

TOWNSHIP OF BLANDFORD-BLENHEIM

COUNCIL MEETING AGENDA

Wednesday, September 19, 2012
Township Council Chambers
47 Wilmot Street South, Drumbo
4:00 p.m.

1. **Prayer**
2. **Call to Order**
3. **Approval of the Agenda**
4. **Disclosure of Pecuniary Interest**
5. **Adoption of Minutes**
 - a. September 5, 2012 open session of Council
6. **Business Arising from the Minutes**
7. **Delegations / Presentations**
 - a. Paul Davidson – Waterloo-Oxford Rural Hockey League Re: Cheque Presentation
 - b. Bob MacFarland and Peggy Radcliffe – Oxford Master Aging Plan Re: Information Session (presentation attached)

Proposed resolution: “That the Council of the Township of Blandford-Blenheim supports the vision and principal goals of the Oxford Master Aging Plan”
8. **Public Hearings under the *Planning Act***
 - a. Application for Zone Change ZN-1-12-02 and OP 12-03-1 – 2303521 Ontario Inc. (Brethren of Early Christianity), Part of Lot 10 and Lot 11, Concession 11 (Blenheim) – South Side of Township Road 12

Comments from the Grand River Conservation Authority (attached)

Recommendation:

That Council recommend to County Council that the County approve the application for Official Plan Amendment by 2303521 Ontario Inc. (The Brethren of Early Christianity), whereby the existing site specific special policies in the County of Oxford Official Plan for lands consisting of Lot 10 and Lot 11, Concession 11 (Blenheim) in the Township of Blandford-Blenheim, are to be modified as set out in Report No. 2012-235 as the proposed changes maintain the strategic initiatives and objectives of the Official Plan;

And further that Council approve in principle the Zone Change application by 2303521 Ontario Inc. (The Brethren of Early Christianity), whereby the site specific special provisions in the Township of Blandford-Blenheim Zoning By-Law, for lands consisting of Lot 10 and Lot 11, Concession 11 (Blenheim) in the Township of Blandford-Blenheim, are to be modified to implement the special policies in the County of Oxford Official Plan regarding the subject lands, as amended;

And further that the existing Site Plan Agreement for the subject property (dated February 7, 1996, Certificate of Registration # 403809), be amended to include a clause(s) to address the operation and maintenance of the private communal waste water treatment plant on said property to the satisfaction of the Ministry of the Environment, County of Oxford and Township of Blandford-Blenheim, and that Site Plan Approval be granted prior to the issuance of building permits.

- b. Application for Zone Change ZN-1-12-03 – Peter and Judy Holmes, Part Lot 7, Concession 6 (Blenheim) – 935733 Blenheim Road and 787375 Township Road 6

Recommendation:

That Council approve the zone change application of Peter and Judy Holmes, whereby lands consisting of Part Lot 7, Concession 6 (Blenheim), is requested to be re-zoned from “General Agricultural Zone (A2)” and “Residential Existing Lot Zone (RE)” to “Special Limited Agricultural Zone (A1 – 13)”, to recognize the lot area and dimensions of the parcel created through the consolidation of the subject lands.

- c. Application for Zone Change ZN-1-12-04 – John and Agnes Kertesz, Part Lot 22, Concession 6 (Blenheim) – 806470 Oxford Road 29

Recommendation:

That Council approve the Zone Change application of John and Agnes Kertesz, whereby lands consisting of Part of Lot 22, Concession 6 (Blenheim), municipally known as 806470 Oxford Road 29, is requested to be rezoned from “General Agricultural Zone (A2)” to “Special General Agricultural Zone (A2 – 18)” to allow a home occupation, secondary to the agricultural use of the property, in the form of a cake and pastry business located within the existing residential dwelling.

9. **Committee of Adjustment**

a. Minutes

- i. August 1, 2012 meeting of the Committee of Adjustment

b. Applications

- i. Minor Variance Application A-10/12 – Mr. John Day, agent for Apple Home Builders, Owner – Lot 4, Plan 41M-268 Applewood Street, Plattsville

Recommendation:

That Minor Variance Application A-10/12 received from Apple Home Builders, for property located at Lot 4 Applewood Street, wherein the Applicant is requesting relief from Section 11.2 - Zone Provisions, to allow for the construction of a one-storey, single-detached dwelling with attached 3 car garage be approved.

10. Correspondence

Please Note: Correspondence intended for Committee and/or Council is generally received as public information, subject to the Municipal Freedom of Information and Protection of Privacy Act. Any person submitting correspondence shall advise the Clerk of any confidential items and the general nature of the confidentiality.

a. Specific

- i. CUPE Re: 12th Annual Child Care Worker & Early Childhood Educator Appreciation Day

11. Staff Reports

a. Laurier Proulx - Project Manager and Construction Consultant – Plattsville Arena

- i. 2012 Plattsville Arena Progress Report (verbal report only)

b. Tom Pridham – P. Eng., Drainage Engineer

- i. Tender Results Re: Wilson Drain Improvements, 2012

Recommendation:

That the tender for the construction of the Wilson Drain Improvement, 2012 submitted by A.G. Hayter Contracting Ltd. in the amount of \$339,813.60 including H.S.T. be accepted.

c. Gary Crandall – Director of Public Works

- i. PW-12-30 – Township Road 6 Sightlines West of Oxford Road 22

Recommendation:

That Report PW-12-30 be received as information.

d. Mary Ellen Weatherhead – Director of Finance

- i. TR-12-11 – LAS Electricity Procurement Program

Recommendation:

That report TR-12-11 be received as information;

And further that the Council for the Township of Blandford-Blenheim endorse the Electricity Procurement Program in partnership with Local Authority Services Limited (LAS), a wholly owned subsidiary company of the Association of Municipalities of Ontario;

And further that the execution of an Agency Appointment Agreement with Local Authority Services be approved, recognizing that as agent, LAS will negotiate all required electrical purchases on behalf of all procurement program members and that the details of all contracts will be communicated to all program members;

And further that Council authorize Local Authority Services to have access to electricity consumption data from the local electrical utility on an as needed basis;

And further that the Mayor and Clerk be authorized to execute authorizing bylaws on behalf of the Corporation with respect to commodity price hedging agreement;

And further that Fran Bell, CAO/Clerk be authorized to execute and sign documents on behalf of the Corporation and manage program-related decisions in accordance with this Policy and the Municipal Act.

e. Fran Bell – CAO / Clerk

i. CS-12-38 – Request for Support – Rooftop Solar Panel Installation

Recommendation:

That Report CS-12-38 be received as information;

AND WHEREAS Certified Solar and Sentinel Solar (the “Applicant”) proposes to construct and operate a rooftop solar installation on an existing farm building and a farm building to be constructed upon receipt of a FIT Contract from the Ontario Power Authority (the “Project”) on the real property owned by Litana Management Ltd. (Josef Catana), located at 807417 Oxford Road 29, Drumbo, N0J 1G0 with a legal description of S. Pt. Lot 7, Concession 7 (Blenheim) (the “Property”) under the Province’s FIT Program;

AND WHEREAS the Applicant has requested that the Council of the Township of Blandford-Blenheim, Ontario indicate by resolution Council’s support for the construction and operation of the Project on the Property;

AND WHEREAS pursuant to the rules governing the FIT Program, applications whose Projects receive the formal support of Municipalities will be awarded priority points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

The Council of the Township of Blandford-Blenheim, Ontario supports the construction and operation of the Project on the Property.

This resolution's sole purpose is to enable the Applicant to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

12. **Unfinished Business**

13. **New Business**

14. **Motions and Notices of Motion**

15. **Closed Session**

- a. Litigation or Potential Litigation, Including Matters before Administrative Tribunals, Affecting the Municipality or Local Board

16. **By-laws**

- a. 1730-2012

Being a By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford. (Wilson Drain - third & final reading)

- b. 1737-2012

Being a By-law to amend By-law Number 1014-94, as amended, being a By-law to appoint certain municipal officials.

- c. 1738-2012

Being a By-law to amend By-law Number 506-83, as amended, being a By-law to appoint Deputy Division Registrars for the Township of Blandford-Blenheim.

- d. 1739-2012

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

- e. 1740-2012

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

- f. 1741-2012

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

17. **Other**

18. **Adjournment and Next Meeting**

Wednesday, October 3, 2012 at 4:00 p.m. in Council Chambers.