



Public Participation Opportunity

Development Agreement to Permit the Rezoning of Properties from
Rural Development land to Main Street Mixed-Use Zone land.

August 13, 2025

Disclaimer

These applications are not the Town's proposal. It is a property owner's right to make an application for a development agreement or a zoning map amendment. No approval or decisions have been made.



Development Agreement

What is a Development Agreement (DA)?

A development agreement is a legally binding contract between a property owner and the Town that stipulates standards, design requirements, terms and conditions to which the property owner must adhere.

Aspects of a development that may be addressed in this agreement may include:



Architectural Design

Parking

Landscaping

Drainage

A development agreement may also influence the use, of fencing and other similar site features to ensure the matter is addressed adequately, stipulate how the project should be phased, enforce certain special requirements, and require the developer to make contribution towards funding public infrastructure.

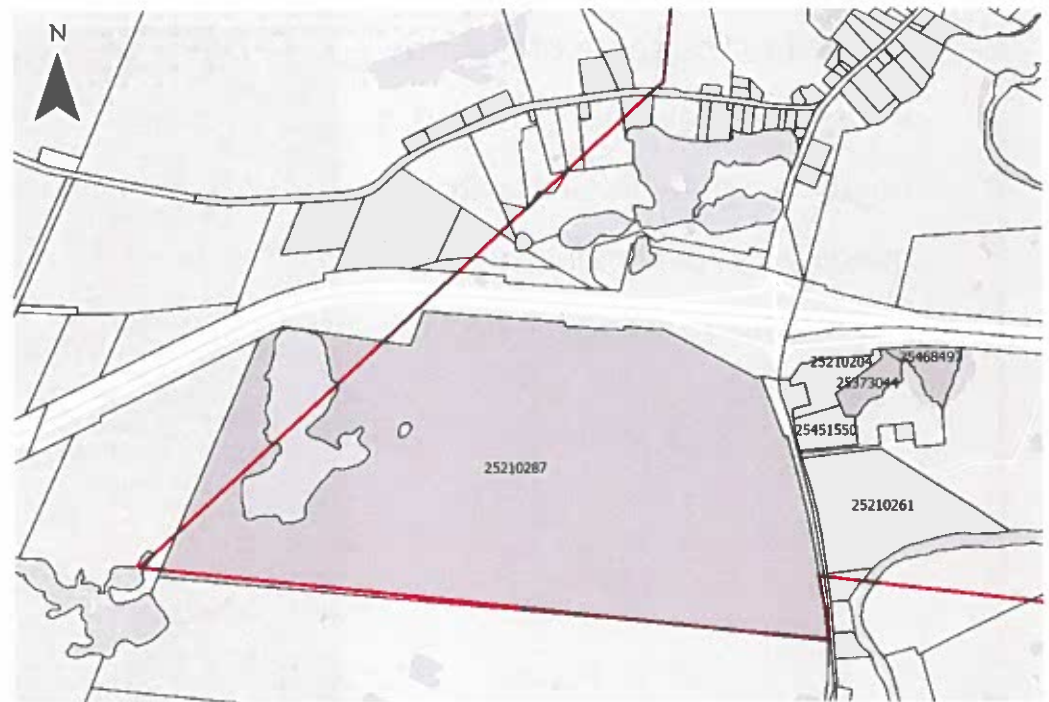


Development Agreement Process



Application Details

- **Applicant/ Owners:** Bragg Lumber Company Ltd. & Kent Thompson
- **Summary of Proposal:** To rezone the properties from Rural Development land to Main Street Mixed-Use Zone land.
- **Location:** PID: 25451550, 25210287, 25210204, 25373044, 25468497, and 25210261
- **Property Area:** Total: 313 acres
- **Existing Zoning:** Rural Development Zone
- **Existing Land Use:** Vacant land, single detached dwellings, Trucking Business, and a Blueberry farm.



Neighbourhood Context

Located to the south of Oxford across Highway 104. The land is mostly currently vacant, with low-density residential homes and R.N.M. Trucking located on Knol Drive.



Relevant Planning Bylaws & Policies

1. General Land Use and Development

GP-4 – Range of Compatible Uses

Allows a range of compatible uses in each land use designation, subject to the Planning Strategy and Land Use By-law.

GP-5 – Rural Development Amendments

Specifies that Rural Development land may be redesignated to accommodate new uses (like Main Street Mixed Use) through an amendment of planning documents.

GP-10 – Sustainable Development

Encourages concentrating new development in serviced areas, promoting infill, avoiding sensitive lands, and expanding utilities contiguously.

GP-16 – Compatibility

Ensure a compatible mix of development and land uses in all areas of the Town.



Relevant Planning Bylaws & Policies

2. Municipal Servicing

MS-4 – Service Extensions

Any extensions of public utility infrastructure into areas of the Town designated as Rural Development shall first require an amendment to the General Future Land Use Map of this Planning Strategy, in accordance with Policy GP-4.

3. Implementation

A-7 – Amendment Criteria – General

That the proposal is generally consistent with the goals and objectives of this Planning Strategy, the requirements of the Land Use Bylaw, and all other Town bylaws and regulations

