

MINUTES

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

Present: Mayor Wearn, Councillors Banbury, Mordue (4:06 p.m.) and Peterson

Regrets: Councillor Glendinning

Staff: Bell, Wood and Lehmann

Mayor Wearn in the Chair.

Prayer

Call to Order

Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Peterson
Seconded by – Councillor Banbury

Be it hereby resolved that the agenda for the March 21, 2012 regular meeting of Council be approved, as printed and circulated.

.Carried

Disclosure of Pecuniary Interest

None declared.

Minutes

RESOLUTION #2

Moved by – Councillor Peterson
Seconded by – Councillor Banbury

Be it hereby resolved that the minutes of the March 7, 2012 open session Council meeting be adopted, as printed and circulated.

.Carried

Business Arising from the Minutes

None.

Committee of Adjustment

RESOLUTION #3

Moved by – Councillor Peterson
Seconded by – Councillor Banbury

Be it hereby resolved that Council moves into the Committee of Adjustment at 4:02 p.m.

.Carried

The Committee of Adjustment adjourned at 4:08 p.m. and the open session of Council resumed.

Public Hearings Under the *Planning Act*

Application for Zone Change ZN-1-11-06 – Trustees of Peace United Pastoral Charge of the United Church of Canada, 31 John Street West, Bright

Mayor Wearn declared the public meeting open.

Mr. Stephen Couture, Planner for the County of Oxford, reviewed the Application for Zone Change with Council.

No members of the public were present to speak in favour of or in opposition to the application.

Mayor Wearn declared the public meeting closed.

RESOLUTION #7

Moved by – Councillor Peterson
Seconded by – Councillor Banbury

Be it hereby resolved that the zone change application of the Trustees of Peace United Pastoral Charge of the United Church of Canada, whereby land consisting of Part Lot 1, Concession 1 (Blandford), and described as Part 2, 41R-6384, is requested to be rezoned from the “Institutional Zone (I)” to a “Special Residential Type 1 Zone (R1-8)” to allow development of a “single detached dwelling”, be approved.

.Carried

Application for Zone Change ZN-1-10-10, OP 10-06-1 and SB 10-06-1 – Nithall Farms Ltd., Part Lot 17, Concession 12 (Blenheim) – South Side of Albert Street (Oxford Road 8), Plattsville

Mayor Wearn declared the public meeting open.

Mr. Stephen Couture, Planner for the County of Oxford and Mr. John Vallee, G. Douglas Vallee Limited, agent for the Applicant, were present to review the Application.

Mr. Couture provided Council with photos of the subject site and reviewed the history of the Application. Mr. Couture reviewed the components of the draft plan of subdivision and discussed servicing, mixed land uses, background studies, the Official Plan review process and the site plan control process.

Mr. Couture reviewed items of correspondence received from neighbouring residents, expressing concerns with respect to privacy, commercial property located in proximity to residential dwellings, depreciation of property, location of parking lot(s), heavy truck traffic and access off of Albert Street.

Further discussion was held with respect to the preservation of trees, comments received from Ministries circulated on the Application, the proposed live / work lots, servicing and access.

In response to questions, Mr. Couture noted that the live / work lots are commercial lots with a residential component and that each of the individual lots would be subject to site plan control.

Mr. John Vallee, Agent for the Applicant

Mr. Vallee thanked Council for the opportunity to discuss the Application and introduced Mr. Michael Higgins, G. Douglas Vallee Limited and Mr. Werner Leuschner, Applicant.

Mr. Vallee reviewed the history of the Application and discussed the various studies undertaken, compatibility, transition of land use and buffering.

Mr. Vallee distributed copies of Maps 1 through 4, detailing the different iterations that the draft site plan has gone through over time and discussed two unresolved issues related to the live / work component of the proposed site plan, being (a) the zoning provisions for the live / work properties and (b) the absence of a formal designation on the site today.

Mr. Vallee provided Council with a handout detailing the additional permitted uses that the Applicant wishes to have included in the live / work zoning category. He discussed the justification for land use designations, noting that a vacant land study in November of 2009 confirmed that there is an over-supply of employment land in the County of Oxford and expressed his belief that the proposed development will thrive only with the inclusion of the residential component.

In summation, Mr. Vallee noted that the Applicant is seeking Council approval for (a) the draft plan of subdivision, as it has been proposed, (b) the commercial block and the single family dwellings as they have been proposed and (c) the additional permitted uses for the live / work zoning category, as provided in the handout distributed to Council.

Council discussion focused on the differences between Maps 1 through 4, the location of the storm water management pond and the potential configurations of the live / work lots.

Mayor Wearn asked if there were any members of the public in attendance to speak to the Application.

Mr. Steve Sadler – 109 Albert Street, Plattsville

Mr. Sadler indicated that he would be in support of having residential development directly abutting his property, but that he would oppose anything else. Mr. Sadler expressed his preference to look out across the street and see a residential dwelling, as opposed to a business and noted that he is hopeful that some of the existing trees will be retained.

Mr. Sadler posed questions with respect to the following:

- the type of Highway Commercial use being proposed;
- the configuration of the live / work lots (i.e. one large building incorporating both uses);
- water and sanitary capacity;
- storm water management ponds;
- lot grading

With respect to Highway Commercial zoning, Mr. Couture advised that the zoning category permits a range of uses. Regarding the intended configuration of the live / work lots, Mr. Couture noted that he understood the intent to be either a single structure with two components or two structures (house in front and commercial building behind). He advised that such matters are dealt with on an individual, site-specific basis. Mr. Couture reported that water and sanitary capacity had to be addressed and confirmed before the Application could be presented to Council and that both water and sanitary capacity has been confirmed. With respect to storm water management ponds, Mr. Couture noted that storm water must be retained on the site. He advised that they are typically a fenced off shallow pond or a collection of small bays and that the configuration of the storm water management pond is dealt with by the appropriate Conservation Authority, in conjunction with the developer's engineer. With regard to lot grading, Mayor Wearn

advised that the lot grading plan cannot interfere with Mr. Sadler's property, as the grading on a new site cannot affect the grading on an existing site.

Mrs. Deborah Reeves – 113 Albert St Plattsville

Mrs. Reeves indicated that she would be in support of having residential development directly abutting her property, but that she would oppose anything else. Mrs. Reeves noted that she is hopeful that some of the existing trees will be retained.

Mrs. Susan Karley 133 Albert Street

Mrs. Karley expressed her preference for Map 3. She advised that she is concerned about the potential for large tractor trailers travelling onto the site to deliver goods to the live / work lots. Mr. Couture noted that the intent would be that the Hofstetter Road extension would be used by tractor trailers and that truck drivers would not utilize the smaller street. He further noted that the Township can sign the streets to indicate "no large trucks allowed" and that warehouses and retail establishments are not being recommended by Planning staff for the very reasons Mrs. Karley expressed concern about.

Mrs. Karley reported that she is concerned about outdoor storage. Mayor Wearn noted that the site plan control process will address and restrict outdoor storage.

Mrs. Karley expressed further concern that if the residential component of the site is unsuccessful, the site will be rezoned in the future to permit additional industrial and / or commercial uses.

Mr. Hugh Handy, Associate, GSP Group

Mr. Handy reviewed the correspondence submitted to Council by GSP Group and noted that GSP represents 1578651 Ontario Limited (currently developing Plattsville Estates). Mr. Handy noted that the Application is complex and that GSP has not had sufficient time to fully assess the proposal and potential impacts to their clients' property, including servicing capacity.

Mr. Handy requested that no matter Council's decision, the interests of 1579651 Ontario Limited, on the north side of Albert Street, are taken into account, particularly given that 1579651 Ontario Limited has already obtained draft plan approval.

Mr. Handy discussed zoning and lot coverage for buildings in the live / work portion of the site,

With respect to servicing, Mr. Couture confirmed that the servicing for Plattsville Estates is in place and that the capacity is there.

Mr. Steve Sadler – 109 Albert Street, Plattsville

Mr. Sadler posed additional questions with respect to the following:

- anticipated start date of construction, assuming the plan is approved;
- the reason that Map 3 was not approved;
- the rezoning process

In response, Mr. Couture noted that from a planning perspective, there's a three year period in which the developer has to clear the conditions imposed, undertake technical studies, etc. He noted that there are circumstances in which that three year period is extended, by request. He advised that the three year period starts from the day that County of Oxford Council provides

approval of the application. With regard to Map 3, Mayor Wearn reported that that version of the plan had never been presented to Council. In response to Mr. Sadler's questions regarding the rezoning process, Mayor Wearn confirmed that it would be a public hearing, pursuant to the *Planning Act* and that neighbouring property owners would once again be notified.

Mayor Wearn declared the public meeting closed.

Council discussed the concerns and comments provided by members of the public and in the correspondence received.

RESOLUTION #8

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

Be it hereby resolved that Application ZN-1-10-10 be deferred until a future meeting of Council;

And further that the Applicant submits at that time an amended version of Map 3 that addresses the concerns provided by neighbouring residents at the March 21, 2012 meeting of Township Council;

And further that the Applicant provide a more comprehensive justification study for the residential component.

.Carried

Correspondence

RESOLUTION #9

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

Be it hereby resolved that the request for a donation received from the Wounded Warriors Charity for the 2nd Annual Private Tyler W. Todd 3-on-3 Hockey Tournament be received;

And further that a donation in the amount of \$400 be provided to the organization, on behalf of the Township.

.Carried

Staff Reports

CAO-12-08 – Request to Refund Fees

RESOLUTION #10

Be it hereby resolved that Report CAO-12-08 be received as information;

And further that the request to refund the hall rental fee from the Friends of Princeton Park be denied.

.Carried

CAO-12-09 – Leaves of Absence Policy

RESOLUTION #11

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

Be it hereby resolved that Report CAO-12-09 be received as information;

And further that the Leaves of Absence Policy be adopted and the Employee Manual amended as required.

.Carried

CAO-12-10 – New Building Permit Fee – Greenhouses

RESOLUTION #12

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

Be it hereby resolved that Report CAO-12-10 be received as information;

And further that Council consider a By-law on April 4th, 2012 to amend the Fees and Charges By-law by adding a fee for greenhouses (permanent) to be effective the date of passage of the by-law;

And further that notice of the proposed change to the fees and charges be placed in the Ayr News and on the Township website.

.Carried

CAO-12-13 – Arena Renovations Contract

RESOLUTION #13

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

That Report CAO-12-13 be received as information;

And further that the budget for the Plattsville Arena Renovations and Additions project be established at \$4,516,837;

And further that the Township of Blandford-Blenheim and Ball Construction enter into a Canadian Standard Construction Document CCDC-14-2000 in the amount of \$3,985,737;

And further that the Mayor and Clerk be authorized to execute the contract with Ball Construction for the renovations and addition to the Plattsville Arena.

.Carried

CS-12-07 – Park Sign Design

Discussion focused on the preventative measures available to address graffiti. Members of Council agreed that cedar posts are preferred over pressure treated posts.

RESOLUTION #14

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

That Report CS-12-07 be received as information;

And further that the design of the proposed signage for the parks be approved.

.Carried

Unfinished Business

None.

New Business

None.

Motions and Notices of Motion

None.

Recess

Council recessed at 6:27 p.m. and reconvened at 6:36 p.m.

Closed Session

RESOLUTION #15

Moved by – Councillor Mordue
Seconded by – Councillor Banbury

Be it hereby resolved that Council does now adjourn into closed session at 6:36 p.m. to discuss labour relations and / or employee negotiations and litigation and / or potential litigation, including matters before administrative tribunals, affecting the Municipality and / or Local Board.

.Carried

The minutes of this portion of the meeting are recorded in the “Closed Session Meeting Minutes” file for March 21, 2012.

The open session of Council resumed at 7:38 p.m.

Report CAO-12-11

RESOLUTION #19

Moved by – Councillor Mordue
Seconded by – Councillor Peterson

Be it hereby resolved that Report CAO-12-11 be received as information;

And further that Staff be directed to undertake those actions contained in the recommendations of Report CAO-12-11.

.Carried

By-laws

RESOLUTION #20

Moved by – Councillor Mordue
Seconded by – Councillor Peterson

Be it hereby resolved that two readings be given to the following By-laws:

By-law 1715-2012, being a By-law to amend Zoning By-law Number 1360-2002, as amended (Bright United Church);

By-law 1716-2012, being a By-law to authorize the execution of a Stipulated Price Contract between the Corporation of the Township of Blandford-Blenheim and Ball Construction for the addition to the Plattsville Memorial Community Arena.

.Carried

RESOLUTION #21

Moved by – Councillor Mordue
Seconded by – Councillor Peterson

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

By-law 1715-2012, being a By-law to amend Zoning By-law Number 1360-2002, as amended (Bright United Church);

By-law 1716-2012, being a By-law to authorize the execution of a Stipulated Price Contract between the Corporation of the Township of Blandford-Blenheim and Ball Construction for the addition to the Plattsville Memorial Community Arena.

.Carried

Other

None.

Adjournment

RESOLUTION #22

Moved by – Councillor Mordue
Seconded by – Councillor Banbury

Whereas business before Council has been completed at 7:40 p.m.;

Be it resolved that Council does now adjourn to meet again on Wednesday, April 4, 2012 at 4:00 p.m. in Council Chambers.

.Carried

Marion Wearn, Mayor
Township of Blandford-Blenheim

Fran Bell, CAO / Clerk
Township of Blandford-Blenheim