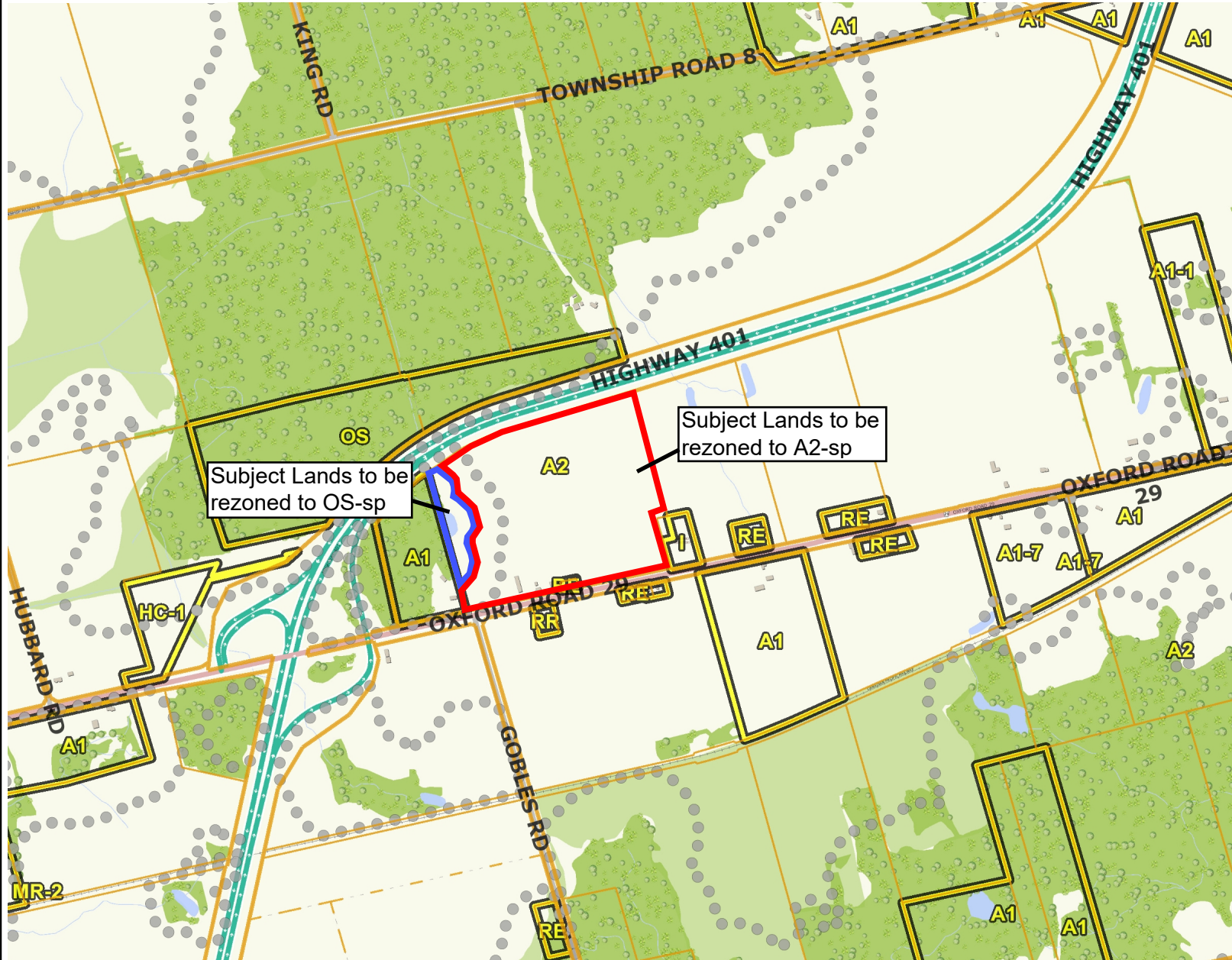


Plate 1: Location Map and Existing Zoning

File Nos. OP 22-20-1 & ZN 1-22-09 (Telephone City Aggregates Inc. & 882527 Ontario Ltd.)

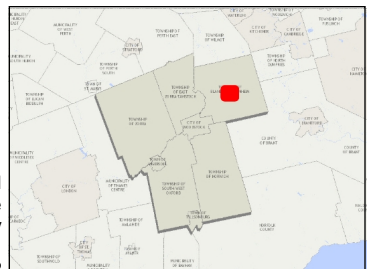
Pt Lots 17 & 18, Concession 7 (Blenheim), Township of Blandford-Blenheim, 806721 & 806727 Oxford Road 29



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines
 - Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 409 818 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

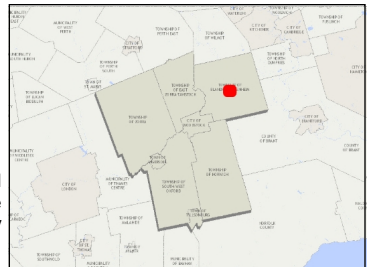
November 2, 2022



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- ▣ Land Use 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

November 2, 2022



Plate 3: Official Plan Designation Map

File Nos. OP 22-20-1 & ZN 1-22-09 (Telephone City Aggregates Inc. & 882527 Ontario Ltd.)

Pt Lots 17 & 18, Concession 7 (Blenheim), Township of Blandford-Blenheim, 806721 & 806727 Oxford Road 29



Legend

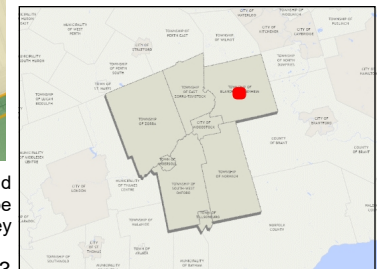
Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Land Use Designation

- Open Space
- Environmental Protection
- Agricultural Reserve

Notes



Subject Lands



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

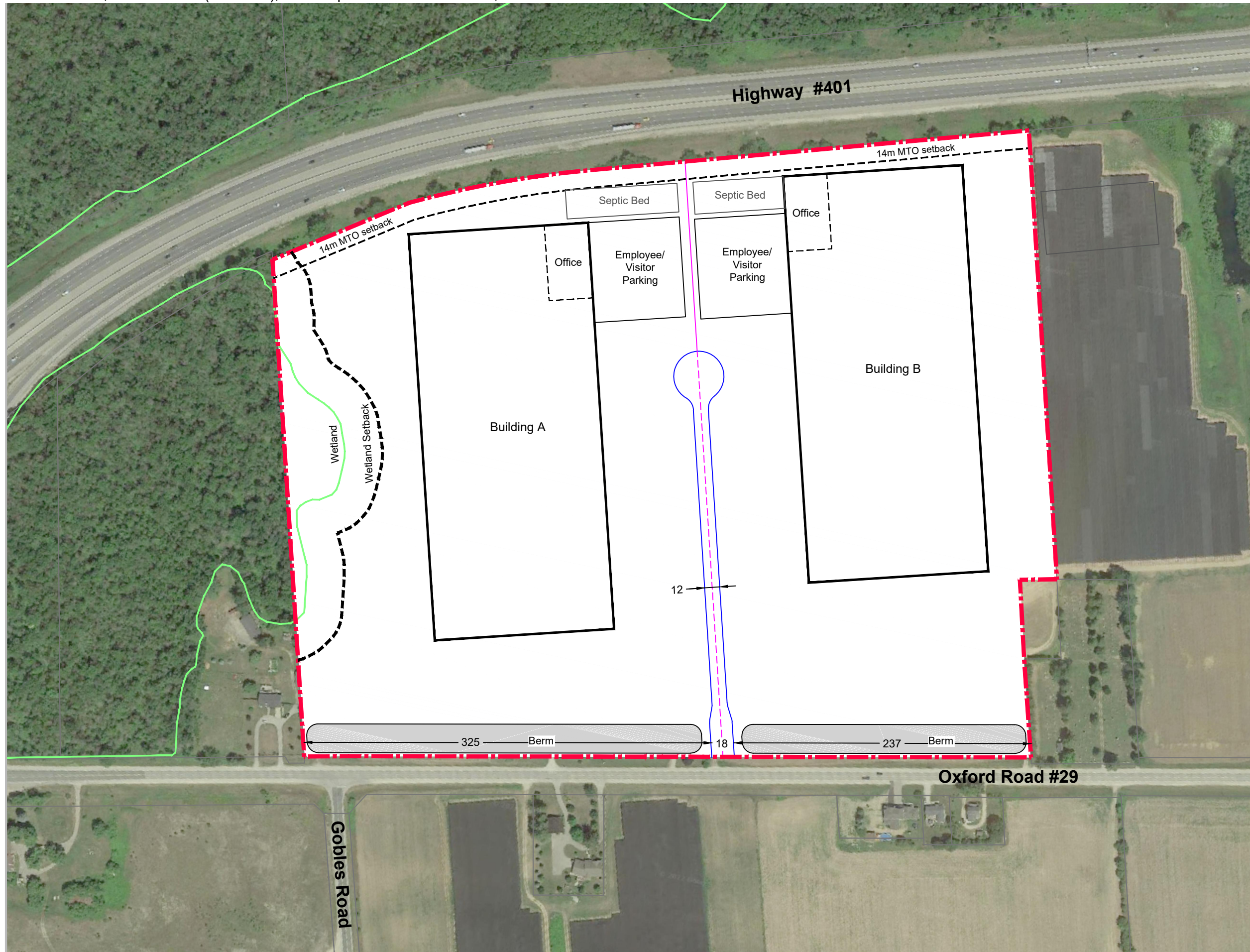
July 19, 2023

Preliminary Concept Plan Drumbo Interchange Lands

Telephone City Aggregates Inc.
806721 Oxford Road #29
Township of Blandford-Blenheim
County of Oxford

LEGEND

 Subject Lands



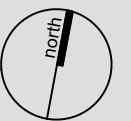
Source:
Satellite Imagery - Google

DATE: June 15, 2022

FILE: 10116L

SCALE: 1:3,000

DRAWN: DGS



K:\10116L-TCA-DRUMBO INDUSTRIAL SUBDIVISION\CONCEPT PLAN\CONCEPT PLAN JUNE 15 2022.DWG

Oxford County Federation of Agriculture

275789 27th Line
Lakeside, Ontario N0M 2G0

Dustin Robson, RPP, MCIP

Development Planner
Community Planning
County of Oxford
21 Reeve Street
Woodstock, Ontario N4S 3G1
(519) 539-9800 x3211
drobson@oxfordcounty.ca



December 02, 2022

The Oxford County Federation of Agriculture would like to respond to the following application:

Applications for Official Plan Amendment & Application for Zone Change Application
Our File: OP22-20-1 & ZN1-22-9
Telephone City Aggregates Inc.
882527 Ontario Ltd.
Part Lot 17-18, Concession 7 (Blenheim)
Township of Blandford-Blenheim

Dear Mr. Robson and the Land Planning Committee,

The Oxford County Federation of Agriculture (OCFA) represents over 1,400 farm businesses in Oxford County. We are the local affiliate of the Ontario Federation (OFA), Canada's largest voluntary general farm organization which represents more than 38,000 farm family businesses across Ontario. These farm businesses form the backbone of a robust food system and rural communities with the potential to drive the Ontario economy forward.

Based on census data and new research gathered, it shows that Southwestern Ontario lost more than 72,000 acres of prime agricultural land to urban development between the years 2000 to 2021, Ontario's agricultural land declined from 12.6 million acres in 2011 to 12.4 million acres in 2016 to 11.7 million acres in 2021, a rate

of loss equal to 116,478.4 acres per year, which in turn computes to **a loss equal to 319.12 acres per day**. Ontario agricultural lands occupy less than 5% of the province's overall land area. More specifically, approximately 50% of Class 1 prime agricultural land is located in Ontario alone. Our agricultural lands are a finite and shrinking resource that all Ontarians benefit from, not only for the ability of these lands to provide us with a secure supply of safe, affordable and environmentally sustainable food, fibre and fuel but also for the concurrent environmental and ecological goods and services that all Ontarians derive from our agricultural lands.

Despite occupying less than 5% of Ontario's overall area, agriculture and agri-food processing are Ontario's number one economic drivers. In 2019, Ontario's agriculture and agri-food sector, from field to fork, contributed \$47.28 billion to Ontario's economy and supported 860,494 jobs. Decision makers must never lose sight of this reality when making decisions about future agricultural land loss to development for population and employment growth.

OCFA would like to provide input on the proposed rezoning of lands from General Agricultural Zone (A2) and Residential Existing Zone to Special General Agricultural Zone (A2-sp). ***Instead, we would encourage medium to high-density residential, should any development take place, as well as to rezone it to industrial lands. Is there a purposeful, beneficial, and demonstrated need for the proposed structures (two warehouses of 500,000 ft² of gross area)? In the application, it states 'permission of two blocks for employment uses including warehouses and distribution' – we ask for more details on the specific type of employment uses, warehouses, and distribution as it relates to agriculture (if at all) and the general benefits to the rural lands and community supported by those lands.***

To quote from the Ontario Federation of Agriculture, "Agriculture is Southern Ontario's principle resource-based land use. Protecting Ontario's prime agricultural areas for their long-term agricultural use is a key provincial policy objective, noted not only in the Planning Act [section 2.(b)], but also in the Provincial Policy Statement. Retaining our finite and shrinking agricultural lands for the production of food, fibre and fuel is critical, and supportive of Ontario's family farm businesses, farm input supply businesses and food processing businesses."

The OCFA **does not support** the proposed rezoning application as a whole. Put simply, agriculture in this area has always been the backbone of our economy. Agriculture will always be here, because people will always need to eat, and we are so fortunate to have the best farmland in North America. The requirement for quality farmland has never been clearer in the past 18 months, as the world navigates through the pandemic. We need Ontario farms to give consumers the opportunity to fill their plates with high-quality provincially grown food. We know that where our food is grown holds significant importance and consumers are looking for locally grown produce, meats, dairy and other agri-food products. We saw supply chain challenges

between our trading partners at the outset of the COVID-19 pandemic. Farmers across Ontario have stepped up to the plate to keep the most vulnerable in our communities fed during this time of uncertainty.

We ask you to consider these points and join us in the call for a managed growth plan that protects prime agricultural lands in the County of Oxford. When these lands are left in agricultural production, they have the potential to continue to produce food, jobs, and environmental benefits in perpetuity. That is not a potential that should be overlooked hastily.

Oxford County Federation of Agriculture (OCFA) Board of Directors would like to thank you for your consideration of this matter, and we request to be notified of any opportunities to provide input, receive staff reports, or additional information about this proposal.

Sincerely,

Dirk Boogerd

(Dirk Boogerd)

President

Member of the OCFA Land Use Committee

Oxford County Federation of Agriculture

<https://www.oxfordag.ca/>

<https://www.facebook.com/oxfordagriculture/>

<https://www.instagram.com/oxfordcountyfederationofag/>

https://twitter.com/county_oxford



"We are a local, general farm organization affiliated with the Ontario Federation of Agriculture (OFA) and are dedicated to uniting the farming community through grassroots leadership and co-operation to address rural concerns."



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

June 28, 2023

via email

OP22-20-1 & ZN1-22-9

Dustin Robson, RPP, MCIP
Development Planner
County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1

Dear Mr. Robson,

**Re: OP22-20-1 & ZN1-22-9
806721 & 806727 Oxford Road 29
Telephone City Aggregates**

Grand River Conservation Authority (GRCA) staff has reviewed additional information provided to support the above-noted application for Official Plan Amendment and Zone Change to permit the proposed industrial use, on private servicing and access through a shared entrance.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the proposed Official Plan Amendment and Zone Change application.

Documents Reviewed by Staff

Staff have reviewed the following additional information submitted with these applications:

- Zoning By-Law Amendment Sketch, MHBC, June 20, 2023

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains a wetland and the regulated allowance to this feature, as shown on the attached regulatory mapping.

It is understood the existing Environmental Protection overlay will remain to reflect the wetland feature on the property. Though the wetland boundary has not been satisfactory delineated and confirmed by GRCA, any wetland boundary modifications are anticipated to be minor. As such, GRCA staff have no objection to the proposed Official Plan Amendment and Zone Change application, understanding detailed design comments can be addressed through Site Plan Approval.

Comments to be addressed for Site Plan Approval

1. The Natural Heritage Overview Report (NHOR) prepared by NRSI does not constitute an acceptable Environmental Impact Study (EIS). As such, a scoped EIS will be required to support buffer and setback recommendations from the adjacent wetland features. Additionally, the wetland boundary will need to be re-delineated and confirmed by GRCA staff on site.
2. We note that water level monitoring was conducted on April 29 and May 2, 2022, during advancement of the borehole drilling operations and immediately following withdrawal of the drilling augers. The geotechnical assessment cautioned that the groundwater table will fluctuate in response to major weather events. We agree that seasonal fluctuations of the groundwater table are to be expected. Therefore, continuous groundwater monitoring is recommended to ascertain the seasonal high groundwater table on this site.
3. We agree that recharge is necessary to maintain groundwater flows toward the adjacent and offsite wetlands. We recommend that a features-based water balance analysis be completed at the catchment scale to help establish lot level infiltration and runoff targets
4. A catchment-based water balance analysis will also be required by the GRCA at the detailed design stage to ensure that surface runoff and groundwater contributions toward adjacent wetland and watercourse features are maintained on a seasonal basis.
5. According to the Hydrogeological Investigation (CVD 2022), the annual rate of groundwater recharge on the property is estimated to be 250 mm/yr. This is considerably lower than the GRCA's estimate of 405 mm/yr. This should be addressed.
6. The following plans will be required for review:
 - grading and construction plans
 - stormwater management plan
 - erosion and sediment control plan

Due to the presence of the above-noted features, the GRCA regulates a portion of the subject property under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any development or site alteration within the regulated area will require a GRCA permit.

For municipal consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided beyond a transition period.

To assist our municipalities, we will continue to provide our advisory services for up to 6 months (July 1, 2023) for files under review prior to January 1, 2023 to minimize disruptions to approval processes. On this basis, we offer the following for municipal consideration:

1. NRSI notes that a site visit was conducted on the subject property on April 20, 2022 to assess terrestrial and aquatic features. There is no indication that standard field inventory methods were followed. We recommend that a standard terms of reference be prepared and submitted to the GRCA for review and comment.
2. The onsite pond is connected to a regulated watercourse, which connects to a municipal drain (Martin Drain, Class E, per DFO) north of Highway 401. The presence of fishes within the pond and watercourse should be assessed further.
3. The adjacent wetland and/or onsite pond is considered suitable habitat for breeding amphibians and marsh birds. Field surveys in accordance with the Marsh Monitoring Program are recommended.
4. The NHOR indicates that there is suitable habitat for species at risk and candidate significant wildlife habitat on the subject lands but not necessarily within the proposed development area. Specialized field surveys are likely needed to determine the extent of SAR and SWH on the subject property. We recommend that this habitat be clearly illustrated in the EIS report.
5. The NHOR indicates that the pond is candidate overwintering habitat for snapping turtle. The report also indicates that the subject lands may support turtle nesting. A turtle nest survey in accordance provincial methods is recommended. We recommend that candidate or confirmed nesting habitat be clearly illustrated in the EIS report.
6. Continuous groundwater monitoring data necessary to assess the feasibility of the proposed septic systems and to ensure building foundations are above the water table.

Should you have any questions, please contact the undersigned at 519-621-2763 ext.2231 or lwerner@grandriver.ca

Sincerely,



Laura Warner
Assistant Supervisor of Resource Planning
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

Cc: Dave Aston, MHBC Planning (via email)
Stephanie Mirtitsch, MHBC Planning (via email)

To: Oxford County Planning Staff

RE: OP22-20-1 & ZN1-22-9 (Telephone City Aggregates Inc.)

December 2, 2022

Dustin Robson and the Oxford County Planning Staff,

I am writing today to oppose the rezoning and official plan amendment of Part Lots 17 & 18, Concession 7 (Blenheim). Agriculture is a key economic driver in Ontario and Oxford County, and, if approved, this proposal will eliminate more of our prime agricultural lands. This proposal includes two large warehouses, and nowhere does it mention any agricultural business on site, so I question how the new proposed zoning could be Site Specific Agriculture?

Although Ontario is a large province, only a limited amount of this land is available for agricultural production due to climate and soil type, and we are currently losing 319 acres of agricultural land per day. This loss is unsustainable. We need to protect our farmland to continue to provide safe and affordable food to Ontarians.

The lands kitty-corner to this parcel, on the southwest corner of Gobles Road and County Road 29, have not been farmed for several years. Perhaps the County of Oxford and Blandford Blenheim Township should investigate developing this piece of property first, to preserve the farmland we have in the township and county.

The proposal in question is for a warehouse and distribution center, not for agricultural use. I would like to know why the proposed rezoning is to Site Specific General Agriculture, when there is nothing agricultural about this proposed use?

In conclusion, I believe the proposed new zoning of "Site Specific General Agriculture" does not align with our agricultural policies, as the proposed usage has no agricultural purpose. I am opposed to the rezoning and official plan amendment of Part Lots 17 & 18, Concession 7 (Blenheim), due to the loss of prime agricultural land and the availability of other development lands in the County.

Thank you for your time,

Virginia Janssen
Resident of Blandford-Blenheim

From: [Casandra Owen](#)
To: [Planning](#)
Subject: Re: FILE OP 22-20-1 & ZN 1-22-9
Date: November 25, 2022 5:06:37 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

JC Drumbo
806718 Oxford Rd #29
Drumbo, ON N0J 1G0

D. Robson
Development Planner
Community Planning
County of Oxford
PO Box 1614, 21 Reeve Street
Woodstock, ON N4S 7Y3
Tel:519-539-9800 x 3211
Email: planning@oxfordcounty.ca

November 25, 2022

Good day Mr. Dustin Robson,

Recently, my husband and I received the application for official plan amendment & zoning change for the address known as 806721 Oxford Rd #29 Township of Blanford-Blenheim. (including 806727 Oxford Rd #29).

As we are directly across from the above stated addresses, we do have several questions and concerns regarding the application.

I am sure you can appreciate, if you moved into the country; a small quaint township to get away from the hustle and bustle of your busy jobs, the big city, traffic and noises to now question two massive building for business/ employment purposes being erected across your home (aka to us our paradise) on resident land which is currently beautiful farm land. You can understand our concerns we have about our once paradise and what will become of a busier, nosier and unsafe Oxford Rd #29.

We appreciate your earliest reply and we appreciate your time in reading our email.

The owners: Telephone City Aggregates Inc. & 882527 Ontario Ltd. who are they and what type of businesses do they currently own/ operate?

What are the exact measurements of these buildings scale to the land/ properties and placement within the property including measurements (length, height, width)?

How many doors (including man doors and garage/shop/ big rig doors) on each building?

Which direction (North, East, South, West) will the door (including man doors and garage/shop/ big rig) be installed?

Will there be double access to the doors (including man doors and garage/shop/ big rig) such as a drive through or pick up/ delivery on each side/end of the buildings?

What will the exterior (including colour) of these buildings be?

How far away will each building be from Oxford Rd #29 (not from the berm) roadside?

How tall will the berms be, and will they be soil, dirt, grass and frequently maintained?
If soil or dirt, how will it be protected from our high winds?

What will be stored and taken out of these two buildings (as stated in the letter a warehouse building and distribution building)?

Will there be any further buildings (including sheds, detached offices, smaller storage units) on these properties?

What will be the hours of operation?

How many employees and how many parking spaces, as stated in the letter "employee and visitor parking"?

The "preliminary concept plan" show two septic beds beside the 401, what about potable water and non-potable water systems? As Drumbo within the township has experienced many water issues and the lack of water.

Will there be lights surrounding each of the buildings and parking lots, if so how many and placements of these lights?

The white areas (as shown on the "preliminary concept plan") surrounding the buildings, parking lot, driveway, what will be the surface areas?

What will the surface area of the driveway be?

What will the traffic flow be going in and out of the above stated addresses?

What types of vehicles (ie. big rig trucks) will be entering and existing the above addresses?

How will Oxford Rd #29, a 2-lane road which is a main artery to ON-401 be able to handle the additional traffic, considering this is already a very busy road with many young families and children who have experienced firsthand potential life threatening accident while their children were coming home from school walking off their school bus?

Will the speed limit be reduced, as currently many big rigs gear up at 806748 Oxford Rd #29, and then realize the ON-401 exit is hidden (another issues) to exist Eastbound, or speed over the overpass (either way to and from Drumbo) and gear down at 806718 Oxford Rd #29 which is very loud?

As well, many individuals pass vehicles (including cars, SUVs and big rigs) at intense speeds (above 80KM) in front of 806718 Oxford Rd #29, another safety concern?

Will there be a specific turning lane for the above addresses to enter and exit from either direction? If so, what will the road look like?

The current Eastbound to Toronto exit for the 401, is a hidden exit for anyone, as well as any traffic coming from Toronto and going over the overpass into Drumbo, vehicles speed over, which will cause even more potential accidents?

How does a local individual who is born and raised in the Township of Blandford-Blenheim get denied to sever land, specifically agricultural land for the purpose of extra yard space with possible intend for employment land be told there is no way to change agricultural land for the purpose for employment land by the township, and yet they have received this "application for official plan amendment & zone change"?

Also, how will our taxes be affected by these buildings and develop?

Again, my husband and I appreciate your time to first read and answer our questions and concerns. As we moved to the country from the big bustling city to not be affected by traffic and big buildings and companies and now this one literally lands up on our front porch.

Sincerely,
Casandra Owen & Jason Degan Caring small
town Drumboians

From: [Planning](#)
To: [Dustin Robson](#)
Subject: FW: Oxford Road 29 Development
Date: November 28, 2022 9:41:50 AM

From: Charlene Demeulenaere
Sent: November 27, 2022 1:59 PM
To: Planning <planning@oxfordcounty.ca>
Subject: Oxford Road 29 Development

To Whom It May Concern,

I am a resident of Oxford road 29. Our property is right in front of where this new development is proposed to be built.

We have already had issues in the past with safety, as people use the road as a speedway. Our kids have almost been hit by careless drivers when they are getting on and off the bus. What does this new development mean for traffic? What about resident safety or quality of life, as I assume there will be an increase in both noise, and pollution.

What does this development mean for the future of the existing residents? Because I'm assuming this business will want to expand, or it will bring other large corporations.

We do not agree with this proposed building.

Charlene Demeulenaere
Sent from my iPhone

From: [Terry Awde](#)
To: [Planning](#)
Subject: Land application
Date: December 14, 2022 8:08:31 AM
Attachments: [0_20220928_074339.jpg](#)
[20220701_211339.JPG](#)
[20211121_072005.JPG](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Applicant: MHBC Planning

File: OP 22-20-1 & ZN 1-22-9

Attention Dustin Robson

My name is Terry Awde and I reside directly across from the proposed Official Plan Amendment and Zone change.

I'm strongly opposed to this application. The applicant is asking for special provisions for many acres of the agricultural land, not just 1 or 2 acres. In fact the drawing shows the buildings using all of the land and butting up against the cemetery where loved ones are laid to rest. There has to be a better way for the agricultural reserve than 2 massive commercial buildings. This will also bring a snowball effect on all the land surrounding the interchange (clearly not equipped to handle the traffic of large vehicles exiting the 401). The Drumbo/Innerkip interchange travels to small villages, not to a large city with businesses and industry.

Should you proceed with this, I want to be part of the meetings and be able to provide changes to the plan.

These pictures are what I see out my front window now. I don't want to see the city and industry. I was born in Drumbo and lived here my whole life. Never wanted to move.

Terry Awde
806746 Oxford Rd 29
Drumbo ON N0J 1G0





