

AMENDMENT NUMBER 336
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 336 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to implement site-specific policy in the Official Plan that will allow for a welding contractor's shop, with a gross floor area of approximately 2,570 m² (27,663.25 ft²), on an agricultural lot in the Township of Norwich.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands described as Part of Lot 19, Concession 8 (East Oxford). The lands are located on the west side of Highway 59, lying between Beaconsfield Road and Substation Road and are municipally known as 593981 Highway 59, in the Township of Norwich.

3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to permit the expansion of an existing welding contractor's shop. The proposed expansion would result in a total gross floor area of 2,570 m² (27,663.25 ft²) and up to five (5) employees that do not reside on the subject lands.

It is the opinion of Council that the subject lands are suitable for the site-specific uses, as it is an expansion to an existing established business, will not remove additional lands from agricultural production, and is not expected to have a negative impact on agricultural operations in the vicinity.

To ensure the expanded use is limited to the size and scale proposed, this amendment includes site specific policies with respect to maximum gross floor area, site area and number of off-site employees, as well as a prohibition on future expansion and re-use of the building for other non-agricultural purposes should the use cease operation in the future.

In light of the foregoing, it is the opinion of council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 3.1.8 – Special Agricultural Policies, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.1.8.

“3.1.8.9 Part Lots 19, Concession 8 (East Oxford), Township of Norwich

Location The lands to which this Section applies are described as Part Lot 19, Concession 8 (East Oxford) in the Township of Norwich. The lands are located on the west side of Highway 59, lying between Beaconsfield Road and Substation Road and comprise approximately 39.1 ha (96.5 acres), and are municipally known as 593981 Highway 59.

Policies Notwithstanding Section 3.1.4.1, *Permitted Uses*, or any other applicable policies of the Official Plan to the contrary, a non-agricultural use consisting of a welding contractor’s shop may be permitted in accordance with the following:

- In addition to those *agricultural uses* already permitted on the subject property, the expansion of an existing welding contractor shop may be permitted, provided the cumulative gross floor area of all buildings and/or structures, or portions thereof, used for such purpose does not exceed 2,600 m² (27,990 ft²);
- A maximum of five (5) employees not residing on the farm may be permitted for the contractor shop use;
- The total land area used and/or occupied by the welding contractors shop use and related facilities (e.g. buildings, parking and loading, landscaped areas, driveways, individual on-site sewage services) shall be limited to the minimum required for the proposed use, and shall not exceed 1.2 hectares (3 acres);
- No outdoor storage of goods, materials and/or equipment associated with the welding contractor shop use shall be permitted, unless expressly permitted by the site specific zoning for the use;
- Notwithstanding the policies of section 3.1.5.6.1, no further expansion of the welding contractors shop use in terms of gross floor area, site area, and/or number of employees not residing on the farm shall be permitted, nor shall the severance of the welding contractors shop from the agricultural lot upon which it is located;

- If the welding contractors use should cease operation in the future, any buildings or structures associated with that use shall be used for no other purpose than *agricultural use* and the Area Municipality shall consider the removal of the site specific zoning permissions for the welding contractors shop as part of their next comprehensive Zoning By-Law review.
- A site specific amendment to the General Agricultural zone in the Area Municipal zoning by-law shall be required to permit the expanded welding contractors shop use on the property and to implement the above noted limitations on gross floor area, site area, outdoor storage, and number of off-site employees; and
- The expanded welding contractors shop use shall be subject to site plan control, in accordance with the provisions of the Section 41 of Planning Act, to ensure compliance with the above noted policies and that any other site design related matters (e.g. building location, parking and loading, lighting, landscaping, lot grading and drainage, individual on-site services, emergency service requirements etc.) are appropriately addressed.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policy of the Official Plan.