maximum	10 m² (107.6 ft²)
Number of Accessory Structures, Maximum	1
Interior Side Yard Setback, Minimum	1 m (3.3ft)
Rear Yard Setback, Minimum	1 m (3.3ft)
Maximum Height	4 m (13.1 ft)
Minimum Distance from Main Buildings	1.0 m (3.3 ft)

Note: For an agricultural use, a wholesale greenhouse and nursery, all of the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

AREA TABLE

MUN. NO.	LOT AREA	MUN. NO.	LOT AREA	MUN. NO.	LOT AREA	MUN. NO.	LOT AREA
10	548.5	27	449.3	45	549.4	69	1014.3
11	618.6	28	504.6	46	622.0	70	1147.9
12	578.6	29	517.2	47	518.5	71	1163.9
13	515.3	30	496.2	48	500.3		
14	610.2	32	585.0	49	784.2		
15	462.1	33	893.1	50	457.8		
16	615.6	34	548.4	52	572.5	C-1	689.6
17	450.1	35	680.2	54	694.1	C-2	649.5
18	629.5	36	587.0	55	633.7	C-3	699.3
19	604.6	37	553.3	57	510.3	C-4	767.4
20	606.2	38	546.8	59	555.1	C-5	787.8
21	574.4	39	732.9	61	575.4	C-6	804.0
22	641.3	40	582.0	63	527.8		
23	521.6	41	611.8	65	694.8		
24	634.4	42	592.2	66	669.1		
25	548.8	43	438.7	67	817.4		
26	600.4	44	818.4	68	1015.9		

DRAWING DATE
NOVEMBER 28, 2012

REVISIONS

DATE	REASON
12/14/12	PRESUBMISSION EDITS
01/17/13	CHANGE LOT LINE 42/44
02/05/13	EDITS AS PER CIRCULATION
17/09/14	SHOW TRAILERS ALREADY REPLACED
26/11/14	HIGH TENSION HYDRO LINE MOVED
17/09/14	POWER LINE SWING LINES
17/09/14	RELOCATE HISTORIC RAIL CAR
17/09/14	ADD SERVICE SHED IN SEASONAL AREA BTW C-4 & C-5
17/09/14	SITE ILLUMINATION TABLE IS AMENDED
17/09/14	CHANGE SIZE CONSTRAINTS FOR Z-241 TRAILERS (PARK MODELS)
17/09/14	MOVE REAR LOT LINE UNITS 10 - 44 DUE TO POWER LINE SAG
17/09/14	MODIFY BUILDING ENVELOPES RESULTING FROM ABOVE
17/09/14	UPDATE DEPTH, WIDTH AND AREA TABLE
17/09/14	CHANGE LOT DIMENSIONS FOR AFFECTED LOTS
17/09/14	CHANGE DEPTH AND WIDTH FOR AFFECTED LOTS
26/11/14	ZONING PROVISIONS TABLE UPDATED
17/09/14	"TYPICAL" EXAMPLES UPDATED, PAGE 2
17/09/14	SEASONAL PARKING MADE UNIFORM
17/09/14	SHOW SERVICE HOOK UP LOCATIONS FOR SEASONAL
17/09/14	UPDATE SEPTIC TANK AND TILE BED LOCATIONS
17/09/14	UPDATE TRUNK SERVICES PLANNED OR INSTALLED
17/09/14	GARBAGE BIN OMITTED
17/09/14	CHANGE WALKWAY DUE TO LOT CHANGES
17/09/14	ELIMINATE GAZEBOS
17/09/14	SHOW FRONT SIDE AND REAR YARDS FOR SEASONAL LOTS
26/11/14	SHEDS WILL NOT BE MOVED FOR LOTS 46-54.
17/09/14	NEW WELL REPLACES ALL OLD WELLS
17/09/14	CROSS-SECTION ADDED
26/11/14	NOTES REVISED
26/11/14	ROAD RELOCATION MOVED AND PAVED
17/09/14	MOVE EAST LIMIT OF LOT C-5
17/09/14	WELLS & CHAMBERS REMOVED FROM PUBLIC AREA AT ENTRANCE
26/11/14	REVISION TABLE UPDATED
02/05/18	111 SEASONAL LOTS CHANGED TO 6 YEAR-ROUND LOTS
02/05/18	REVISION TABLE UPDATED

WDB Consulting
Wayne D. Brubacher O.L.S., Project Supervision
4 Cloverdale Cr. Mannheim
Mail: R.R. 2 Petersburg, Ont. N0B 2H0
Tel./Fax (519) 576-7646 Email wdbrubac@golden.net

File Name: 483-12-2
550-14

TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	**From:**	Jim Harmer Drainage Superintendent
Reviewed By:	Rodger Mordue	**Date:**	June 27, 2018
Subject:	Monthly Report	**Council Meeting Date:**	July 4, 2018
Report #:	DS-18-09		

Recommendation:

That Report DS-18-09 be received as information

Background:

Monthly activities of the Drainage Department June 27, 2018

Analysis/Discussion

1. Working on drain maintenance and various site meeting to review work required with ratepayers.
2. Working with lawyer on compliance letters.
3. 33 locates for ON 1 Call in April 2018 including 2 emergency and 2 priority locates.
4. Update of drainage mapping for ON 1 Call / OMAFRA / Township Web site
5. Commenting on various planning application.
6. Grant application submitted to OMAFRA for 2017 maintenance projects, and reviewed billing of maintenance with Treasury (Katie)
7. Hofstetter Road Drain engineer file report May 23, 2018 Court of Revision at July 4, 2018 council meeting
8. Tender call on Hofstetter Road Drain report for July 4, 2018 council meeting
9. Working on Section 65 Reports.
10. Working on file transfer to new hard drive

11. Working on scaning files for record retention
12. Planning and development with Nithall Farms engineer's and planner re going forward with subdivision

Financial Considerations:

None

Attachments:

None

Respectfully submitted by:

_____
Jim Harmer Drainage Superintendent

TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	**From:**	Jim Harmer Drainage Superintendent
Reviewed By:	Rodger Mordue	**Date:**	June 28, 2018
Subject:	Award of tender Hofstetter Road Drain	**Council Meeting Date:**	July 4, 2018
Report #:	DS-18-10		

Recommendation:

That Report DS-18-10 be received as information;

And further that the tender for the Hofstetter Road Drain be awarded to John Devries Construction in the amount of $ 52,477.00 plus applicable taxes and subject to any applicable appeals.

Background:

At the Council meeting on June 6, 2018 Council adopted a resolution directing the Engineer to call for tenders on the Hofstetter Road Drain with tenders closing on June 27, 2018

Analysis/Discussion:

Tenders Calls were sent out to three local firms with two firms submitting tenders –John Devries Construction, and SEG Excavating

Tender Prices before taxes were:

- John Devries Construction $ 52,477.00
- SEG Excavating $ 53,852.00

The estimated cost for the work in the drainage report was $ 55,930.00 plus HST. The Engineer has reviewed the tenders for accuracy and completeness and is recommending that the contract be awarded to John Devries Construction

Financial Considerations:

Township Road assessment as per Engineer's Report $ 61,007.00

Attachments:

none

Respectfully submitted by:

_____
Jim Harmer
Drainage Superintendent

TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	**From:**	Jim Borton Director of Public Works
Reviewed By:	Rodger Mordue	**Date:**	June 27, 2018
Subject:	Monthly Report	**Council Meeting Date:**	July 4, 2018
Report #:	PW-18-17		

Recommendation:

That Report PW-18-17 be received as information.

Road Crew Activities

- See attached

Capital

- CN Bridge on Gobles Rd. – Process is moving forward. Have had meetings with the contractor (Dagmar Const.), CN and the engineers (WSP). Drawings are being finalized and demolition is scheduled for mid July.
- Township Road 12 Bridge 20 – Staff and engineers (KSmart) are answering questions that have come up from the EA study. An Archaeology assessment is required as well as a land survey. Project is moving forward as planned.
- Bridge 51 – Maloney and Pepping started on June 20. Completion is expected by end of August.
- Blenheim Rd at Township Rd 14 – Construction is well under way. Changes are starting to take shape. The road is projected to be reopened by mid July.

Flooding February 19-22 2018

- The claim to the Municipal Disaster Recovery Assistance (MDRA) program was submitted on June 20.
- Bridge #39 (Silver Bridge) – Theo Vandenberk Construction finished the repairs on June 19 and the road and bridge have been reopened.

- Bridge #3 Shared with Wilmot Township – Theo Vandenberk Construction started on June 20 to do the repairs required to get the bridge and road reopened.

County Shared Service/Road Association/Training

- Shared Services meeting – Our June meeting was held in SWOX, the group started to discuss what topic's we will do our winter maintenance training on in the fall.
- Road Association – June 5-7 was the annual AORS trade show. June 22 I attended the AORS summer directors meeting in Barrie.

Other

- Met with Kevin Death from KSmart to discuss 2018 construction projects.
- Met with WSP Engineering regarding Gobles Bridge.
- Met with Roger Ferreira from Permanent Paving regarding paving projects taking place in the Township.
- Met with Hydro1 for site meetings regarding Bridge 20 and Blenheim Rd.

Attachments:

- Road Supervisors report.
- May Service sharing minutes.

Respectfully submitted by:

_____

Jim Borton
Director of Public Works

Monthly Activities for June

Daily Activities

Blenheim Rd construction project underway
Various ditching and ditch clean outs
New and existing culvert replacement and installations
Speed signs - Bright and Princeton
Hofstetter Rd extension
Weed eat guardrails
Roadside mowing
Roadside mowing behind guardrails.
Bridge washing
Fill pot holes in our hard surfaced roads with cold mix.
Pickup road side garbage.
Trim trees and pickup branches from the road side.
Maintain regulatory signs.
Daily, weekly, and monthly road inspections.
Preventative maintenance on Township Equipment.
Shoulder maintenance and graveling.
Haul compost and brush to Salford.

Future projects

Hofstetter Rd ditches and field entrances
Road crossing culvert repairs and replacements
Township Rd 12 turn around @ bridge

Emergency Calls

None to mention

General Information

June has been off to a hot dry start most of the dust control has taken with good results. The contractor has started on Blenheim Rd and is making good progress with the help of township staff when time permits

Residents' Concerns

Hubbard – Roadside mowing.
Motheral @ Twp 6 - Roadside grass
13 C – Gravel at a mailbox (post office complaint)

Created by: Ryan Nechelput, Road Supervisor

Service Rationalization

MEETING MINUTES
DATE: May 11, 2018
LOCATION: Norwich
PRESENT: Scott Boughner, Jim Borton, Tom Lightfoot, Marty Lenaers, Bill Freeman
REGRETS: Aden Corcoran, Daniel Locke, Frank Gross, Doug Wituik, Alex Piggott

COMMITTEE CHAIRMAN: Alex Piggott **SECRETARY: Tom Lightfoot**

ITEM	ACTION	ASSIGNED TO
1. Meeting called to order	10:12 a.m.	
2. Minutes of Last Meeting:	Reviewed- moved by Jim Seconded by Bill	
3. Correspondence/ Speaker	none	
4. Old Business	Road rationalization study- Scott will send previous study through. Road side monuments- no discussion	
5. New Business	Talk on grader tenders and delivery, also truck specifications Scott- crack sealing tender, send numbers to Scott if you are interested	
6. Round Table	Scott- minimum maintenance standards passed, we discussed the new standards including sidewalks -discussion on purchasing equipment for snow and grass cutting, sweeping -looking for numbers for sand tender - social media discussion -send paint maps to Scott and Dennis for line painting Jim- discussion on the yard waste program and changes through the county. Tom- Tavistock construction Bill- asked who does construction notices for short duration projects. -inquired about asphalt pricing	
7. Health & Safety	Winter maintenance training- any ideas for the next meeting	
8. Next Meeting	**June 14, 2018 SWOX**	
9. Adjourned	12:08	

Service Sharing Meeting Dates 2018

January 11 EZT

February 8 Zorra

March 8 Oxford County

April 12 Blandford Blenheim

May 10 Norwich

June 14 SWOX

September 12 Tillsonburg

October 11 Woodstock

November 8 Ingersoll

December 12 Zorra

TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	**From:**	Trevor Baer
Reviewed By:	Rodger Mordue, CAO/Clerk	**Date:**	June 27, 2018
Subject:	Monthly Report	**Council Meeting Date:**	July 4 2018
Report #:	CS-18-06		

Recommendation:

That Report CS-18-06 be received as information

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

Analysis/Discussion

Township Volunteers

The volunteers in this township are the main reason that we have what we have today when it comes to Community Services Department. The township is lucky to have so many great groups and volunteers in it. We want to keep groups and individuals volunteering in the township. We hear lots of groups and people say that we can't volunteer or do anything anymore. I would like to come up with a plan that would allow groups and individuals to volunteer for lots of different things. It will be a guideline for what volunteers can do and what they can't do. We will make it easy for volunteers to be covered by insurance and highlight things that are needed that volunteers can achieve. A program like this will bring communities together to do many projects. It could also help community members respect the township, and what we have in it, while groups and individuals take more pride in the community because they have helped be a part of it.

This will not impact budget at all. This is just a quick easy way for groups or individuals to volunteer within the community, while making sure the township has all legal matters covered.

Splash Pad

Project time line

May 16 2018- Council to approved the tender from ABC recreation
May 21 2018-Splash pad committee had meeting with ABC about the items in the splash pad, the group made a few changes.

May 24 2018-I had meeting with ABC to go over layout, timelines, and township's role and ABC's role
June 5 2018- On site Meeting with ABC to review project layout
June 29 2018- Township staff started doing their part of the Project, so ABC can start on July 9th

Moving forward

July 9 2018- ABC will start on site with all hands-on deck
July 15 2018- ABC hopes to be completed the project around this date.

Princeton Multi-Purpose Pad
All of the work has been completed for this project.
We are going to look the drainage problem that is to the north side of the pad. There will be some top soil added to the North and west side of the pad. Also, might have to put a catch basin in to move the water sitting on the ground after a rain storm.

Parks

Plattsville

We put the three Lions Club Benches around the skate board park. We poured a cement pad for them to sit.

We had the Skate Board Park grand opening On June 23 2018. Glad to see council and staff there. The weather wasn't the greatest which was too bad, that is why we didn't have any Kids skate boarding. We had kids lined up to show off their skills on the Pad. The Skate board Park is really well used by the community, a lot of times you will see kids on the pad at 730am and still out there once it is getting dark. The Township council should be glad that this project was done for how much it is getting used.

Drumbo

We have started to do our part for the Splash Pad project. We are moving the shed that sits by the Park washrooms. We are also making sure that we have the right amount of hydro for the splash pad. We will also be moving the Volley Ball Court to the North East side of the park.

Princeton

We have been involved in finishing up the work at the Recreation Pad.

Our parks have been busy so far this season. We always have a lot of baseball tournaments coming up in the next month in our parks. Its good to see them busy.

Cemeteries

We have started our Clean Up the Cemeteries Plan. Staff have started in the Princeton cemetery. This Plan is going to take time to try and correct years of neglect. The reason this Plan is going to take some time is because we are not going to interrupt our regular service that we are providing in other areas. So, this Plan right now calls for extra hours that staff don't usually work.

Areas that need to be addressed:

Check water systems
Cut Trees
Remove shrubs
Refill holes from shrubs being removed
Seed graves
Top dress graves
Remove garbage/brush
Clean out shed
Put in corner markers
Fix driveways
Fix fences
Other

These areas have been neglected for many years. Bringing them up to a different standard level will take a while. This will be a long-term plan that is being put together.

Respectfully submitted by:

_____

Trevor Baer

.

THE CORPORATION OF THE

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2084-2018

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

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

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to “RR-20” and the zone symbol of the lands so designated “RR-20” on Schedule “A” attached hereto.

2. That Section 9.5 to By-Law Number 1360-2002, as amended, is hereby amended by adding the following subsection at the end thereof.

“9.5.20 **Location: Part Lot 22, Concession 9 (Blenheim), RR-20 (Key Map 21)**

9.5.20.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-20 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 of this Zoning By-Law.

9.5.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-20 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

9.5.20.2.1 LOT DEPTH

Minimum **57 m** (187 ft)

9.5.20.2.2 SPECIAL PROVISIONS FOR ACCESSORY BUILDINGS & STRUCTURES

9.5.20.2.2.1 TOTAL LOT COVERAGE

Maximum **110 m²** (1,184 ft²)

9.5.20.3 That all the provisions of the RR Zone in Section 9.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.”

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 4th day of July, 2018.

READ a third time and finally passed this 4th day of July, 2018.

Marion Wearn - Mayor

(SEAL)

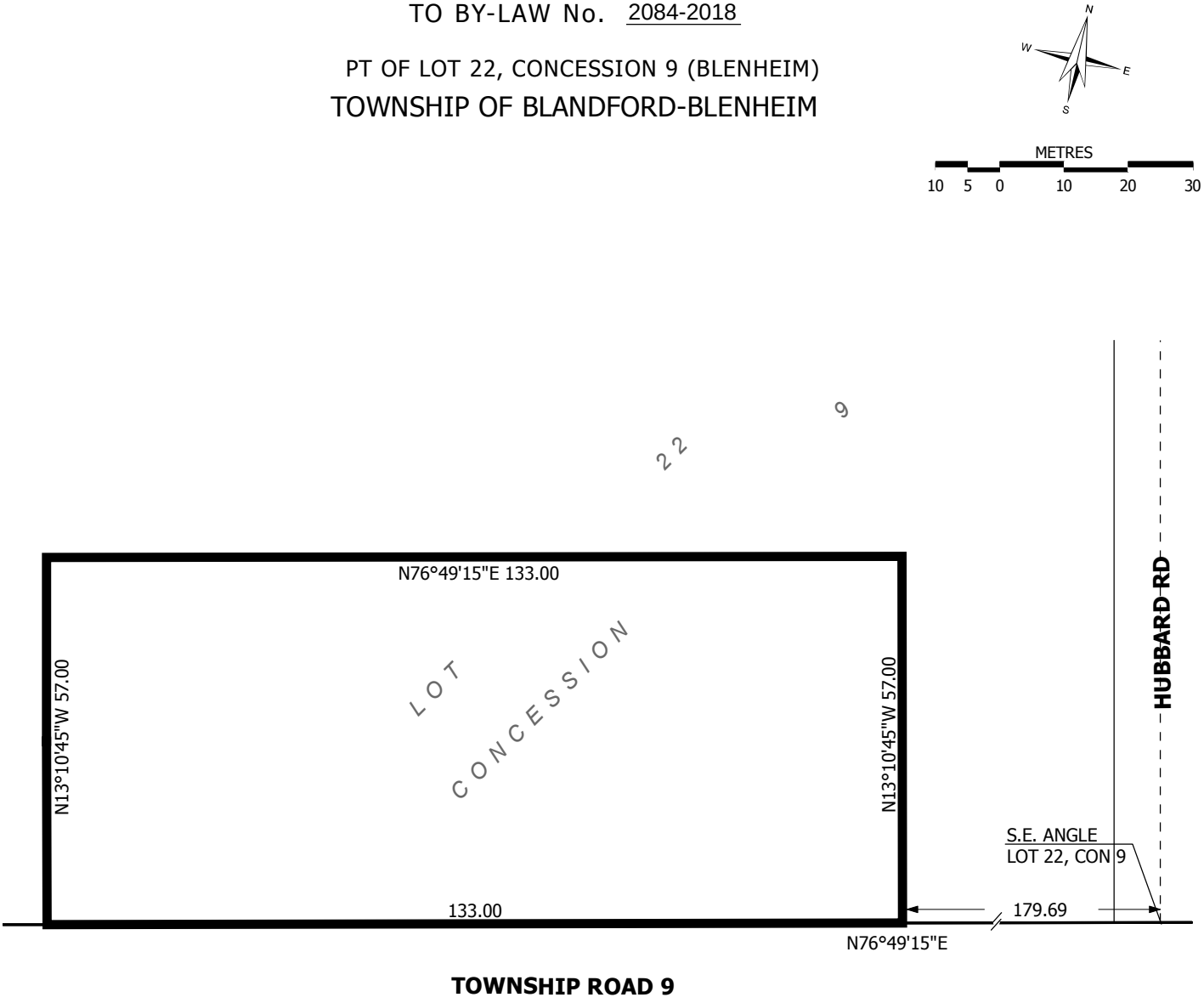
Rodger Mordue – CAO/Clerk

SCHEDULE "A"

TO BY-LAW No. 2084-2018

PT OF LOT 22, CONCESSION 9 (BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO RR-20

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2084-2018, PASSED

THE 4th DAY OF July, 2018

MAYOR

CLERK

OxfordCounty growing stronger...together

Produced By The Department of Corporate Services

Information Services ©2018

KEY MAP

LANDS TO WHICH BYLAW _2084-2018_ APPLIES

OxfordCounty
growing stronger...together
Produced By The Department of Corporate Services
Information Services ©2018

ZN 1-17-12

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2084-2018

EXPLANATORY NOTE

The purpose of By-Law Number 2084-2018 is to rezone the lot to be retained by Consent Application B17-64-1, from 'General Agricultural Zone (A2)' to 'Special Rural Residential Zone (RR-20)' to recognize the change in land use as a result of the proposed severance. Special provisions are also included to permit a reduced lot depth of 57 m (187 ft) and an increased accessory building lot coverage of 110 m² (1,184 ft²).

The subject lands are described as Part Lot 22, Concession 9 (Blenheim), Township of Blandford-Blenheim. The lands are located at the northwest corner of Township Road 9 and Hubbard Road, and are municipally known 846493 Township Road 9.

The Township of Blandford-Blenheim adopted the amending By-law Number 2084-2018. Any person wishing further information relative to Zoning By-Law Number 2084-2018 may contact the undersigned. No public input was received respecting this application.

Mr. Rodger Mordue, CAO/Clerk
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

THE CORPORATION OF THE

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2085-2018

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

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

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to “RE-G1” and the zone symbol of the lands so designated “RE-G1” on Schedule “A” attached hereto.

2. That Section 10.4 to By-Law Number 1360-2002, as amended, is hereby amended by adding the following subsection at the end thereof.

“10.4.1 **Location: Part Lot 6, Concession 3 (Blandford), RE-G1 (Key Map 48)**

10.4.1.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-G1 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 10.1 of this Zoning By-Law;
a *Garden Suite*, in accordance with the provisions of Section 5.9.

10.4.1.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-G1 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.4.1.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

10.4.1.2.1.1 GROUND FLOOR AREA

Maximum **120.7 m²** (1,300 ft²)

10.4.1.2.1.2 LOCATION

Notwithstanding any other provision of this Zoning By-Law, a garden suite may be located a minimum of **15.2 m** (50 ft) from the *front lot line*.

10.4.1.2.1.3 TIME PERIOD

Maximum July 4, 2018 to July 4, 2028

10.4.1.3 All of the other provisions of the RE Zone in Section 10.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 4th day of July, 2018.

READ a third time and finally passed this 4th day of July, 2018.

Marion Wearn - Mayor

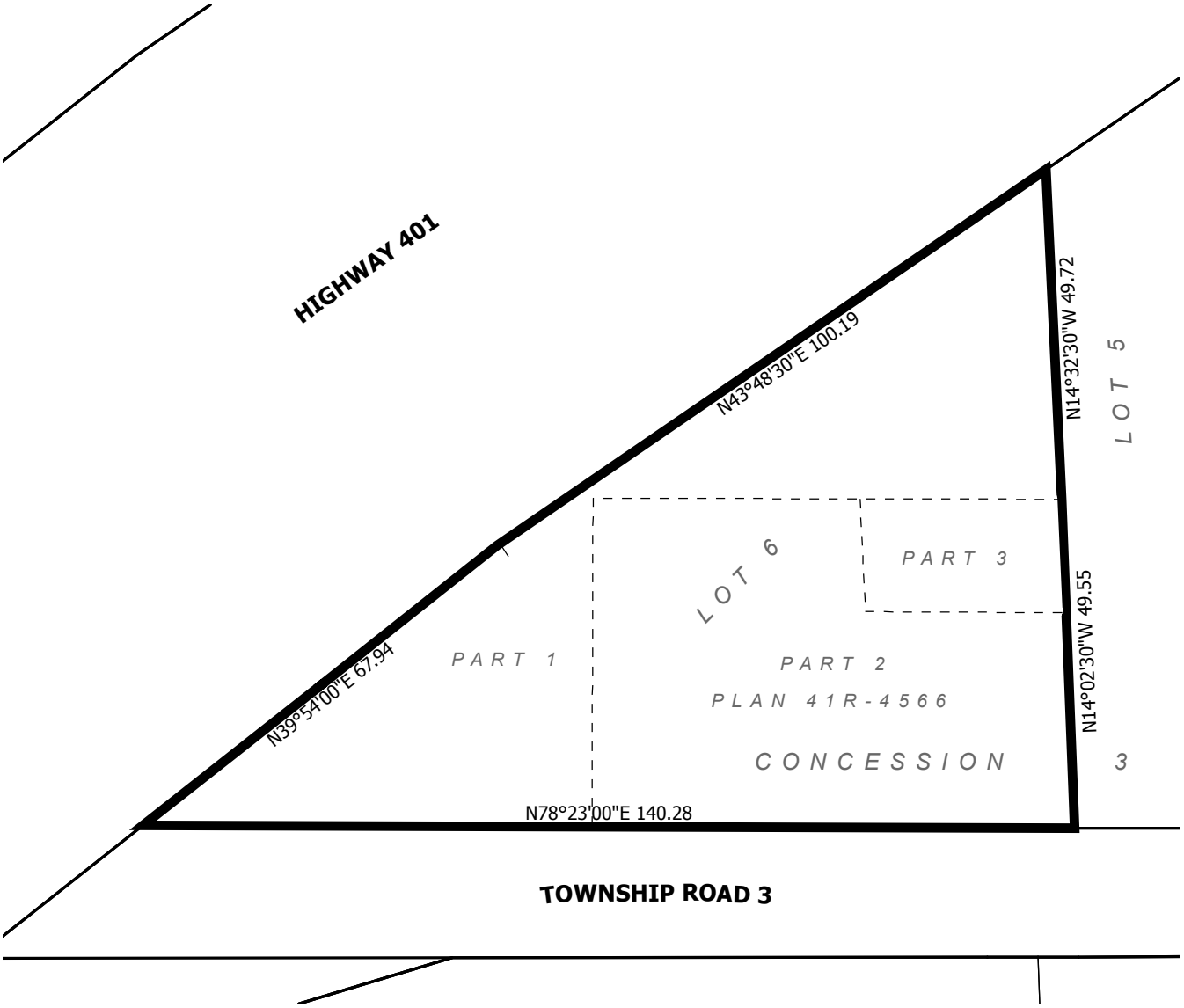
(SEAL)

Rodger Mordue – CAO/Clerk

SCHEDULE "A"

TO BY-LAW No. 2085-2018

PT OF LOT 6, CONCESSION 3 (BLANDFORD)
PARTS 1, 2 AND 3, REFERENCE PLAN 41R-4566
TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO RE-G1

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2085-2018, PASSED

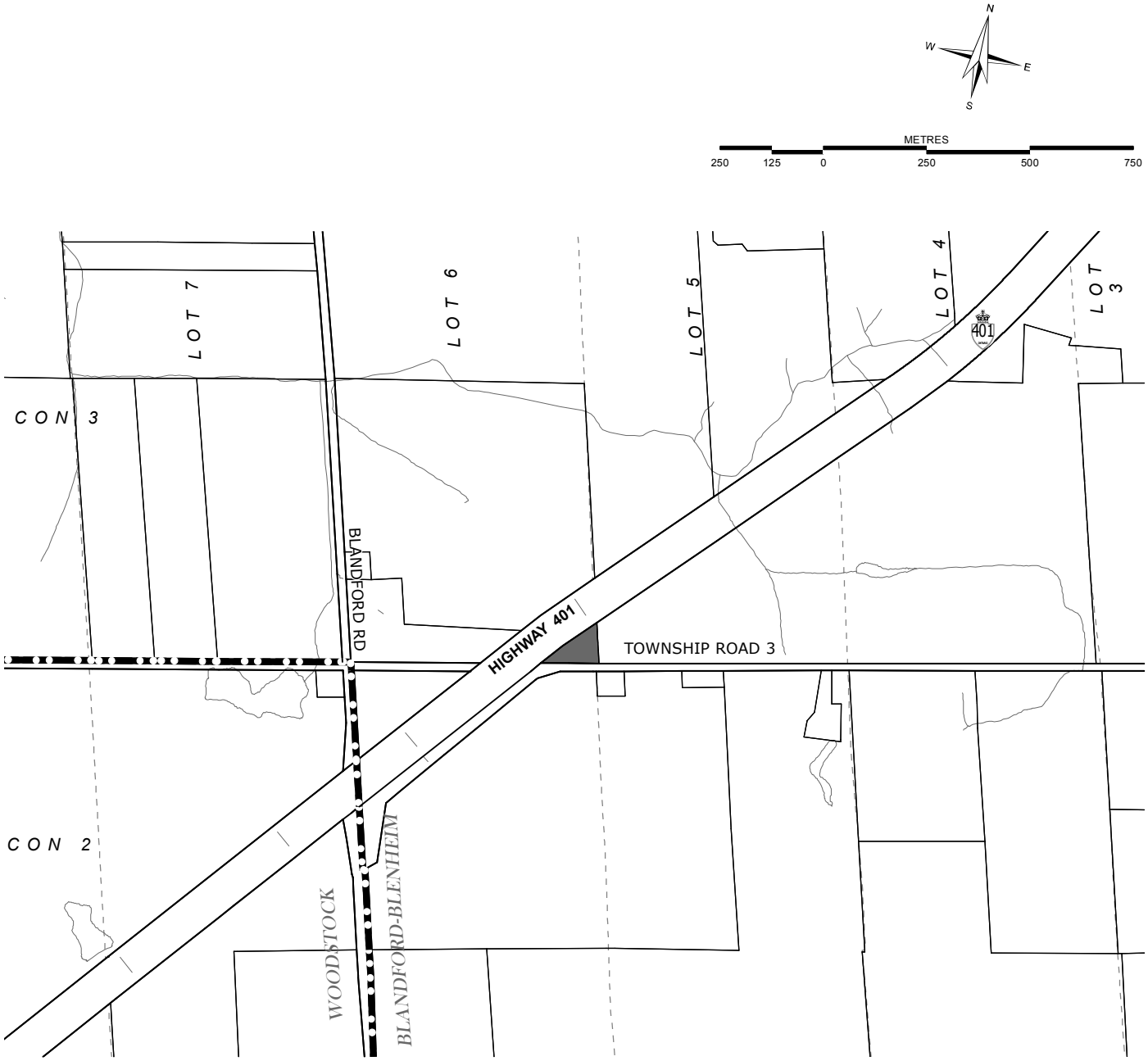
THE 4th DAY OF July, 2018

MAYOR

CAO/CLERK

OxfordCounty growing stronger...together
Produced By The Department of Corporate Services
Information Services ©2018

KEY MAP



LANDS TO WHICH BYLAW 2085-2018 APPLIES

OxfordCounty
growing stronger...together
Produced By The Department of Corporate Services
Information Services ©2018

ZN 1-18-07

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2085-2018

EXPLANATORY NOTE

The purpose of By-Law Number 2085-2018 is to rezone the subject property from 'Residential Existing Lot Zone (RE)' to 'Special Residential Existing Lot Zone (RE-G1)' to permit a garden suite with a minimum setback of 15.2 m (50 ft) from the front lot line and an increased gross floor area of 120.7 m^2 (1,300 ft^2), for a temporary period of ten years, being July 4, 2018 to July 4, 2028.

The subject lands are described as Part Lot 6, Concession 3 (Blandford), Township of Blandford-Blenheim. The lands are located on the north side of Township Road 3, immediately east of Highway 401, and are municipally known as 726029 Township Road 3.

The Township of Blandford-Blenheim adopted the amending By-law Number 2085-2018. Any person wishing further information relative to Zoning By-Law Number 2085-2018 may contact the undersigned. No public input was received respecting this application.

Mr. Rodger Mordue, CAO/Clerk
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

THE CORPORATION OF THE

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2086-2018

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

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

1. That Schedule "A" to By-Law Number 1360-2002 as amended, is hereby amended by changing to “RR” and the zone symbol of the lands so designated “RR” on Schedule “A” attached hereto.

2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 4th day of July, 2018.

READ a third time and finally passed this 4th day of July, 2018.

Marion Wearn - Mayor

(SEAL)

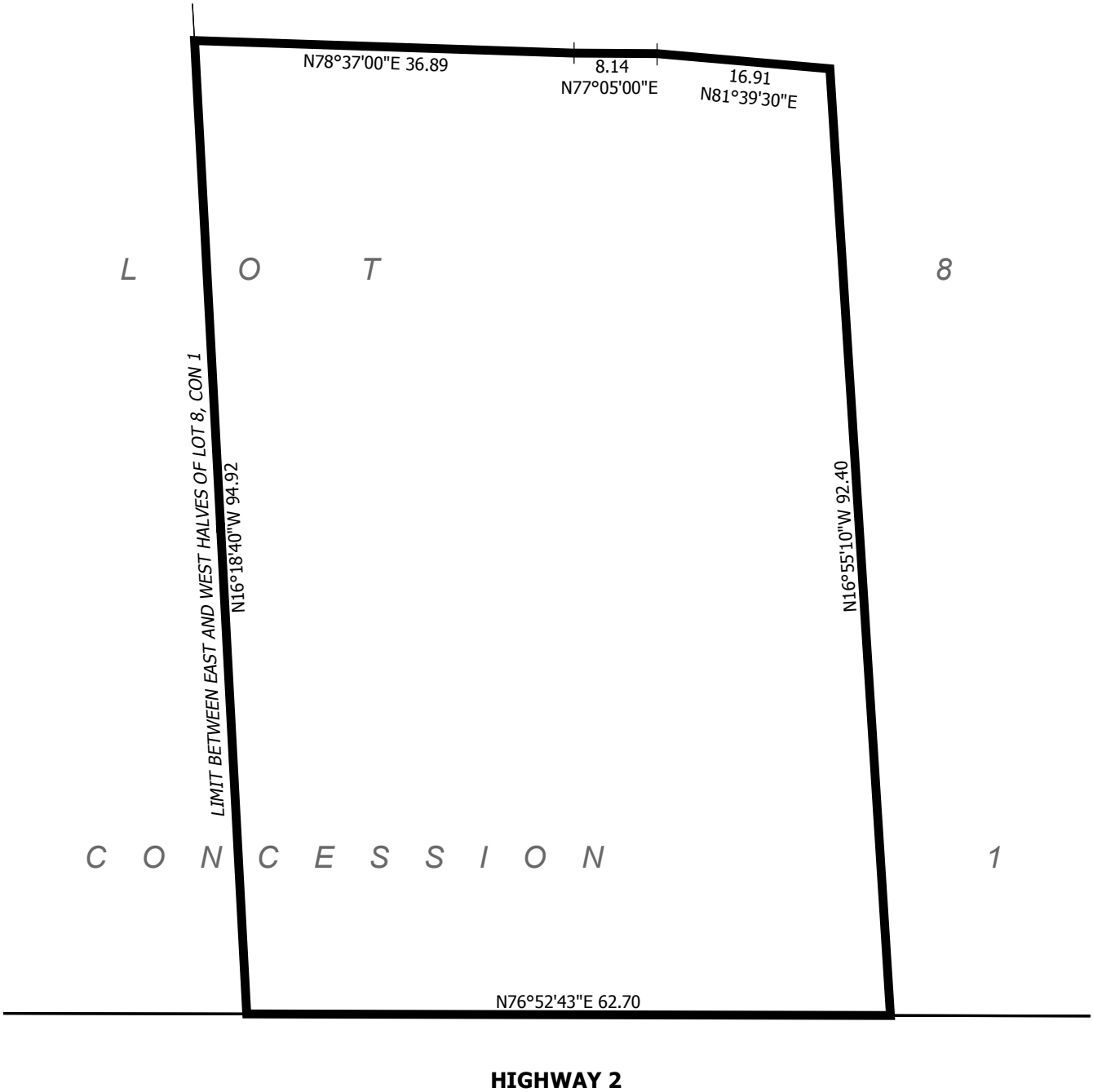
Rodger Mordue – CAO/Clerk

SCHEDULE "A"

TO BY-LAW No. 2086-2018

PART OF LOT 8, CONCESSION 1 (BLENHEIM)

TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO RR

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BY-LAW No. 2086-2018, PASSED

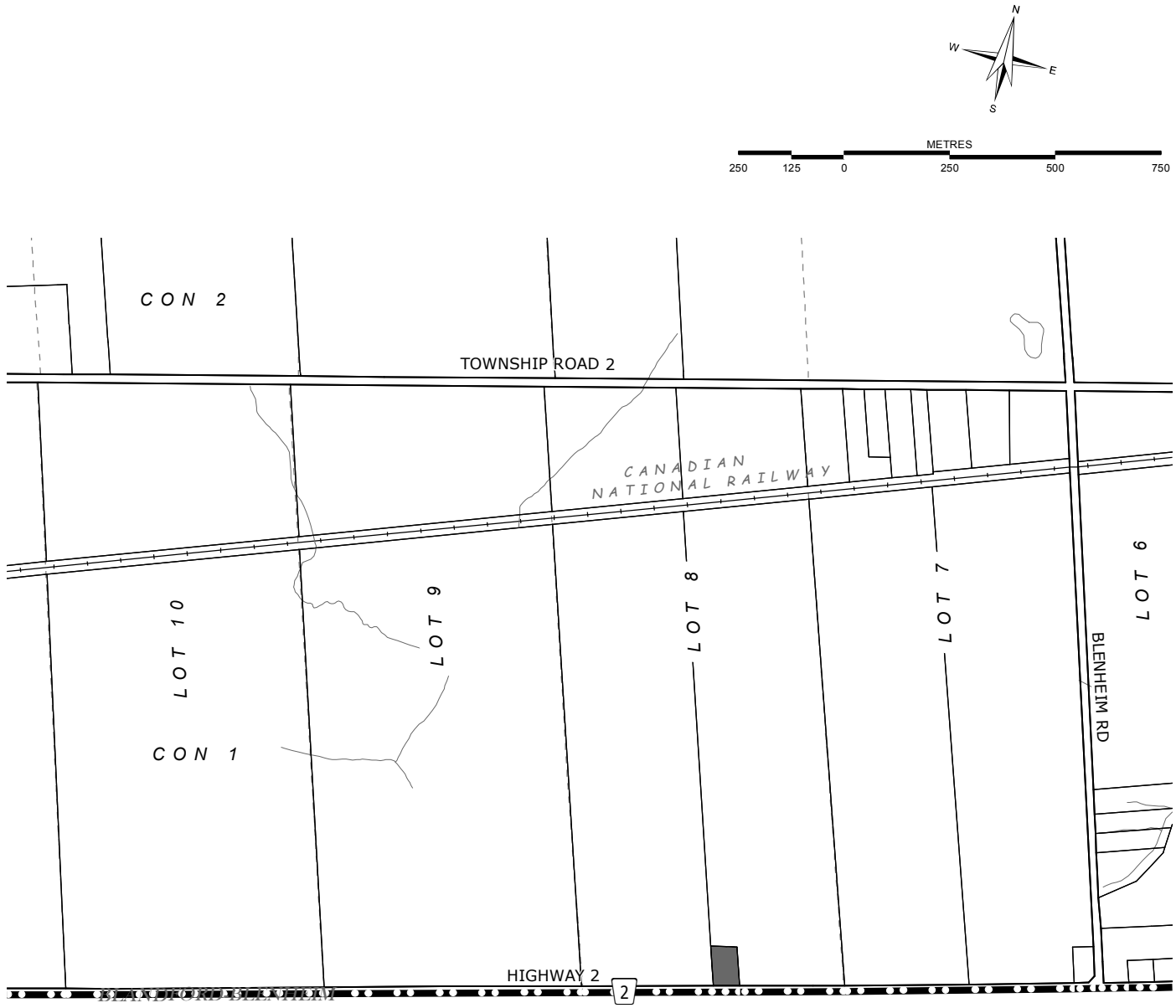
THE 4th DAY OF July, 2018

MAYOR

CAO/CLERK

OxfordCounty growing stronger...together
Produced By The Department of Corporate Services
Information Services ©2018

KEY MAP



LANDS TO WHICH BYLAW 2086-2018 APPLIES

OxfordCounty
growing stronger...together
Produced By The Department of Corporate Services
Information Services ©2018

ZN 1-18-05

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2086-2018

EXPLANATORY NOTE

The purpose of By-Law Number 2086-2018 is to rezone the lot to be retained by Consent Application B18-17-1, from 'General Agricultural Zone (A2)' to 'Rural Residential Zone (RR)' to recognize the change in land use as a result of the proposed severance.

The subject lands are described as the west ½ of Lot 8, Concession 1 (Blenheim), Township of Blandford-Blenheim. The lands are located on the north side of Highway 2, west of Blenheim Road and are municipally known as 687189 Highway 2 & 687251 Highway 2.

The Township of Blandford-Blenheim adopted the amending By-law Number 2086-2018. Any person wishing further information relative to Zoning By-Law Number 2086-2018 may contact the undersigned. No public input was received respecting this application.

Mr. Rodger Mordue, CAO/Clerk
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

THE CORPORATION OF THE

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2087-2018

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

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

1. That Section 17.3.1 to By-Law Number 1360-2002, as amended is hereby deleted and replaced with the following.

17.3.1 **Location: Part Lots 19 & 20, Concession 7 (Blenheim), 806607 Oxford Road 29, HC-1 (Key Map 33)**

"17.3.1.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any HC-1 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following:

an *eating establishment*;
an *automobile service station*;
a fruit and vegetable produce outlet, if accessory to an *eating establishment*;
a *retail store* for the sale of truck accessories, confectionery, newspapers, magazines and souvenirs, if accessory to and located within the same building as an *eating establishment*;
the sale of prefilled propane tanks, if accessory to an *automobile service station;*
a U-Haul truck rental business*;*
a *dwelling unit* in a non-residential building.

17.3.1.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any HC-1 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

17.3.1.2.1 LOT COVERAGE

Maximum for all *buildings* and *structures* (excluding breezeways, *pump islands* and kiosks)	**1,800 m²** (19,375 ft²)

17.3.1.2.2 FRONT YARD

Minimum depth

P*ump islands* & canopies	**90 m** (295 ft)
All other *buildings* and *structures*	**120 m** (393.7 ft)

17.3.1.2.3 LOCATION OF ALL NEW BUILDINGS AND STRUCTURES

The minimum distance separation requirements as determined through the application of *Minimum Distance Separation Formula I (MDS I)* shall not apply.

17.3.1.2.4 INGRESS AND EGRESS

The maximum width of any joint ingress and egress driveway, as contained in subsection 5.17.1.7.2 shall not apply.

17.3.1.2.5 SPECIAL PROVISION FOR STORAGE OF PREFILLED PROPANE STORAGE TANKS

Maximum	24 Tanks

17.3.1.2.6 SPECIAL PROVISION PROVISIONS FOR U-HAUL TRUCK RENTAL BUSINESS

Maximum Parking	5 spaces

17.3.1.2.7 SPECIAL PROVISIONS FOR A DWELLING UNIT

17.3.1.2.7.1 LOCATION

Notwithstanding any other provision of this Zoning By-Law to the contrary, a *dwelling unit* may be located within the service station existing as of July 4, 2018.

17.3.1.2.7.2 NUMBER OF DWELLING UNITS

Maximum	**1**

17.3.1.3 That all the provisions of the HC Zone in Section 17.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

READ a first and second time this 4th day of July, 2018.

READ a third time and finally passed this 4th day of July, 2018.

Marion Wearn - Mayor

(SEAL)

Rodger Mordue – CAO/Clerk

ZN 1-16-02

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2087-2018

EXPLANATORY NOTE

The purpose of By-Law Number 2087-2018 is to amend the existing 'Special Highway Commercial Zone (HC-1)' that applies to the subject property to permit sleeping quarters for one employee within the existing service station, and an increased total lot coverage of 1,800 m^2 (19,375 ft^2).

The subject lands are described as Part Lots 19 & 20, Concession 7 (Blenheim), Parts 5 - 7, Plan 41R-2885 and Parts 1, 3 & 4, Plan 41R-767, Township of Blandford-Blenheim. The lands are located on the northwest corner of Oxford Road 29 and Highway 401 and are municipally known as 806607 Oxford Road 29.

The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider this application, adopted the amending By-law Number 2087-2018. No concerns were received from the public respecting the application.

As the proposed amendment only addresses text of Zoning By-law No. 1360-2002, no zone mapping or schedules are required or included in this By-law.

Any person wishing further information relative to Zoning By-Law Number 2087-2018 may contact the undersigned.

Mr. Rodger Mordue, CAO/Clerk
Township of Blandford-Blenheim
P.O. Box 100
DRUMBO, Ontario
N0J 1G0

Telephone: 463-5347

THE CORPORATION OF THE

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2088-2018

Being a By-law to amend By-law Number 1996-2016 to fix salaries and wages to be paid to employees of the municipality for the balance of 2018.

WHEREAS Section 8 of the Municipal Act, S.O. 2001, Chapter 25, and amendments thereto, provides that the power to a municipality shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate.

AND WHEREAS the municipality completed a Pay Equity review update for the full time and part time employees and did an external salary review for these employees with the assistance of Barcon Consulting.

AND WHEREAS Council deems it advisable to amend By-law Number 1996-2016 for the balance of 2018 to reflect the new rates that were determined appropriate through the review.

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

1. That the salaries and wages for Full-time and Part-time employees to be paid for the balance of 2018 shall be as set forth in Schedule “A” attached hereto.

2. That the provisions of this by-law are deemed to have taken full force and effect on the 1st day of September, 2018 and shall remain in force until repealed.

By-law **READ** a **FIRST** and **SECOND** time this 4th day of July, 2018.

By-law **READ** a **THIRD** time and **ENACTED** in Open Council this 4th day of July, 2018.

_____
Marion Wearn, Mayor

_____
Rodger Mordue, CAO/Clerk

THE CORPORATION OF THE

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER **2089-2018**

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

WHEREAS by Section 5 of the *Municipal Act* 2001, S.O. 2001, c.25, the powers of a municipal corporation are to be exercised by its Council.

AND WHEREAS by Section 11 of the *Municipal Act* 2001, S.O. 2001, c.25, the powers of every Council are to be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Blandford-Blenheim at this meeting be confirmed and adopted by by-law;

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

1. That the actions of the Council of the Corporation of the Township of Blandford-Blenheim in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Blandford-Blenheim, at this meeting held on July 4, 2018 is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.

2. That the Mayor and proper officials of the Corporation of the Township of Blandford-Blenheim are hereby authorized and directed to do all things necessary to give effect to the actions of the Council referred to in the proceeding section hereof.

3. That the Mayor and the CAO / Clerk be authorized and directed to execute all documents in that behalf and to affix thereto the seal of the Corporation of the Township of Blandford-Blenheim.

By-law read a first and second time this 20th day of July, 2018.

By-law read a third time and finally passed this 20th day of July, 2018.

MAYOR MARION WEARN	CAO / CLERK RODGER MORDUE