

MINUTES

Council met at 3:00 p.m. for their meeting this month.

Present: Mayor Wearn, Councillors Banbury, Glendinning, Mordue and Peterson

Staff: Bell, Crandall, Stevenson, Watson, Weatherhead, and Wood

Others: Alana Fulford, Planner, Oxford County
Laurier Proulx, Laurier Group

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 July 4, 2012 regular meeting of Council be approved, as printed and circulated.

.Carried

Closed Session

RESOLUTION #2

Moved by – Councillor Peterson
Seconded by – Councillor Banbury

Be it hereby resolved that Council move into closed session at 3:01 p.m. to discuss personal matters about an identifiable individual, including municipal or local board employee.

.Carried

The minutes of this meeting can be found in the Closed Session meeting minutes of July 4, 2012.

The open session of Council resumed at 3:32 p.m.

Disclosure of Pecuniary Interest

None.

Adoption of Minutes

RESOLUTION #5

Moved by – Councillor Peterson
Seconded by – Councillor Banbury

Be it hereby resolved that the minutes of the June 20, 2012 open session Council meeting be adopted, as printed and circulated.

.Carried

RESOLUTION #6

Moved by – Councillor Peterson
Seconded by – Councillor Banbury

Be it hereby resolved that the minutes of the June 20, 2012 closed session Council meeting be adopted, as printed and circulated.

. Carried

RESOLUTION #7

Moved by – Councillor Peterson
Seconded by – Councillor Banbury

Be it hereby resolved that the minutes of the May 23, 2012 open session meeting of Police Services Board be adopted, as printed and circulated.

.Carried

Business Arising from the Minutes

None.

Delegations / Presentations

None.

Public Hearing under the *Planning Act*

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. Gordon Hough, Corporate Manager of Community and Strategic Planning of Oxford County, John Vallee, G. Douglas Vallee Limited, agent for the Applicant and Werner Leuschner, Applicant were present to review the Application.

Mr. Hough reviewed components of the draft plan of subdivision as well as presenting the revised proposal.

Mr. Hough noted that the number of 'live/work' units had been reduced to 8. The Highway Commercial portion of the plan remained the same and the County will support that part of the application. Commercially oriented uses for the Restricted Industrial area have been proposed rather than industrial uses which could be problematic adjacent to residential uses.

With respect to the residential component of the plan of subdivision, the County feels there is no justification to support additional residential at this time due to the availability of residential lands in Plattsville and the Township. Mr. Hough recommended these lands be placed in a Future Urban Growth designation.

Mr. John Vallee, Agent for the Applicant

Mr. Vallee introduced himself 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 reviewed the history of the project dating back to 2006.

Mr. Vallee indicated that they are in agreement with County Planning staff on most parts of the plan except the residential component. He noted the residential component was necessary to make the subdivision economically viable. He stated he believes the demand is there for residential and the marketplace must be considered. He requested draft approval of all of the subdivision at this time.

Mr. Joe Mitchell – 133 Albert Street Plattsville

Mr. Mitchell expressed no real opposition to the proposed plan, as long as the area proposed for residential is zoned residential as well.

Mr. Hough responded that the Future Urban Growth designation would not be specific, and that another amendment to the Official Plan and Zoning would be required in the future.

Mr. Brandon Flewelling – MTE Consultants

Mr. Flewelling asked if there was sufficient servicing capacity for the proposed development. Mr. Hough confirmed there is enough capacity without taking capacity from Plattsville Estates.

Ms. Susan Karley – 133 Albert Street Plattsville

Ms. Karley expressed concerns with regards to problems additional traffic in the neighbourhood could cause, particularly truck traffic, noise and speed.

Mayor Wearn noted that if additional enforcement on roads is required that is something that can be addressed with the police.

Councillor Glendinning asked if the Director of Public Works could put weight load restrictions on the roads to help deal with Ms. Karley's concerns.

Mayor Wearn noted that the highway/commercial areas will have separate entrances and will not necessarily have to use existing roads to maneuver through the subdivision.

Mr. Vallee noted that site plans would be required for the Highway Commercial area which would address requirements for fire truck access and turns and truck access.

Mayor Wearn declared the public meeting closed.

RESOLUTION #8

Moved by – Councillor Banbury

Seconded by – Councillor Peterson

Be it hereby resolved that Council recommend to County Council that the County approve the application for Official Plan amendment by Nithall Farms Limited, whereby lands consisting of Part Lots 16 & 17, Concession 12 (Blenheim) in the Township of Blandford-Blenheim are proposed to be designated Service Commercial, Residential and Open Space to facilitate the development of a mixed use plan of subdivision and that the said approval comprise the following:

- those lands identified as Lots 45 and 46 be designated for Service Commercial use;
- those lands identified as Lots 1 to 8, inclusive, be designated for Service Commercial use with special policies as outlined in Report No. 2012-170;
- those lands identified as Lot 21 for stormwater management purposes be designated Open Space; and
- those lands identified as lots 10 through 44 be designated Low Density Residential;

And further that Council approve in principle the Zone Change application by Nithall Farms Limited, whereby lands consisting of Part Lots 16 and 17, Concession 12 (Blenheim), in the Township of Blandford-Blenheim are proposed to be rezoned from “Special Development Zone (D-5)” to “Highway Commercial Zone (HC)”, “Open Space Zone (OS)”, “Special Highway Commercial Zone (HC-*special*)” and an appropriate residential zone to implement the above-noted proposed Official Plan amendment and facilitate the development of a mixed use draft plan of subdivision and that the said approval comprise the following:

- those lands identified as Lots 45 & 46 be zoned ‘Highway Commercial Zone (HC)’;
- those lands identified as Lots 1 to 8, inclusive, be zoned ‘Special Highway Commercial Zone (HC)’ with special provisions as outlined in Report No. 2012-170 and as necessary to implement the proposed designation;
- those lands identified as Lot 21 for stormwater management purposes be zoned Open Space (OS); and
- those lands identified as Lots 10 through 44 be zoned appropriately to permit the development of single-detached residential dwellings;

And further that Council recommend to County Council that the County approve the application by Nithall Farms Limited for approval of a draft plan of subdivision, as prepared by G. Douglas Vallee Limited (dated December, 2010 and last revised on February 22, 2011) for lands consisting of Part Lots 16 and 17, Concession 12 (Blenheim), in the Township of Blandford-Blenheim (Plattsville), subject to the following conditions being met prior to final approval and plan registration:

1. This approval applies to the draft plan of subdivision, submitted by Nithall Farms Limited (File #SB 10-06-1) and prepared by G. Douglas Vallee Limited, dated December 2011 and last revised on February 22, 2011, as shown on Plate 4 of Report No. 2012-170, comprising land described as part of Lots 16 and 17, Concession 12 (Blenheim), in the Township of

Blandford-Blenheim (Plattsville), showing 2 commercial blocks, 8 lots for special service commercial use, 1 block for storm water management purposes and 34 residential lots, all served by 3 new local streets subject to the following modification:

- a. a 0.3 metre (1 foot) road reserve block shall be added along the north limits of Blocks 45 and 46, adjacent to the southern limit of Albert Street East (Oxford Road 8).
 - b. A 0.3 metre (1 foot) road reserve block shall be added along the north limits of Blocks 40 and 41, adjacent to the southern limit of Albert Street East (Oxford Road 8).
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the Township of Blandford-Blenheim regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Blandford-Blenheim.
 3. The owner agrees in writing to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
 4. The owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.
 5. The subdivision agreement shall make provision for the assumption and operation by the County of Oxford of the water distribution system and sewage collection system within the draft plan, subject to the approval of the County of Oxford Department of Public Works.
 6. The subdivision agreement shall be registered by the Township of Blandford-Blenheim against the lands to which it applies.
 7. Prior to the final approval by the County, the owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Village of Plattsville water and sanitary sewer systems to service the plan of subdivision.
 8. Prior to final approval by the County, the owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Department of Public Works.
 9. Prior to final approval by the County, such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
 10. The streets included in the draft plan shall be named to the satisfaction of the Township of Blandford-Blenheim.
 11. The road allowances shown as Streets "A", "B" and "C" included in the draft plan shall be dedicated as public highways.

12. The subdivision agreement shall contain provisions requiring that 0.3 metre (1.0 ft.) road reserves along the north limits of Blocks 45 and 46, adjacent to the south boulevard of Oxford Road 8 on the draft plan of subdivision, shall be dedicated to the County of Oxford, free of all costs and encumbrances.

13. The subdivision agreement shall contain a provision requiring that Block 21 be conveyed to the Township of Blandford-Blenheim for stormwater management purposes.

14. The subdivision agreement between the owner and the Township of Blandford-Blenheim shall contain a provision whereby a minimum 1.5 metres high chain-link fence be installed along the south limit of Lots 1 to 8, inclusive, and the abutting agricultural lands to the south. No gate accesses shall be allowed in the fences into the agricultural lands.

15. Prior to the final approval by the County, all lots/blocks shall conform to the zoning requirements of the Township of Blandford-Blenheim Zoning By-Law. Certification of lot areas, lot frontages, and lot depths shall be obtained from an Ontario Land Surveyor retained by the developer.

16. Prior to any grading or construction on the site and prior to registration of the plan, the owner shall submit the following plans and reports to the satisfaction and approval of the Grand River Conservation Authority:

a) A final stormwater management (SWM) report in accordance with the Preliminary Stormwater Management Report, Plattsville Subdivision (dated February 3, 2011 and prepared by G. Douglas Vallee Limited) and addresses the following:

- Provide calculations for the pond forebay sizing of the proposed SWM pond. The dispersion length needs to be calculated based on the inlet pipe design capacity.
- The SWM pond will need to be fully lined to retain the permanent pool for settling, as per the current Ministry of Environment SWM manual.
- Over design of the SWM pond volume and flatter side slopes than required will increase the thermal impact of the pond. The pond should not be designed beyond the volume for enhanced treatment as benefits for TSS removal are not significant beyond this point.
- Detailed lot grading plans of existing and final grades, final functional servicing plan, and storm drainage plan;
- An erosion and siltation control plan in accordance with the Erosion & Sediment Control Guidelines for Urban Construction (2006) indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction; and,
- Approval and issuance of Permits from the GRCA for any works pursuant to Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

17. Prior to the approval of the final plan by the County of Oxford, the owner shall agree in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, the location of temporary of temporary Centralized Mail Box locations during construction and, the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations.

18. Prior to the approval of the final plan by the County of Oxford, the owner shall provide to the County clearance from the Grand River Conservation Authority that Condition Number 16 has

been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.

19. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from Canada Post Corporation that Condition Number 17 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.

20. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from the Township of Blandford-Blenheim that Conditions 1 to 3, 6, 9, 10, 11, 13, 14 and 15 have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.

21. Prior to the approval of the final plan by the County of Oxford, the owner shall secure clearance from the County of Oxford Public Works Department that Conditions 1, 3, 5, 7, 8, 9, and 12 have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.

22. Draft approval of the subdivision plan shall lapse if final approval is not received within 3 years of the date of draft plan approval.

.Carried

Correspondence – Information

RESOLUTION #9

Moved by – Councillor Banbury

Seconded by – Councillor Peterson

Be it hereby resolved that the correspondence, as read, be received and the noted action be approved.

.Carried

Correspondence – Specific

Recommendation from Oxford County Re: Business Tax Capping Policy Reform

RESOLUTION #10

Moved by – Councillor Banbury

Seconded by – Councillor Peterson

Be it hereby resolved that the correspondence from Oxford County Re: Business Tax Capping Policy Reform be received as information;

And further that Council support the request from Oxford County to request the Minister of Finance and the Province of Ontario to amend the *Municipal Act, 2001* to allow municipalities with tax policy setting authority to opt out of the business tax capping program.

.Carried

Princeton Public Library: Safety Rodeo

RESOLUTION #11

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

Be it hereby resolved that the correspondence from the Princeton Library Re: Safety Rodeo be received as information;

And further that Council approve the request to hold the Safety Rodeo in the parking lot behind the Princeton Library.

.Carried

Staff Reports

Application for Site Plan Approval – Star Wol Developments (Drumbo) Inc.

RESOLUTION #12

Moved by – Councillor Banbury
Seconded by – Councillor Peterson

Be it hereby resolved that the application for Site Plan Approval submitted by Star Wol Developments (Drumbo) Inc. , for lands described as Part of Lot 21, Concession 6 (Blenheim), Township of Blandford Blenheim, and municipally known as 806548 Oxford Road 29, for the purpose of constructing a 1114.84 sq m (12,000 sq ft) building as part of a ‘recycling depot’ with associated processing, retail, wholesale and business office uses, be approved by Council as amended (see Plate 2), subject to amendments to the Site Plan Control Agreement as shown in Appendix ‘A’.

.Carried

2012 Arena Progress Report

RESOLUTION #13

Moved by – Councillor Glendinning
Seconded by – Councillor Mordue

Be it hereby resolved that the report “2012 Arena Progress Report #3”, from Laurier Proulx, Project Manager, be received as information.

.Carried

TR-12-05 – Investment Policy

RESOLUTION #14

Moved by – Councillor Glendinning
Seconded by – Councillor Mordue

Be it hereby resolved that Report TR-12-05 be received as information;

And further that Council approve the Investment Policy.

.Carried

PW-12-20 – Petition for Drainage Works Plattsville Estates Phase 3B

RESOLUTION #15

Moved by – Councillor Glendinning
Seconded by – Councillor Mordue

Be it hereby resolved that Report PW-12-20 be received as information;

And further that the Director of Public Works be authorized to execute a Petition for Drainage Works to incorporate the drainage works for the Plattsville Estates Phase 3B Registered Plan 41R-662;

And further that the Petitions for Drainage Works be forwarded to the Grand River Conservation Authority for review;

And further that, pending receipt of comments from the Grand River Conservation Authority, K. Smart & Associates Limited be appointed to prepare the reports with assessment schedules to incorporate the drainage works of Plattsville Estates Phase 3B.

.Carried

PW-12-21 – Bridge Load Limit By-law for Deficient Bridges

RESOLUTION #16

Moved by – Councillor Glendinning
Seconded by – Councillor Mordue

Be it hereby resolved that Report PW-12-21 be received as information;

And further that Council enact By-law 1725-2012 to restrict weights over four deficient bridges as recommended by K. Smart & Associates Limited.

.Carried

PW-12-22 – Drumbo Works Garage Addition Tender

RESOLUTION #17

Moved by – Councillor Glendinning
Seconded by – Councillor Mordue

Be it hereby resolved that Report PW-12-22 be received as information;

And further that Council accept the tender submitted by Agri-Urban Buildings Inc. Dresden, Ontario for the Drumbo Works Garage Addition in the amount of \$220,000.00 plus HST to be funded from reserves;

And further that any funds required from the bridge reserve be replaced by the 2012 operating surplus, if any.

.Carried

PW-12-23 – Monthly Report to Council

RESOLUTION #18

Moved by – Councillor Glendinning
Seconded by – Councillor Mordue

Be it hereby resolved that Report PW-12-23 be received as information.

.Carried

FC-12-06 – Monthly Report to Council

RESOLUTION #19

Monthly report given by CAO / Clerk Fran Bell in Chief Richardson's absence.

Moved by – Councillor Glendinning

Seconded by – Councillor Mordue

Be it hereby resolved that Report FC-12-06 be received as information.

.Carried

CBO-12-07 – Monthly Report to Council

RESOLUTION #20

Moved by – Councillor Mordue

Seconded by – Councillor Glendinning

Be it hereby resolved that Report CBO-12-07 be received as information.

.Carried

CS-12-15 – Monthly Report to Council

RESOLUTION #21

Moved by – Councillor Mordue

Seconded by – Councillor Glendinning

Be it hereby resolved that Report CS-12-15 be received as information.

.Carried

CS-12-16 – PRMP Committee Appointments

RESOLUTION #22

Moved by – Councillor Mordue

Seconded by – Councillor Glendinning

Be it hereby resolved that Report CS-12-16 be received as information;

And further that Council appoint the following resident to the Parks and Recreation Master Plan Committee pending confirmation of the acceptance by the individual: Kiersty Kelly.

.Carried

New Business

None.

Motions and Notices of Motion

None.

By-laws

RESOLUTION #23

Moved by – Councillor Mordue

Seconded by – Councillor Glendinning

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

By-law 1725-2012, being a by-law to restrict the weight of vehicles passing over Four (4) individual bridge structures in the Township;

By-law 1726-2012, being a By-law to confirm the proceedings of Council.

.Carried

RESOLUTION #24

Moved by – Councillor Mordue

Seconded by – Councillor Glendinning

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

By-law 1725-2012, being a by-law to restrict the weight of vehicles passing over Four (4) individual bridge structures in the Township;

By-law 1726-2012, being a By-law to confirm the proceedings of Council.

.Carried

Other

None.

Adjournment and Next Meeting

RESOLUTION #25

Moved by – Councillor Mordue

Seconded by – Councillor Glendinning

Whereas business before Council has been completed at 5:40 p.m.;

Be it resolved that Council does now adjourn to meet again on Wednesday, August 1, 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