



TOWN OF OXFORD
Special Council Meeting
Council Chambers and Zoom – *livestream on Facebook*
Wednesday, August 27, 2025

AGENDA

1. Call to Order
2. Approval of Agenda
3. RFD – Approval of Revised 2025 / 2026 Boards and Committees
4. RFD – Amendment to Municipal Planning Strategy and Land Use Bylaw
5. Adjournment

2025 / 2026 Boards and Committees

APPROVED - November 27, 2024

Revised: July 18, 2025

Boards		Black	Canning	Colborne	Henley	Jones	McNutt	Moore
All Saints Community Health Care Foundation	VACANT							
Cumberland Regional Library Board	Councillor Black	1						
Municipal Alcohol Program Board (MAP)	VACANT							
Police Advisory Board	Councillor Colborne, Councillor Moore, Myra Thiemann (public appointee), Mike Masters (public appointee), Thomas Shears - DOJ Representative			1				1
Police Services Review	Councillor Colborne, Mayor Henley, Councillor Jones, Thomas Shears, public appointee (vacant)			1	1	1		
Committees - Internal								
Accessibility Advisory Committee	Councillor Canning (Vice Chair), Councillor Moore, Danielle Laurie (Chair), Tracy Briggs, Mandy Blake, Meagan Marchant, and Amanda Purdy		1					1
Arena Association Committee	Jordan Burkhardt (President), Graham Wood (Vice President), Paula Rogers (Treasurer), Patrick Rushton, Shannon Hanna, Murray Thompson, Mitchell Hannigan, Darlene Ellis, Ty Ingraham, Keith Baker and Councillor Paul Jones.					1		
Audit Committee	Mayor Henley, Councillor Jones, Councillor McNutt, Milton Wood - Public Appointee				1	1	1	
Communities in Bloom Committee	Councillor Black, Ashlyn Brownell, Chelsea Brownell, Amanda Purdy, Maxine Clarke, and Al Clarke	1						
Downtown Revitalization/Beautification Committee	Councillor McNutt, Councillor Black, Councillor Canning	1	1				1	
Fire Department Committee	Councillor Colborne, Councillor Jones, Arnold MacDonald - public appointee			1		1		
Equity, Diversity & Inclusion Advisory Committee	Councillor Canning, Anas Alawar, Deputy Mayor Black, Councillor Moore, Millisa Ellis, Jagot Singh, Emma Brown, Crhis King Tower, Virginia King Tower, and Marion Abbott	1	1					1
Personnel Committee	Mayor Henley, Councillor Black, and Councillor Jones (Chair)	1			1	1		
Planning Advisory Committee	Councillor Canning, Mayor Henley, Councillor Moore, and Jordan Reid - Public Appointee		1		1			1
Public Works Committee	Councillor Colborne, Councillor Black, Councillor Jones (Chair)	1		1		1		
Recreation Commission	Councillor McNutt (Chair), Councillor Canning, Councillor Moore, MPAL staff member, Kelsey Clark, Millisa Ellis, Elaine Mazur, Kristen Thompson, Sarah Henley, Hayden Clark, Amanda Purdy, Brittany Tomlinson, Becky Weir, Lyndsey Hurley, and Lacey Palmer		1				1	1
Road Trails Act Review Committee	Councillor McNutt, Councillor Jones, Councillor Colborne, and Councillor Canning		1	1		1	1	
Source Water Protection Advisory Committee	Councillor Colborne, Mayor Henley (Chair), Councillor Moore			1	1			1
Town Buildings Committee	Mayor Henley, Councilor Colborne, Councilor Jones (Chair)			1	1	1		
Welcoming Committee	Councillor Black, Councillor Moore, Helen Reade, Michelle Cann, Sarah Henley, and Anas Alawar(Y Reach Representative)	1						1
Committees - External								
Cumberland Central Landfill Community Liaison Committee	Councillor McNutt - Vacant positions for residents / business operators						1	
Cumberland Health Stakeholders	Mayor Henley				1			
Northern Region Solid Waste Management Committee	Councillor McNutt						1	
Physician Recruitment Committee	Mayor Henley				1			
Regional Emergency Measures Organization Advisory Committee - (REMO)	Mayor Henley and Councillor Colborne			1	1			
		7	6	8	9	8	6	7



Special Council Meeting

RFD# 20250827-1

Date: August 27, 2025

TO: Mayor and Members of Council

SUBMITTED BY: Torben Laux, Planner and Development Officer

DATE: August 27th, 2025

SUBJECT: Amendment to Municipal Planning Strategy and Land Use Bylaw

ORIGIN: An application by Jordan Burkhardt on behalf of Braggs Lumber Company and applicant Kent Thompson for amending the Land Use Bylaw zoning map to rezone the above listed properties from Rural Development land to Main Street Mixed-Use Zone land.

LEGISLATIVE AUTHORITY: *Municipal Government Act* Part VIII Planning and Development.

PAC RECOMMENDATION: On August 13th, the PAC recommended that Council amend the Land Use Bylaw zoning map for PID's: 25451550, 25210287, 25210204, 25373044, 25468497, and 25210261 from Rural Development Zone properties to a Main Street Mixed-Use Zone

BACKGROUND: The attached application briefing provides the site details, and neighborhood context for the proposed rezoning and amendments to the Land Use Bylaw.

The applicants are requesting an amendment to the Land Use Bylaw zoning map for several properties, totaling 313.3 acres, currently zoned as Rural Development. The proposed new zoning designation is Main Street Mixed-Use Zone, which would allow for a broader range of future development opportunities that the current zoning type of Rural Development does not allow.

The proposed rezoning will not have any immediate impact on the existing state of the Town. The properties, located south of and across Highway 104, border the Town's boundary with the County. At present, these lands are largely vacant, with some low-density residential homes, a trucking business and blueberry farms.

If approved, this amendment to the Land Use Bylaw zoning map would support the continued growth of the Town of Oxford by enabling a wider variety of development types. No specific development is proposed at this time, as further details have not yet been made public.





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FINANCIAL IMPLICATIONS: No significant costs specific to this issue. Ongoing tax revenue upon completion of the development.

SOCIAL JUSTICE IMPLICATIONS: None specific to this issue.

ENVIRONMENTAL IMPLICATIONS: None specific to this issue at this time of the development phase.

COMMUNITY ENGAGEMENT: September 10th, Public Participation Opportunity, and a Public Hearing if First Reading is given. If approved, notice of the right to appeal the council's decision will be published in the local newspaper.

ALTERNATIVES:

- 1) Give First Reading of the application with specific amendments where necessary;
- 2) Refer the application back to the PAC for more information;
- 3) Reject the application citing specific policies that are not met by the proposal.

ATTACHMENTS:

- 1) Staff report to PAC.

Report prepared by: T. Laux

Report and Financial approved by: N/A



SYNOPSIS

Issue

The owners of PID's: 25451550, 25210287, 25210204, 25373044, 25468497, and 25210261 have applied for an amendment to the zoning map, changing the currently zoned Rural Development Zone properties to a Main Street Mixed-Use Zone. To change the zoning from one use to another, the Municipal Planning Strategy requires an amendment to the Municipal Planning Strategy and Land Use Bylaw.

A public participation opportunity was held August 13th, 2025. No concerns were voiced. On August 13th, 2025, the Planning Advisory Committee recommended that Council agree to amend the Municipal Planning Strategy and Land Use Bylaw.

MOTION:

That Council give First Reading of the rezoning of the properties from Rural Development to Main Street Mixed-Use Zone, and schedule a public hearing for Wednesday, September 10th, 2025 at 6:00 p.m. in Council Chambers.