

# Notice of Adoption

## Details

 Published: 06 November 2025

Second Reading and adoption of the By-law to Amend the Land Use By-law 25-10 took place on Wednesday, October 29<sup>th</sup>, 2025.

The purpose of the adopted By-law is to:

**Rezone a portion of PID 25127630 located along HWY 321 in Oxford Junction, from the Agriculture (AG) Zone to the Rural Industrial (IRur) Zone.**

Any aggrieved person, the Provincial Director of Planning, or the Council of any adjoining municipality may, within fourteen days of the publishing of this notice, appeal to the Nova Scotia Utility and Review Board (1-855-442-4448 / [board@novascotia.ca](mailto:board@novascotia.ca)) in accordance with the provision of the municipal government act.

Amanda Kinnear

Deputy Clerk



**COUNCIL MEETING**

**Second Reading**

**Date: October 29<sup>th</sup>, 2025**

**TO:** Mayor and Council  
**FROM:** Glen Boone, Director of Development and Planning  
**DATE:** October 22<sup>nd</sup>, 2025  
**SUBJECT:** **Second Reading – By-law to Amend the Land Use By-law 25-10 to rezone a portion of PID 25127630, adjacent to 3999 Hwy 321, Oxford Junction, NS from Agriculture (AG) Zone to Rural Industrial (IRur) Zone.**

**ORIGIN:** On July 15, planning staff received an application to rezone a portion of PID 2512630, located adjacent to 3999 Hwy 321 Oxford Junction NS (subject property), from Agriculture (AG) to Rural Industrial (IRur) to permit the use of the subject properties for a Heavy Equipment Sales & Storage company.

PID	Location	Current Zone	Proposed Zone	Proposed Use
Portion of 25127630	Oxford Junction	Agriculture (AG)	Rural Industrial (IRur)	Heavy Equipment Sales & Storage

**LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT**

MGA Section 205: Requirements for Adoption of Planning Documents

*MPS Policy 5-35 Council shall consider proposals to rezone lands in the Resource designation to any other zone permitted in that designation. Council shall not approve a rezoning unless council is satisfied;*

- (a) If the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;*
- (b) If the proposed change is not prohibited by any other policy in this Plan;*
- (c) The purpose of the proposed zone as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands*
- (cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and*
- (d) The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*

**RECOMMENDATION: THAT Council approve Second Reading of By-law to Amend the Land Use By-law 25-10 to rezone a portion of PID 25127630 located along HWY 321 in Oxford Junction, from the Agriculture (AG) Zone to the Rural Industrial (IRur) Zone.**

**BACKGROUND:** The subject property currently is 36 acres of agriculturally zoned land. The property is currently used residentially; the property owners are looking to utilize a portion of their land to support their business, Junction 321 Trailer and Storage. Junction 321 Trailer and Storage is a virtual heavy equipment sales business, in which the owner stores ATVs, trailers and other heavy equipment, and sells the like through Facebook. While financial transactions occur online, customers will visit the subject property to pick up their purchased product.



## COUNCIL MEETING

### Second Reading

Date: October 29<sup>th</sup>, 2025

Further to the heavy equipment sales, the portion of the property requesting rezoning would also be used for outdoor storage of trailers and tractors, along with a few potential future uses the owner is considering. Further to the intended uses identified, the applicant would like the ability to add office and self-storage units as potential future uses of the land.

#### **DISCUSSION:**

As the current property is not being used for agricultural purposes, the value in maintaining the Agricultural zoning would be for the purpose of maintaining reserve farmland and for accommodating adjacent land uses. The initial zoning, conducted in 2018, was based on soil profiles within the area. While the land is noted to have ideal soil conditions for agriculture, there are no existing farming operations within the area, the subject property makes up 0.0002% of AG zoned land within the district. This property also does not contribute to any existing AG farmland networks. Considering the lack of impact the rezoning will have on the district's ability to support existing and future agriculture uses, rezoning the land would be appropriate based on existing uses.

Should Council approve the requested rezoning, the applicant will be permitted to have a storage building and heavy equipment sales, by right, on the portion of the land being rezoned. Storage of trailers and equipment, along with the sale of trailers and equipment, is restricted to the re-zoned portion of the property.

The proposed development would enable the operation of Junction 321 Trailer and Storage, all financial transactions will not occur on site, as customers pay for their product prior to going to the site to pick it up. The portion of land proposed to be rezoned is large enough to meet the standard lot size requirements to support an on-site sewage system, should the applicant decide to grow his business to conduct financial transactions, as an accessible customer washroom would then be required, under the Building Code.

As previously mentioned in the report, all the proposed and future uses would be permitted, by right, under Rural Industrial Zoning, subject to the requirements of the National Building code and the NS Fire Code.

**FINANCIAL IMPLICATIONS:** No direct financial implications or costs to the Municipality. The rezoned portion of the lot will be re-assessed to commercial which will result in higher property tax revenue.

**ENVIRONMENTAL IMPLICATIONS:** Subject land does not have any environmental constraints to development. The proposed development does not require a public washroom, as members of the public are not intended to spend extended periods of time on the property. Should the owner choose to expand in the future, permitting customers to be on the property and for transactions to occur on-site, such an expansion will be subject to the owner obtaining a permit to install an OSS from NSECC. The proposed portion of land to be rezoned is large enough in size to permit a standard OSS. The proposed development is located a considerable distance from nearby watercourses and therefore there are no concerns with respect to watercourse buffers at this time.



## **COUNCIL MEETING**

### **Second Reading**

**Date: October 29<sup>th</sup>, 2025**

**COMMUNITY ENGAGEMENT:** A Public Hearing on this matter was held in accordance with MGA Section 206, on September 17<sup>th</sup>. Notices were placed on the municipal website on September 3<sup>rd</sup>, 2025, two weeks prior to the scheduled date. Furthermore, a notice was placed in The Casket on September 10<sup>th</sup>, 2025, one week prior to the Public Hearing. In addition, a planning notice sign was placed on the property on September 10<sup>th</sup>, 2025. Staff received no written submissions and no member of the Public attended or spoke at the Public Hearing in this matter.

### **ALTERNATIVES:**

Alternative motions for consideration at the second reading stage

- Council may defer the issue to a later date,
- Request further information or
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

### **ATTACHMENTS:**

**Attachment A: Zoning Map Change**

**Attachment B: Aerial and Street Images**

**Attachment C: Concept Site Plan**

**Attachment D: Policy Review**

**Attachment A: Zoning Map Change**



**Changes to**

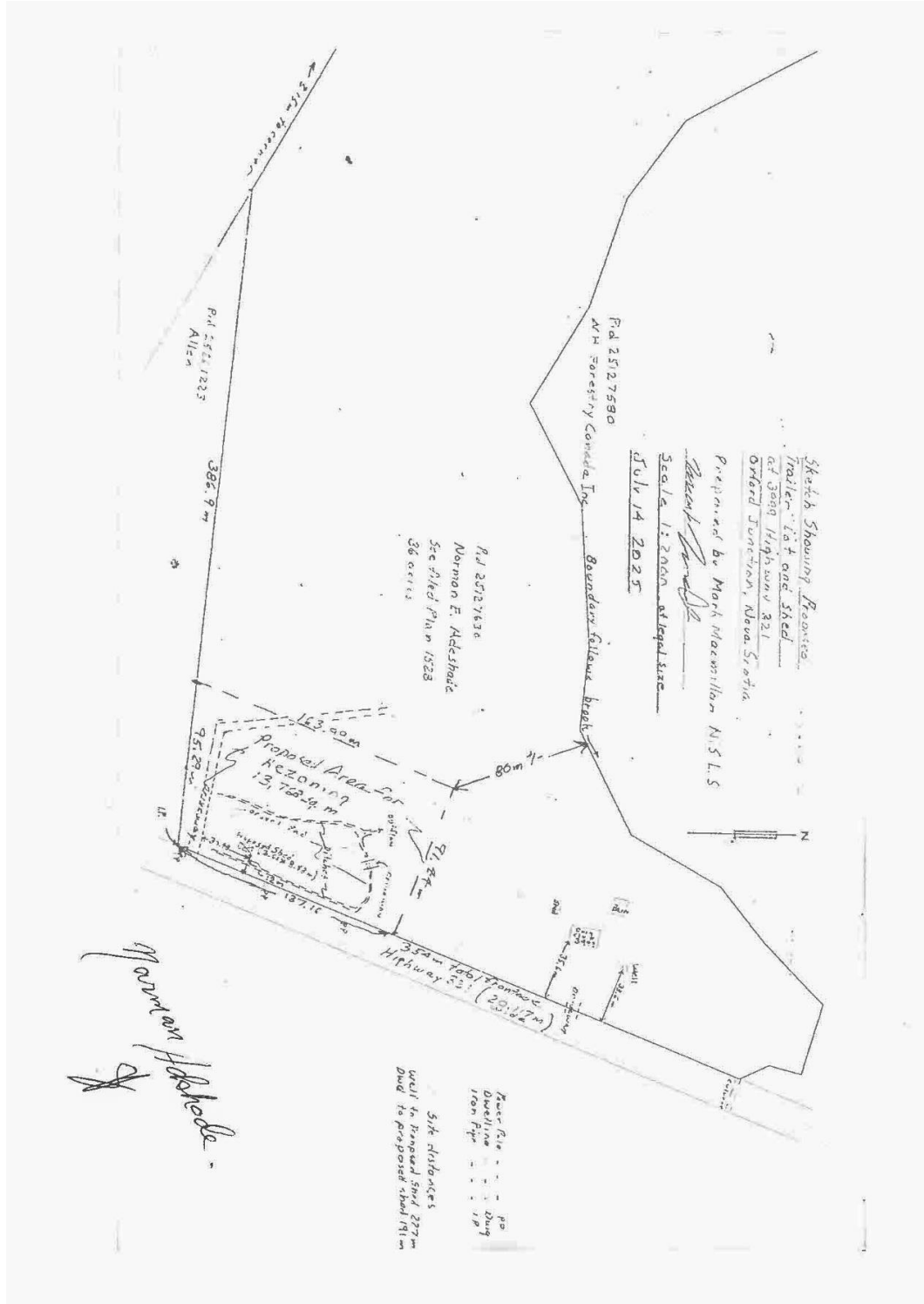


**Attachment B: Aerial and Street Images**





**Attachment C: Concept Site Plan**





**COUNCIL MEETING**

**Second Reading**

**Date: October 29<sup>th</sup>, 2025**

**Attachment D: Policy Review**

The tables below reflect the comments of Staff's Policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

<b>MPS 5-35 Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless Council is satisfied.</b>	
<b>Requirement:</b>	<b>Comment:</b>
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104.</i>	No
<i>(b) the proposed change is not prohibited by any other policy in this plan.</i>	This rezoning is not prohibited by other policy
<i>(c) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone is consistent with location characteristics
<i>(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards</i>	No wildlife corridors or geohazards noted in the area
<i>(d) the Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Yes, see analysis below for full review.

<b>MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal:</b>	
<b>Requirement:</b>	<b>Comment:</b>
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	yes
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs associated with the project
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts identified
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	The portion of rezoned land is large enough to support a standard OSS system should one be required in the future. Services will not be required as the site will be strictly used for the storage of trailers ,tractors, ATVs and vehicle parts. Land is not being used for commercial transactions.

<i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	No excessive traffic hazards or congestion noted.
<i>(v) The adequacy of fire protective services and equipment;</i>	Adequate fire services provided. The proposed land to be rezoned is within a 5min travel time from the Oxford Fire Hall.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Not applicable
<i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No identified problems to be created or worsened by the proposed development.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No flooding or drainage issues noted.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No sensitive environment identified to be impacted.
<i>(ixA) Impacts on wildlife corridors</i>	No wildlife corridors identified to be impacted.
<i>(x) Impacts on known habitat for species at risk</i>	No at-risk species habitats identified in the area.
<i>(xA) risks presented by geohazards</i>	No risks identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i>	proposed land to be rezoned is not within the required 15m watercourse buffer area. No issues with site grading identified.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No land use conflicts to negative impacts to existing local businesses identified.



**COUNCIL MEETING**

**PUBLIC HEARING**

**Date: September 17<sup>th</sup>, 2025**

**TO:** Mayor and Council  
**FROM:** Glen Boone, Director of Development and Planning  
**DATE:** September 5<sup>th</sup>, 2025  
**SUBJECT:** **Public Hearing – By-law to Amend the Land Use By-law 25-10 to rezone a portion of PID 25127630, adjacent to 3999 Hwy 321, Oxford Junction, NS from Agriculture (AG) Zone to Rural Industrial (IRur) Zone.**

**ORIGIN:** On July 15, planning staff received an application to rezone a portion of PID 2512630, located adjacent to 3999 Hwy 321 Oxford Junction NS (subject property), from Agriculture (AG) to Rural Industrial (IRur) to permit the use of the subject properties for a Heavy Equipment Sales & Storage company.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25127630	Oxford	Agriculture (AG)	Rural Industrial (IRur)	Heavy Equipment Sales & Storage

**LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT**

MGA Section 205: Requirements for Adoption of Planning Documents

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- (c) *The purpose of the proposed zone as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands*
- (cA) *the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and*
- (d) *The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*

**RECOMMENDATION: No motions to consider at the Public Hearing stage.**

**BACKGROUND:** The subject property currently is 36 acres of agriculturally zoned land. The property is currently used residentially; the property owners are looking to utilize a portion of their land to support their business, Junction 321 Trailer and Storage. Junction 321 Trailer and Storage is a virtual heavy equipment sales business, in which the owner stores ATVs, trailers and other heavy equipment, and sells the like through Facebook. While financial transactions occur online, customers will visit the subject property to pick up their purchased product.



## COUNCIL MEETING

## PUBLIC HEARING

Date: September 17<sup>th</sup>, 2025

Further to the heavy equipment sales, the portion of the property requesting rezoning would also be used for outdoor storage of trailers and tractors, along with a few potential future uses the owner is considering. Further to the intended uses identified, the applicant would like the ability to add office and self-storage units as potential future uses of the land.

### **DISCUSSION:**

As the current property is not being used for agricultural purposes, the value in maintaining the Agricultural zoning would be for the purpose of maintaining reserve farmland and for accommodating adjacent land uses. The initial zoning, conducted in 2018, was based on soil profiles within the area. While the land is noted to have ideal soil conditions for agriculture, there are no existing farming operations within the area, the subject property makes up 0.0002% of AG zoned land within the district. This property also does not contribute to any existing AG farmland networks. Considering the lack of impact the rezoning will have on the district's ability to support existing and future agriculture uses, rezoning the land would be appropriate based on existing uses.

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As previously mentioned in the report, all the proposed and future uses would be permitted, by right, under Rural Industrial Zoning, subject to the requirements of the National Building code and the NS Fire Code.

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## **COUNCIL MEETING**

## **PUBLIC HEARING**

**Date: September 17<sup>th</sup>, 2025**

**COMMUNITY ENGAGEMENT:** This Public Hearing was advertised in accordance with MGA Section 206. Notices were placed on the municipal website on September 3<sup>rd</sup>, 2025, two weeks prior to the scheduled date. Furthermore, a notice was placed in The Casket on September 10<sup>th</sup>, 2025, one week prior to the Public Hearing. In addition a planning notice sign was placed on the property on September 10<sup>th</sup>, 2025.

### **ALTERNATIVES:**

Alternative motions for consideration at the second reading stage

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### **ATTACHMENTS:**

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**Attachment D: Policy Review**

**Attachment A: Zoning Map Change**



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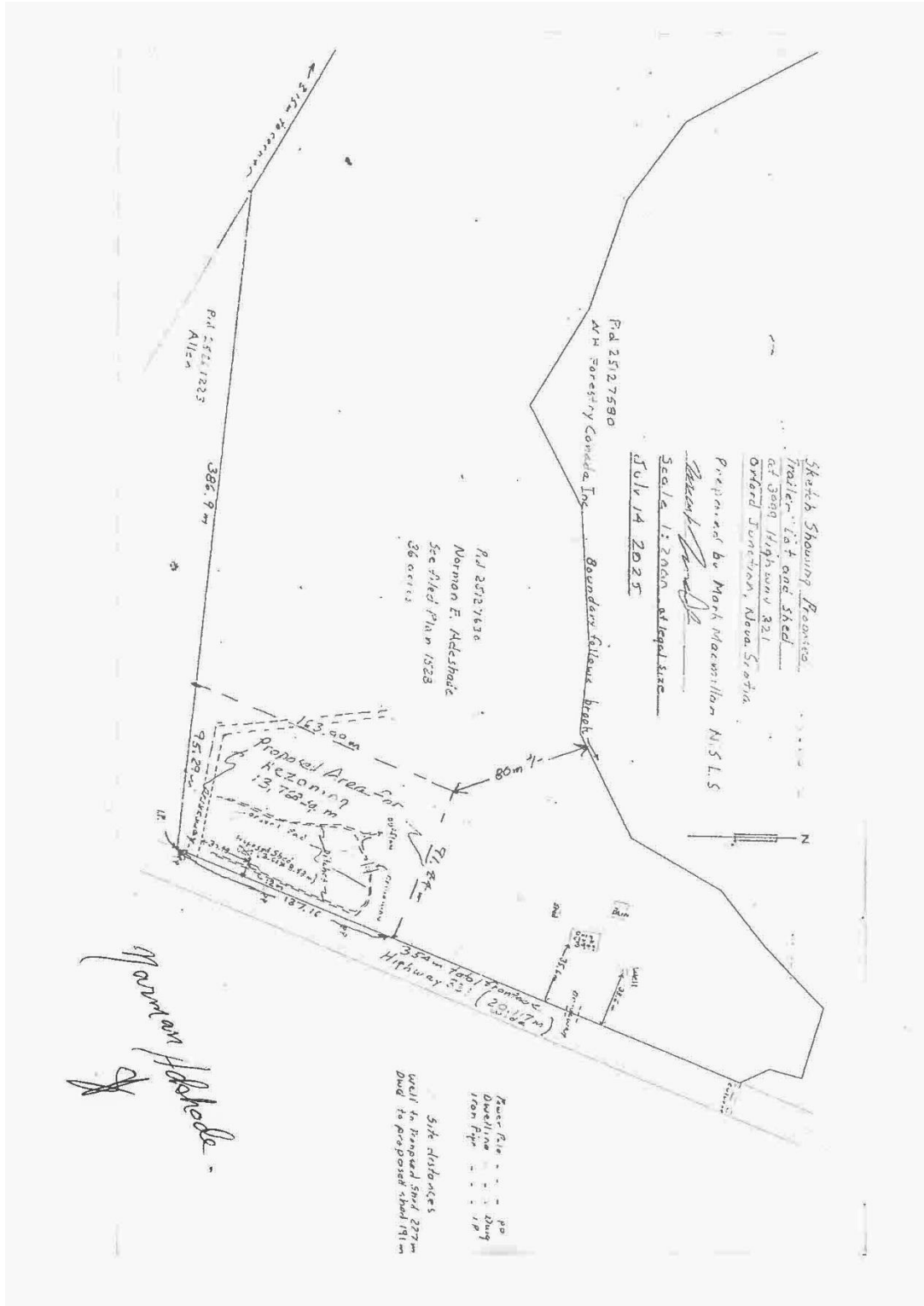


**Attachment B: Aerial and Street Images**





**Attachment C: Concept Site Plan**





**COUNCIL MEETING**

**PUBLIC HEARING**

**Date: September 17<sup>th</sup>, 2025**

**Attachment D: Policy Review**

The tables below reflect the comments of Staff's Policy review on the enabling policies of the proposed rezoning. Each table addresses a different enabling policy, including all relevant sub-clauses.

<b>MPS 5-35 Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve the rezoning unless Council is satisfied.</b>	
<b>Requirement:</b>	<b>Comment:</b>
<i>(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104.</i>	No
<i>(b) the proposed change is not prohibited by any other policy in this plan.</i>	This rezoning is not prohibited by other policy
<i>(c) the purpose of the proposed zone is consistent with the location and the characteristics of the lands;</i>	Proposed zone is consistent with location characteristics
<i>(cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards</i>	No wildlife corridors or geohazards noted in the area
<i>(d) the Proposal meet the general criteria for amending the Land Use Bylaw, set out in Policy -19</i>	Yes, see analysis below for full review.

<b>MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal:</b>	
<b>Requirement:</b>	<b>Comment:</b>
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	yes
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs associated with the project
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts identified
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	The portion of rezoned land is large enough to support a standard OSS system should one be required in the future. Services will not be required as the site will be strictly used for the storage of tractors, ATVs and vehicle parts. Land is not being used for commercial transactions.



**COUNCIL MEETING**


**PUBLIC HEARING**

**Date: September 17<sup>th</sup>, 2025**

<i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	No excessive traffic hazards or congestion noted.
<i>(v) The adequacy of fire protective services and equipment;</i>	Adequate fire services provided. The proposed land to be rezoned is within a 5min travel time from the Oxford Fire Hall.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Not applicable
<i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No identified problems to be created or worsened by the proposed development.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No flooding or drainage issues noted.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No sensitive environment identified to be impacted.
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<i>(x) Impacts on known habitat for species at risk</i>	No at-risk species habitats identified in the area.
<i>(xA) risks presented by geohazards</i>	No risks identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i>	proposed land to be rezoned is not within the required 15m watercourse buffer area. No issues with site grading identified.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No land use conflicts to negative impacts to existing local businesses identified.

# Notice of Public Hearing

## Details

 Published: 03 September 2025

A Public Hearing for the By-law to Amend the Land Use By-law 25-10 for the Municipality of Cumberland will be held at 4 pm, Wednesday, Sept. 17, 2025 in the Council Chambers of the Upper Nappan Service Centre.

Note that this meeting may be rescheduled or conducted online, visit [cumberlandcounty.ns.ca](http://cumberlandcounty.ns.ca) to verify meeting schedule.

The purpose of this By-law is to:

- rezone a portion of PID 25127630, adjacent to 3999 Hwy 321, Oxford Junction, NS from Agriculture (AG) Zone to Rural Industrial (IRur) Zone.

Hearing documents can be viewed at [plancumberland.ca/hearings](http://plancumberland.ca/hearings) or by contacting our office at 902-667-1142. Public Hearings are open to the public.

You may participate by submitting comments by email to: [planning@cumberlandcounty.ns.ca](mailto:planning@cumberlandcounty.ns.ca) or by mail to: Planning Dept, Upper Nappan Service Centre, 1395 Blair Lake Rd, Upper Nappan, NS B4H 3Y4.



**SPECIAL COUNCIL**

**FIRST READING**

**Date: August 27<sup>th</sup>, 2025**

**TO:** Mayor and Council  
**FROM:** Glen Boone, Director of Development and Planning  
**DATE:** August 20<sup>th</sup>, 2025  
**SUBJECT:** **First Reading – By-law to Amend the Land Use By-law 25-10 to rezone a portion of PID 25127630, adjacent to 3999 Hwy 321, Oxford Junction, NS from Agriculture (AG) Zone to Rural Industrial (IRur) Zone.**

**ORIGIN:** On July 15, planning staff received an application to rezone a portion of PID 2512630, located adjacent to 3999 Hwy 321 Oxford Junction NS (subject property), from Agriculture (AG) to Rural Industrial (IRur) to permit the use of the subject properties for a Heavy Equipment Sales & Storage company.

PID	Location	Current Zone	Proposed Zone	Proposed Use
25127630	Oxford	Agriculture (AG)	Rural Industrial (IRur)	Heavy Equipment Sales & Storage

**LEGISLATIVE AUTHORITY: MGA PART VIII PLANNING AND DEVELOPMENT**

MGA Section 205: Requirements for Adoption of Planning Documents

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- (c) The purpose of the proposed zone as described in the respective policy creating that zone, is consistent with the location and characteristics of the lands and with the proposed use of the lands*
- (cA) the proposal is not premature due to impacts on wildlife corridors or due to the presence of geohazards; and*
- (d) The proposal meets the general criteria for amending the land use bylaw, set out in Policy 6-19.*

**RECOMMENDATION: THAT Council approve First Reading of the By-law to Amend the Land Use By-law 25-10 to rezone a portion of PID 25127630 Agriculture (AG) Zone to Rural Industrial (IRur) AND schedule a Public Hearing.**

**BACKGROUND:** The subject property currently is 36 acres of agriculturally zoned land. The property is currently used residentially; the property owners are looking to utilize a portion of their land to support their business, Junction 321 Trailer and Storage. Junction 321 Trailer and Storage is a virtual heavy equipment sales business, in which the owner stores ATVs, trailers and other heavy equipment, and sells the like through Facebook. While financial transactions occur online, customers will visit the subject property to pick up their purchased product.



## SPECIAL COUNCIL

### FIRST READING

Date: August 27<sup>th</sup>, 2025

Further to the heavy equipment sales, the portion of the property requesting rezoning would also be used for outdoor storage of trailers and tractors, along with a few potential future uses the owner is considering. Further to the intended uses identified, the applicant would like the ability to add office and self-storage units as potential future uses of the land.

#### **DISCUSSION:**

As the current property is not being used for agricultural purposes, the value in maintaining the Agricultural zoning would be for the purpose of maintaining reserve farmland and for accommodating adjacent land uses. The initial zoning, conducted in 2018, was based on soil profiles within the area. While the land is noted to have ideal soil conditions for agriculture, there are no existing farming operations within the area, the subject property makes up 0.0002% of AG zoned land within the district. This property also does not contribute to any existing AG farmland networks. Considering the lack of impact the rezoning will have on the district's ability to support existing and future agriculture uses, rezoning the land would be appropriate based on existing uses.

Should Council approve the requested rezoning, the applicant will be permitted to have a storage building and heavy equipment sales, by right, on the portion of the land being rezoned. Storage of trailers and equipment, along with the sale of trailers and equipment, is restricted to the re-zoned portion of the property.

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As previously mentioned in the report, all the proposed and future uses would be permitted, by right, under Rural Industrial Zoning, subject to the requirements of the National Building code and the NS Fire Code.

**FINANCIAL IMPLICATIONS:** No direct financial implications or costs to the Municipality. The rezoned portion of the lot will be re-assessed to commercial which will result in higher property tax revenue.

**ENVIRONMENTAL IMPLICATIONS:** Subject land does not have any environmental constraints to development. The proposed development does not require a public washroom, as members of the public are not intended to spend extended periods of time on the property. Should the owner choose to expand in the future, permitting customers to be on the property and for transactions to occur on-site, such an expansion will be subject to the owner obtaining a permit to install an OSS from NSECC. The proposed portion of land to be rezoned is large enough in size to permit a standard OSS. The proposed development is located a considerable distance from nearby watercourses and therefore there are no concerns with respect to watercourse buffers at this time.



## **SPECIAL COUNCIL**

### **FIRST READING**

**Date: August 27<sup>th</sup>, 2025**

**COMMUNITY ENGAGEMENT:** If Council approves, a public hearing would be held on the above matter, at a future Council meeting. In accordance with MGA Section 206, notices will be placed on the municipal website two weeks prior to the scheduled date. Furthermore, a notice will be placed in a locally circulated newspaper at least one week prior to the public hearing and a Planning Notice sign will be placed on the property.

#### **ALTERNATIVES:**

- Council may defer the issue to a later date,
- Request further information or
- Reject the proposed amendment based on conflict with a policy in the Municipal Planning Strategy.

#### **ATTACHMENTS:**

**Attachment A: Zoning Map Change**

**Attachment B: Aerial and Street Images**

**Attachment C: Concept Site Plan**

**Attachment D: Policy Review**

**Attachment A: Zoning Map Change**



**Changes to**



**Attachment B: Aerial and Street Images**









**SPECIAL COUNCIL**

**FIRST READING**

**Date: August 27<sup>th</sup>, 2025**

**Attachment D: Policy Review**

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<b>MPS 6-19 Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal:</b>	
<b>Requirement:</b>	<b>Comment:</b>
<i>(a) Is consistent with the intent of this Municipal Planning Strategy</i>	yes
<i>(b) Does not conflict with any Municipal or Provincial Programs, by-laws, or regulations in effect in the Municipality.</i>	Does not conflict
<i>(c) Is not premature or inappropriate due to:</i>	
<i>(i) The ability of the Municipality to absorb the public costs related to the project.</i>	No public costs associated with the project
<i>(ii) Impacts on existing drinking water supplies, both private and public.</i>	No impacts identified
<i>(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services</i>	The portion of rezoned land is large enough to support a standard OSS system should one be required in the future. Services will not be required as the site will be strictly used for the storage of tractors, ATVs and vehicle parts. Land is not being used for commercial transactions.

<i>(iv) The creation of any excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal</i>	No excessive traffic hazards or congestion noted.
<i>(v) The adequacy of fire protective services and equipment;</i>	Adequate fire services provided. The proposed land to be rezoned is within a 5min travel time from the Oxford Fire Hall.
<i>(vi) The adequacy and proximity of schools and other community facilities.</i>	Not applicable
<i>(vii) The creation of a new or worsening of a known pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses.</i>	No identified problems to be created or worsened by the proposed development.
<i>(viii) The potential to create flooding or serious drainage issues including within the proposal site and in nearby areas</i>	No flooding or drainage issues noted.
<i>(ix) Impacts on sensitive environments, as identified on Schedule B</i>	No sensitive environment identified to be impacted.
<i>(ixA) Impacts on wildlife corridors</i>	No wildlife corridors identified to be impacted.
<i>(x) Impacts on known habitat for species at risk</i>	No at-risk species habitats identified in the area.
<i>(xA) risks presented by geohazards</i>	No risks identified
<i>(xi) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility right-of-way</i>	proposed land to be rezoned is not within the required 15m watercourse buffer area. No issues with site grading identified.
<i>(xii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.</i>	No land use conflicts to negative impacts to existing local businesses identified.