



**TCA – 806721 & 806727**  
**Oxford Road 29**  
Official Plan and Zoning By-law  
Amendment

September 27<sup>th</sup>, 2023

County Council Meeting

# Subject Lands

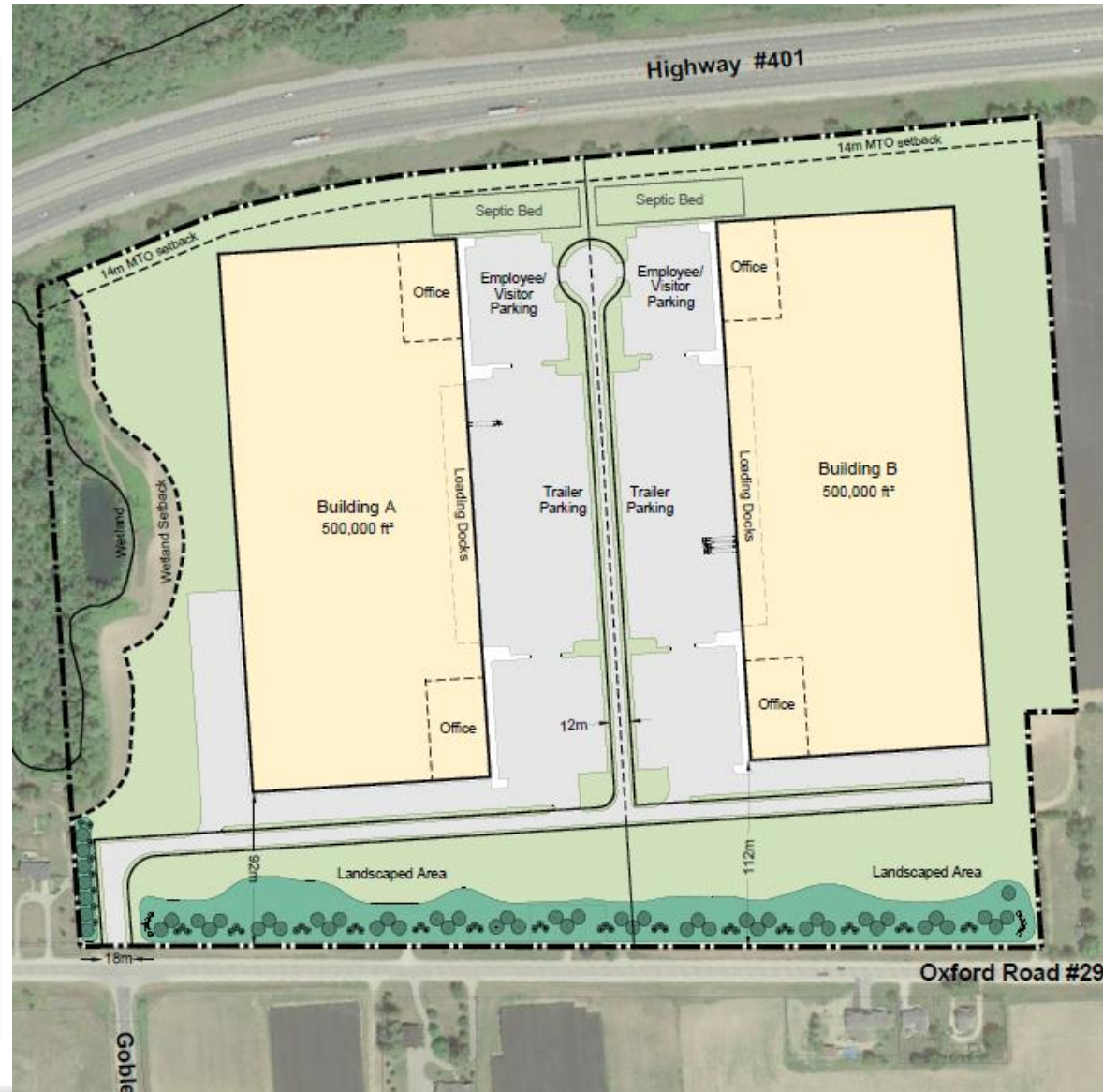


# Summary of Proposal / Applications

- **Official Plan Amendment:**
  - Maintain the Agricultural designation and add a site specific provision to permit limited non-agricultural uses as dry employment uses
- **Zoning By-law Amendment:**
  - Agricultural zoning with a site specific zone provision for the proposed use and detailed zoning regulations:
    - Permit proposed use on private services
    - Apply Open Space Zone to natural area and buffer
    - Specific Zone regulations:
      - A minimum lot area of 125,000 square metres and minimum lot frontage of 240 metres;
      - Requirement for shared access to the lands via an easement / right-of-way from a County Road
      - 6 metre landscape berm/buffer along the entire frontage, except for shared access
      - 30 metre setback from the provincially significant wetland
      - No loading docks shall be permitted on the south side of the building

# Preliminary Development Concept

- Two (2) buildings for warehouse/distribution use
- Shared access road
- Private water and septic services and on-site stormwater management
- Protection of natural heritage features
- Landscaped berm/area along Oxford Road 29
- Setback a minimum of 92 metres from north site of County Road
- Updated based on comments from Township Council





# Potential Building Design Concepts



# Technical Studies Submitted

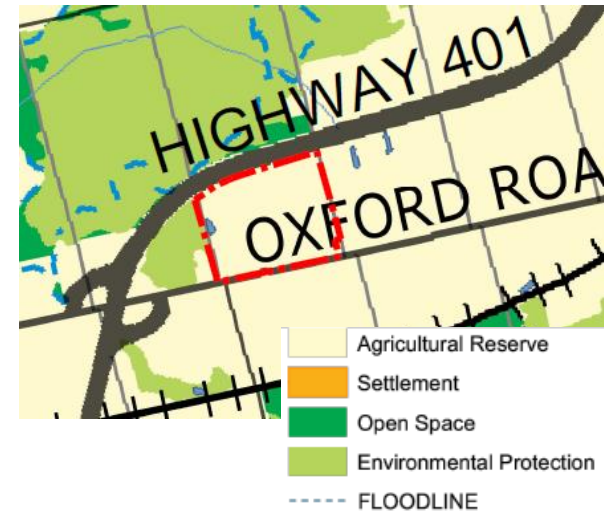
- 1) Planning Justification Report
- 2) Agricultural Impact Assessment
- 3) Transportation Impact Study
- 4) Environmental Impact Assessment
- 5) Geotechnical Study
- 6) Hydrogeological Study

# Provincial Policy Statement

- Provides opportunity for a **diversified economic base** and supports a range of uses in the municipality and maintains serviced lands for uses requiring servicing infrastructure
- Suitably locates the proposed employment uses in **proximity to an interchange of a major goods movement corridor** (Policy 1.7.1)
- **Supports planned** function associated with goods movement corridors
- **Policy 2.3.6 permits non-agricultural uses in prime agricultural areas**
- **No alternative location** is ideally located at an interchange of a major goods movement corridor on lands with a lower agricultural capability
- **Protects natural areas and provide adjacent buffers**
- Incorporates land use compatibility considerations into proposed zoning
- **Supports long term planning for employment areas**

# County of Oxford Official Plan

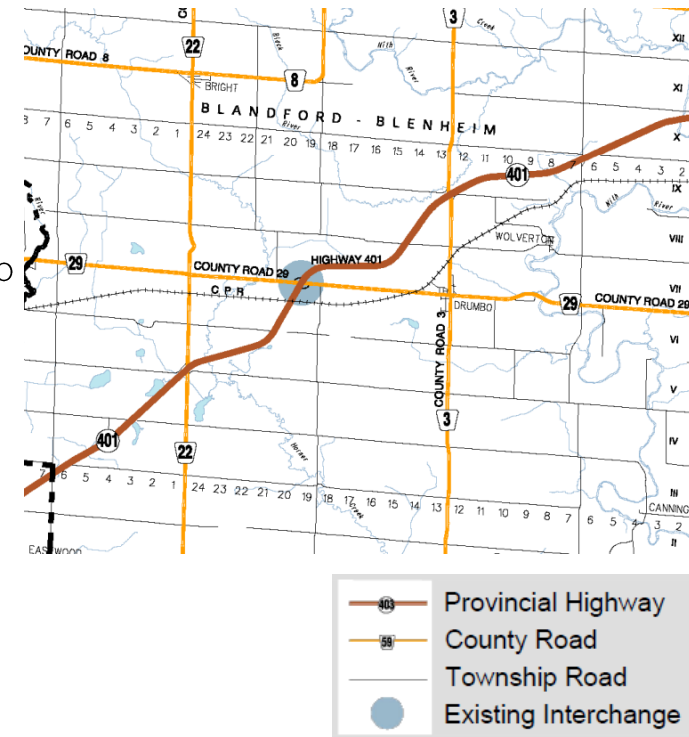
- Designated 'Agricultural Reserve' & 'Environmental Protection'
- Amendments are permitted in the Agricultural Reserve for new non-agricultural uses (Policy 3.1.7.2), addressed as follows:
  - Need for proposed use to locate in proximity to major goods movement corridor
  - Supports use of serviced land for other employment uses
  - Need for additional employment lands in the County
  - Servicing appropriate and functional for proposed use
  - Proposed use will not impact surrounding agricultural operations
  - Agricultural Impact Assessment completed in support of proposed use
  - Land use compatibility with adjacent uses addressed through setbacks in proposed zone
  - Traffic Study recommendations would be implemented through site plan approval
- Supports strategic objective for efficient use of existing and planned transportation infrastructure. Freight-intensive land uses will be focused in areas well served by major highways, airports and rail facilities.
- Supports direction in Policy 5.1.1 to minimize conflict between non-local and local traffic





# Alternative Locations Review

- Alternative locations, have been reviewed:
  - Drumbo Settlement Area – insufficient land area; inefficient use of serviced industrial lands for proposed type of use; existing serviced lands have design challenges; significant truck traffic through existing neighbourhoods
  - Other areas outside Drumbo, not in Prime Agricultural – there are no other lands outside of the urban area that are lower priority agricultural lands
  - Other Interchanges – there are no other intersection locations in Blanford-Blenheim or within proximity that are not within prime agricultural or constrained
- The subject lands provide:
  - Location requirements to meet the needs of this type of employment use
  - Proximity to major goods movement corridor without conflict of urban area traffic
  - Most suitable location for the proposed scale of development and to address design requirements



# Conclusions

- The applications are consistent with the Provincial Policy Statement
- The applications have considered policies for new non-agricultural uses in the Agricultural Reserve designation in the Official Plan
- The proposed uses contribute to employment opportunities in the community and support economic activities within the County
- The proposed uses are not anticipated to negatively impact the agricultural functioning of the surrounding area
- Significant generation of Development Charges and ongoing tax revenue for the municipality
- Planning approvals for site plan approval will be required to address site design and building details, including landscaping, lighting etc.
- Township Council supported the proposed Official Plan and Zoning By-law Amendment at a Public Meeting held on August 2<sup>nd</sup>, 2023

# Request to Support Applications

We request that County Council approve the proposed Official Plan Amendment, as supported by Township Council.