

CHAPTER 4

GROWTH MANAGEMENT POLICIES

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4.0

Growth Management Policies

INTRODUCTION

This Plan anticipates that the County of Oxford will continue to experience population growth and economic activity during the course of the planning period. It is the objective of County Council, however, that new *development* necessary to accommodate growth must be wisely managed to ensure that patterns of *development* and types of land uses are efficient, environmentally sound, financially responsible and meet the needs of County residents. It is also an objective of County Council that opportunities for managed growth should be provided for all Area Municipalities within the County. The policies of this Plan have been formulated to facilitate positive growth in the County.

4.1 Strategic Approach

In keeping with the fundamental planning principles as set out in Chapter 2, County Development Strategy, it is the strategic aim of County Council to:

FORECAST
GROWTH

Prepare and maintain population and employment growth forecasts for the County and Area Municipalities as the basis for designating adequate supplies of land for *development*, for planning capital improvements to *infrastructure* and for *public services* such as schools, parks and leisure areas.

IDENTIFY
REQUIRED
GROWTH AREAS

Identify and designate appropriate areas to accommodate projected growth during the planning period of this Plan while respecting County objectives to preserve prime agricultural areas and environmental resources.

IDENTIFY FUTURE
GROWTH AREAS

Identify and designate lands which may be developed over the long term planning horizon on the basis of logical and economically efficient servicing extensions and establish the criteria to be satisfied prior to utilizing such lands for *development* purposes.

EFFICIENT LAND
USE

Require that existing designated land supplies and *infrastructure* be efficiently utilized, including achievement of *intensification* targets, prior to designating new areas for growth.

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SERVICING LEVELS

Establish sufficient servicing levels for *designated growth areas* which will allow a variety of land uses, promote efficient land utilization and minimize potential impacts on environmental and agricultural resources. Require public servicing to accommodate urban level growth. New *development* will only be considered where in the opinion of County Council there are adequate servicing capacities and where acceptable plant performance exists.

PARAMETERS FOR DEVELOPMENT

Clearly establish the parameters and criteria to be satisfied prior to *development* occurring in *designated growth areas* including the level of municipal servicing, review of *intensification* targets, and the completion of secondary planning to ensure efficient and orderly *development*. For the Future Urban Growth designation, additional criteria to be satisfied include the justification of need and municipal jurisdiction.

4.2 Policies

4.2.1 Forecasting Growth

PURPOSE OF PROJECTION

In order to establish a basis for designating sufficient lands for *settlement* and employment purposes, for establishing capital improvement programs for municipal *infrastructure* and for planning for *public services*, the County of Oxford has adopted population, household and employment land projections for the planning period. The projections were undertaken at the County level and allocated to the municipalities. Figure 6 contains a summary of the most recent projections.

RELATIONSHIP TO THE OFFICIAL PLAN

The growth projections which form the basis of the policies of this Plan are not intended to be incorporated as a formal component of this Plan, nor will any change or update to such forecasts require an amendment to this Plan. Since forecasting is based upon assumptions which may change over time as a result of forces both internal and external to the County, County Council adopts a program for on-going monitoring as set out in Section 10.6. When such monitoring or updating of growth forecasts indicates that a change to Official Plan policy is necessary, such change will be considered in conjunction with a *comprehensive review* of the Plan. Prior to the adoption of any subsequent revisions to guideline forecasts, the County will consult with the Area Municipalities.

County of Oxford Official Plan

Figure 6

SUMMARY OF REFERENCE PROJECTIONS

PROJECTION		POPULATION			
POPULATION:	2016	2021	2026	2031	2036
OXFORD	111,500	115,500	118,800	121,900	124,200
WOODSTOCK	41,000	43,300	45,400	47,100	48,400
TILLSONBURG	16,200	16,700	17,200	17,700	18,000
INGERSOLL	12,800	13,200	13,500	13,900	14,100
BLANDFORD-BLENHEIM	7,700	7,900	8,000	8,200	8,400
EAST ZORRA-TAVISTOCK	7,100	7,300	7,400	7,500	7,600
NORWICH	11,100	11,300	11,400	11,600	11,700
SOUTH-WEST OXFORD	7,700	7,600	7,600	7,600	7,600
ZORRA	7,100	7,300	7,400	7,500	7,600
HOUSEHOLD:	2016	HOUSEHOLDS			
OXFORD	43,900	46,500	48,500	50,500	52,000
WOODSTOCK	17,100	18,400	19,500	20,500	21,200
TILLSONBURG	7,200	7,500	7,800	8,100	8,300
INGERSOLL	5,000	5,300	5,500	5,700	5,900
BLANDFORD-BLENHEIM	2,700	2,900	3,000	3,100	3,200
EAST ZORRA-TAVISTOCK	2,600	2,700	2,800	2,900	3,000
NORWICH	3,700	3,900	4,000	4,200	4,300
SOUTH-WEST OXFORD	2,600	2,700	2,700	2,800	2,800
ZORRA	3,000	3,100	3,200	3,200	3,300
EMPLOYMENT:	2016	EMPLOYMENT			
OXFORD	43,900	46,500	48,500	50,500	52,000
WOODSTOCK	17,100	18,400	19,500	20,500	21,200
TILLSONBURG	7,200	7,500	7,800	8,100	8,300
INGERSOLL	5,000	5,300	5,500	5,700	5,900
BLANDFORD-BLENHEIM	2,700	2,900	3,000	3,100	3,200
EAST ZORRA-TAVISTOCK	2,600	2,700	2,800	2,900	3,000
NORWICH	3,000	3,100	3,200	3,200	3,300
SOUTH-WEST OXFORD	2,600	2,700	2,700	2,800	2,800
ZORRA	3,000	3,100	3,200	3,200	3,300

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4.2.2 Growth Strategy

INTRODUCTION

Lands which have been designated for *settlement* and employment purposes in accordance with the policies of this Chapter and Chapters 6 through 9, Land Use Policies, are anticipated to be adequate to meet growth expectations for the planning period and include a margin of surplus to provide for effective market operation and competition. In addition, lands have been designated to identify areas where long term urban level *development* is feasible.

The policies of this Plan have been structured to provide opportunities for environmentally responsible growth which protects and prevents conflicts with the County's natural resources in all Area Municipalities. Consequently, different levels of growth are planned for the following areas:

- Rural Clusters
- Villages without *centralized waste water and water supply facilities*
- Serviced Villages
- Large Urban Settlements
- Future Urban Growth Areas

Schedule C-3, .Settlement Strategy Plan, identifies these areas.

4.2.2.1 Rural Area

Growth outside of the *Settlements* designated on Schedule C-3 will be in accordance with the following policies:

NON-FARM RELATED DEVELOPMENT

Residential and employment growth which is not related to agriculture is directed to established Rural Clusters and designated villages as set out on Schedule C-3, Settlement Strategy Plan. Non-farm uses proposed outside of these areas will comply with the policies of Section 3.1.5.4.

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ADDITIONAL RESIDENTIAL UNITS (ARUs)

In the Agricultural Reserve designation, *additional residential units* (ARUs) are permitted within a single detached dwelling and/or in a structure ancillary to such dwelling, provided that they are located on a lot zoned for agricultural or rural residential uses that permits a dwelling, and are in accordance with the policies of this subsection. Further, a maximum of two *additional residential units* shall be permitted per *farm unit*, two in a principle dwelling, or one in a principal dwelling and/or one in a structure ancillary to that dwelling.

In the Open Space and Future Urban Growth designations *additional residential units* shall only be permitted within an existing dwelling and in accordance with the applicable policies of this subsection.

Policies for *additional residential units* in Rural Cluster, Village and Serviced Village designations are contained in Section 6.2.2.2.

AMENDMENT No. 285

POLICIES FOR ALL ADDITIONAL RESIDENTIAL UNITS OUTSIDE OF A SETTLEMENT

The Area Municipal Zoning By-law shall identify the areas and/or zones where *additional residential units* may be established and contain zoning provisions to regulate the establishment of such units, in accordance with the following policies:

AMENDMENT No. 285

- the *additional residential unit(s)* shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling, to a maximum of 140 m² (1506 ft²), except that Area Municipal zoning by-law provisions may permit the entire basement of the principal dwelling to be used;

AMENDMENT No. 285

- *additional residential units* shall not generally be permitted where a lot or dwelling already contains other accessory residential dwellings and/or uses, including: a group home, boarding or lodging house; or a home occupation that is characterized by higher occupancy, such as a bed and breakfast, a farm vacation rental, or other similar use;

AMENDMENT No. 285

- an *additional residential unit* within the principal dwelling may be permitted on the same lot as a *garden suite*, through a site specific zone change or minor variance, where the applicable policies of this section are met;

AMENDMENT No. 285

- *individual on-site water supply and sewage services* are demonstrated to be adequate to serve the proposed use, in accordance with the applicable policies of Section 3.3, Water Quality and Quantity and 5.5, County Servicing Policy;

AMENDMENT No. 285

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AMENDMENT No. 285

- the existing principal dwelling and the lot are of sufficient size to accommodate the creation of *additional residential unit(s)* and to provide adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas;

AMENDMENT No. 285

- any new or expanded structures and/or exterior alterations (e.g., new parking areas, doors, windows, stairways, decks) to accommodate an *additional residential unit* will maintain the general built form and exterior character of the principal dwelling;

AMENDMENT No. 285

- the principal dwelling must have direct, individual vehicular access to a public street and all *additional residential units* shall use the same driveway as the principal dwelling;

AMENDMENT No. 285

- there is adequate access from the front lot line and parking area to each *additional residential unit* for both occupant use and emergency response;

AMENDMENT No. 285

- to the extent feasible, existing trees and other desirable vegetation are preserved;

AMENDMENT No. 285

- land use compatibility concerns (e.g., due to proximity to industrial areas or *major facilities*) will not be created or intensified;

AMENDMENT No. 285

- the location of *additional residential units* and related services and outdoor amenity areas shall comply with all other applicable policies of the Plan including, but not limited to: Section 3.2, Environmental Resource Policies and Section 3.3, Cultural Resource Policies; and,

AMENDMENT No. 285

- all other municipal requirements, such as servicing, stormwater management, waste management and emergency access, can be adequately addressed.

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ADDITIONAL
RESIDENTIAL
UNITS IN
ANCILLARY
STRUCTURES

The following additional policies shall apply to the establishment of an *additional residential unit* in a detached ancillary structure:

- the lot must be a minimum of 0.6 ha (1.48 ac) in area;
- on a rural residential lot, the ancillary structure must be located in a rear or interior side yard;
- the siting, design and orientation of the ancillary structure, parking area and outdoor amenity area will allow for privacy for the occupants of the *additional residential unit*, principal dwelling and abutting residential properties; and,
- an *additional residential unit* will satisfy MDS I, or not further reduce an existing insufficient MDS I setback.

AMENDMENT No. 285

ADDITIONAL
CRITERIA FOR
ADDITIONAL
RESIDENTIAL
UNITS IN AN
ANCILLARY
STRUCTURE ON AN
AGRICULTURAL
LOT

In addition to above policies, the following shall apply to the establishment of an *additional residential unit* in a detached ancillary structure on an agricultural lot:

- shall only be permitted through a minor variance granted by the Area Municipal Committee of Adjustment, to ensure all applicable policy criteria, zoning provisions and any local standards and requirements will be adequately addressed (i.e. through the review and conditions of approval);
- the *additional residential unit* should share *individual on-site water supply and sewage services* and utility services with the principal dwelling, where possible;
- the ancillary structure must be located within the established residential area on the agricultural lot (i.e. the area comprising the principal dwelling and accessory residential structures, driveway, outdoor amenity areas and individual on-site services);
- an *additional residential unit* in a new ancillary building shall be located a maximum distance of 30 m (98 ft) from the principal dwelling; and
- the cumulative area of the lot utilized for residential purposes shall be minimized to the extent feasible to a maximum of 0.8 ha (2 ac) and the location of the *additional residential unit* and/or related services and outdoor amenity areas shall minimize the loss of tillable agricultural land and potential impacts on the farm operation and adjacent farms.

AMENDMENT No. 285

AMENDMENT No. 285

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ZONING	<p>The zoning provisions for <i>additional residential units</i> will be implemented through a comprehensive, municipally initiated amendment to the Zoning By-law.</p> <p>Site specific amendments to the Zoning By-law to permit the establishment of an <i>additional residential unit</i> shall not generally be permitted, except where the need for a site specific zone change or minor variance process is specifically identified by the policies of this Section or by the Area Municipal Zoning By-law provisions.</p>
AMENDMENT No. 285	
NO NEW LOT CREATION	<p>An <i>additional residential unit</i> shall not be severed from the lot containing the principal dwelling or converted into a separately transferrable unit through plan of condominium.</p>
AMENDMENT No. 285	
SURPLUS DWELLING SEVERANCES	<p>Where a dwelling is proposed to be severed from an agricultural lot as a surplus farm dwelling, in accordance with the policies of 3.1.5.4.2, any associated <i>additional residential unit(s)</i> and related services shall be fully contained on the proposed lot with the surplus farm dwelling.</p>
AMENDMENT No. 285	
OTHER TOOLS AND MEASURES	<p>Where deemed necessary and/or appropriate, Area Municipalities may implement other supplementary tools and measures to assist with tracking and regulating <i>additional residential units</i> including, but not limited to, submission of site and grading plans, registration and/or licensing requirements, design guidelines, and property standards by-laws, etc..</p>
AMENDMENT No. 285	
GARDEN SUITES	<p>Area Council. may consider allowing one <i>.garden suite</i> on a <i>farm unit</i> or on a non-farm rural residential lot in the Agricultural Reserve, Open Space or Future Urban Growth designations in accordance with the policies of Section 10.3.9.</p>
	<p>4.2.2.2 Rural Clusters</p>
DESCRIPTION	<p>For the purposes of this Plan a Rural Cluster is the existence of a compact grouping of non-farm related <i>development</i> which is of insufficient size to be considered a village. Rural Clusters are designated on Schedule C-3, Settlement Strategy Plan and shown on the Land Use Schedules for the rural municipalities.</p> <p>In order to be considered a Rural Cluster there must be a grouping of at least ten non-farm residential lots with each lot separated from the adjoining lot by a distance of no more than 50 metres (164 feet) and servicing must be by an existing communal well or by private individual wells and private sewage treatment systems. Rural Clusters may include <i>development</i> on either side of a public road</p>

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and/or around corners. A Rural Cluster designation is also contingent on the grouping of lots satisfying the following criteria:

- potential for infill *development* that would not result in the extensions in length or depth of existing *development*;
- no evidence of growth limitations due to known water supply or quality issues and/or soils not suitable for individual sewage disposal systems and/or where there is a high risk of groundwater contamination;
- minimal potential for conflicts with agricultural uses, environmental resources and mineral and petroleum resources;
- potential for Rural Clusters located adjacent to designated fully serviced *Settlement* areas to be incorporated within *Settlement* boundaries as areas of potential growth and/or to alleviate servicing problems.

The designated Rural Clusters shall be identified by specific zoning in the Zoning By-Law of the Area Municipality.

Notwithstanding the policies of Section 1.5, Interpretation, for the purposes of the application of the Rural Cluster policies, the numerical references and measurements are intended to be absolute.

Growth in the Rural Clusters in the County will only occur through infilling. Infilling will not result in extensions in length or depth to existing *development*.

Notwithstanding the above where existing or potential water quality or quantity or sewage disposal problems are identified by the Province, the County, the Board of Health or the Area Municipality, infill *development* may be restricted.

GROWTH
THROUGH
INFILLING
OMB Modification
April 17/98

SERVICING

Given the limited amount of *development* anticipated within the Rural Clusters in the County, servicing will be by private sewage disposal systems and individual wells or by the extension of an existing *centralized waste water and/or water supply facility* in accordance with the policies of Section 4.2.2.3, 4.2.2.4 or 4.2.2.5 and 5.5.3, as appropriate. Proposed servicing will be to the satisfaction of the County.

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Nothing in this Plan shall be construed as restricting the improvement of any *centralized water supply system* existing on the date of adoption of this Plan (December 13, 1995) including the establishment of new well capacity.

DEVELOPMENT CRITERIA

Proposals for new infill *development* within designated Rural Clusters will be consistent with the following criteria:

DISTANCE SEPARATION

The proposal satisfies *Minimum Distance Separation Formula I* or does not further reduce an existing insufficient setback relative to this formula.

ENVIRONMENTAL RESOURCES

Proposals for *development* in designated Rural Clusters shall be consistent with the policies of this Plan relating to Environmental Resources as set forth in Section 3.2.

POLICIES FOR THE PROTECTION OF WATER QUALITY AND QUANTITY

Prior to approval of the *development* proposal, applicants may be required to provide acceptable evidence that the site can provide a natural supply of water which meets or exceeds the health parameters of the Ontario Drinking Water Standards to the satisfaction of the County and the Board of Health without adversely affecting the quality or quantity of water in active wells operating in the general vicinity.

SEPTIC SYSTEMS

Applications for non-farm rural residential *development* proposals in Rural Clusters will be required to demonstrate, to the satisfaction of the County and the Board of Health., that *development* proposed on private septic systems will not adversely affect the quality of groundwater and the water in active wells operating in the general vicinity.

ROAD ACCESS

Proposals shall have direct frontage on a public road maintained year-round at a reasonable standard of construction. New *development* shall not create or increase traffic hazards in areas of limited visibility.

4.2.2.3 Villages

Villages are *settlements* characterized by a broader range of land uses and activities and which have been developed in depth as well as through infilling. Villages are *settlements* which are predominantly serviced by individual private sewage disposal systems and by either individual wells or existing *centralized water supply facilities*.. Villages are designated on Schedule C-3, Settlement Strategy Plan and will be subject to the following policies and the policies of Chapter 6, Land Use Policies for Rural Settlements.

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LIMIT OF DESIGNATION

The boundaries of the limit of the Village designation are established on Schedule C-3, Settlement Strategy Plan and will be precisely defined in the Zoning By-Law of the Area Municipality. These boundaries have been established having consideration to the following criteria:

- the level of cost effective servicing available in relation to existing and anticipated growth;
- potential growth limitations resulting from known water supply or quality issues and/or area with soils not suitable for individual sewage disposal systems and/or where there is a high risk of groundwater contamination;
- the adequacy of soft services to support growth;
- potential impacts on and conflicts with agricultural land uses, environmental resources and mineral and petroleum resources.

Proposals to expand the limits of a Village designation will only be considered through a *comprehensive review* and will require an Amendment to this Plan to redesignate the Village to the Serviced Village category in accordance with the requirements set out in Section 4.2.2.4.4 as well as fulfill relevant requirements for a servicing strategy and secondary planning prior to the onset of new *development*, other than infilling.

Notwithstanding the above, minor adjustments to the Village designation may be permitted through an Official Plan amendment to provide for the proper configuration of *development* and the road system or to provide land necessary for community amenities such as parks and recreational facilities or *public services*.

GROWTH THROUGH INFILLING OR PLAN OF SUBDIVISION

Growth in the Village designation will occur through infilling and by small plans of subdivision which would constitute minor infilling and rounding out of existing *development* within the limits of the Village designation established on Schedule C-3. *Development* proposals for more than five lots, including the remnant parcel shall be by plan of subdivision.

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4.2.2.3.1 Village Servicing

WATER QUALITY

Development within the Village designation will be by private sewage disposal systems and individual wells or expansion to an existing *centralized water supply facility*. Prior to creating new lots for *development* by plan of subdivision, it shall be demonstrated that:

AMENDMENT No. 49

- the uncommitted capacity of the existing *centralized water supply facility* is sufficient to service the proposed *development* and that extension of such service is financially viable and complies with all regulatory requirements;
- The proposed *development* and associated on-site private sewage facilities satisfy the requirements of the County and the Board of Health and the policies of Section 3.2, Environmental Resource Policies, relating to water quality and Section 5.5.3, Hierarchy of Servicing Options.

EXTENSION OF SERVICES

The extension of *centralized water supply facilities* and *infrastructure* to service *development* beyond the limit of the Village designation as established on Schedules B-1, E-1, N-1, S-1 and Z-1 shall be prohibited. Notwithstanding the above, the extension of *centralized water supply facilities* and *infrastructure* to existing *development* may be permitted upon receipt of a written request, provided that all of the following criteria are satisfied:

AMENDMENT No. 49

AMENDMENT No. 49

- The existing *development* is within the immediate vicinity of the limit of the Village designation;

AMENDMENT No. 49

- The existing *development* is within the municipal boundaries of the County of Oxford;

AMENDMENT No. 49

- The extension of services is required for existing *development* only and that no additions or *intensification* of existing uses are proposed with the exception of limited infilling in accordance with the policies of this Plan;

AMENDMENT No. 49

- The existing *development* is experiencing a water quantity or quality problem that has been verified by the Board of Health and the Board agrees that the extension of services are required to remediate the problem; or

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AMENDMENT No. 62

- The existing *development* is no longer able to access existing communal water facilities and the Class Environmental Assessment process has indicated that the extension of municipal services is the preferred servicing alternative;

AMENDMENT No. 49

- The owners of the existing *development* have agreed to pay connection fees based on the County's cost recovery policy.

Each request for an extension of services shall be subject to County Council approval, consideration of which will be made upon a written recommendation of the County Public Works Department. Such recommendation shall be made on the basis of assessing the criteria listed above and with reference to the servicing hierarchy, contained in Section 5.5.3 of this Plan.

AMENDMENT No. 49

SEPTIC SYSTEMS

Applications for rural residential *development* in the Village designation will be required to demonstrate, to the satisfaction of the County and the Board of Health., that *development* proposed on private septic systems will not adversely affect the quality of groundwater and the water in active wells operating in the general vicinity.

MONITORING

In order to ensure that groundwater quality is not degraded by *development* within the Village designation, the County will generally:

- require the registration of plans of subdivision in phases where the subdivision is of a size to warrant it;
- limit the number of lots within a particular subdivision phase; and
- require the monitoring of private sewage disposal systems and the operation and quality of existing wells in initial phases of the *development* prior to permitting the registration of subsequent phases.

4.2.2.3.2 Specific Development Policies

The following policies, in addition to the relevant policies of Section 4.2.2.3, apply to specified areas within or adjacent to the Village designations. These specific policies are required to provide guidance for *development*.

AMENDMENT No. 145

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4.2.2.3.2.1 Part Lots 12 & 13, Concession 9 (South Norwich), Township of Norwich

Notwithstanding the policies of Section 4.2.2.3.1, the extension of centralized water supply facilities from the Village of Otterville to service buildings accessory to a golf course on the subject property may be permitted, provided that the following criteria are satisfied:

AMENDMENT No. 145

- The extension of water services is limited to the internal water use of clubhouse and maintenance buildings located on the subject property in accordance with the approved and registered Site Plan; and

AMENDMENT No. 145

- No water services shall be extended until a Servicing Agreement has been entered into both by the County of Oxford and the owners of the property, indicating the extent of service provision, the abandonment of the existing private well in accordance with Provincial regulation and financial arrangements for service installation and ongoing operations and maintenance.

AMENDMENT No. 145

4.2.2.3.2.2 Part Lots 8 & 9 and Part Lots 11 & 12, Concession 2 (West Oxford), Township of South-West Oxford

Notwithstanding the policies of Section 4.2.2.3.1, regarding the general requirement that existing development be within the immediate vicinity of the limit of the Village designation, the extension of centralized water supply facilities from the Village of Sweaburg to service buildings associated with the eastbound and westbound 401 service centre on the subject properties may be permitted, provided that the following criteria are satisfied:

AMENDMENT No. 156

- The extension of centralized water service shall only be permitted for the purpose of servicing facilities commonly referred to as the 401 Service Centres and that the maximum gross floor area of the said service centres that may be serviced by centralized water supply facilities shall be implemented through a County Zoning By-law.

AMENDMENT No. 156

- No centralized water service shall be extended until a Servicing Agreement has been entered into by the County of Oxford and the owners of the property, indicating the extent of service provision, the abandonment of the existing private wells in accordance with Provincial regulation and financial arrangements for service installation and ongoing operations and maintenance.

AMENDMENT No. 156

County of Oxford Official Plan

4.2.2.4 *Serviced Villages*

.Serviced Villages are *settlements* characterized by a broad range of uses and activities which have been developed or are proposed for *development on centralized waste water and water supply facilities*. These Villages function as service centres for the surrounding rural area. Serviced Villages are designated on Schedule C-3, Settlement Strategy Plan and are subject to the policies of Chapter 6, Land Use Policies for Rural Settlements and the following.

LIMIT OF DESIGNATION

The boundaries of the Serviced Village designation are established on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3, Village Land Use Plans.

AMENDMENT No. 131

FULL SERVICES

New *development* in the Serviced Villages shall be fully serviced by *centralized waste water and water supply facilities* in accordance with Section 5.5.3.

REQUIREMENT FOR FULL SERVICES

4.2.2.4.1 Settlements Proposed for *Centralized Waste Water and Water Supply Facilities*

Notwithstanding Section 4.2.2.4, those *settlements* that currently do not have *centralized waste water and water supply facilities* and which are designated as Serviced Villages on Schedule C-3 are permitted infill development within the existing built up area on private or partial services until such time as *centralized waste water and water supply facilities* are established in accordance with this Plan. Vacant lands between the built up area and the *settlement* boundary shall be placed in a Holding Zone in the Zoning By-Law of the Area Municipality to ensure that *development* does not occur prematurely.

INFILLING

Proposals for infilling within the Serviced Villages which currently do not have *centralized waste water and water supply facilities* will be evaluated having consideration to the future provision of such services. Specifically, the lot configuration and the placement of buildings and structures and septic beds will generally permit the future subdivision of the land at such time as *centralized waste water and water supply facilities* are available. Conditions of approval and/or zoning will be imposed where feasible to implement this policy.

County of Oxford Official Plan

EXCEPTION FOR LOT OF RECORD OR PLAN OF SUBDIVISION

Notwithstanding the requirement for *centralized waste water and water supply facilities*, where the *development* of lands on an existing properly zoned lot of record or having final approval or draft approval of a plan of subdivision on the date of adoption of this Plan (December 13, 1995) is proposed, the requirements for *centralized waste water and water supply facilities* and the placement of lands in a Holding Zone do not apply.

Conditions of approval and/or zoning will be imposed where feasible to restrict the placement of buildings, structures and septic beds so as to permit the future further subdivision of the land at such time as *centralized waste water and water supply facilities* are available.

EXCEPTION FOR INDUSTRIAL OR COMMERCIAL DEVELOPMENT

Notwithstanding the requirement for *centralized waste water and water supply facilities*, limited industrial or commercial *development* on private or partial services may be permitted in areas designated for industrial or commercial purposes on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3 which are presently unserved by *centralized waste water and water supply facilities*, subject to:

- the approval of the proposed private sewage disposal facilities by the Board of Health.. Prior to any approvals, the applicant will demonstrate to the satisfaction of the County and the Board of Health that the *development* proposed on private septic systems will not adversely affect the quality of groundwater and the water in active wells operating in the general vicinity.
- an agreement being signed between the County of Oxford, the Area Municipality and the developer requiring such businesses to connect to *centralized waste water and water supply facilities*. at such time as .such services are extended to the area and establishing the term and conditions for such connection including financing;
- such lands may only be used for .industrial or commercial businesses of a 'dry' nature; the word 'dry' implying that the uses do not employ significant numbers of people, do not need significant amounts of water in their operations, and do not produce significant amounts of effluent;
- such lands shall be placed in a Holding Zone limiting the range of land uses and activities permitted on site to those of a 'dry' nature until such time as *centralized waste water and water supply facilities* are available to the area;

County of Oxford Official Plan

- where private wells are proposed, applicants are required to provide acceptable evidence that the site can provide a natural water supply which satisfies the Ontario Drinking Water Standards to the satisfaction of the County and the Board of Health, without adversely affecting the quantity and quality of water in active wells operating in the general vicinity. Prior to *development* approval, it should be demonstrated by the applicant that the site can support a supply of water of sufficient quantity without adversely affecting nearby water wells.

Proposed uses that trigger the requirements of Section 34 of the Ontario Water Resources Act are required to obtain a Permit to Take Water from the Province.

- the proposal complies with the policies of Section 3.2, Environmental Resources Policies, of this Plan.

PLANNING REQUIREMENTS

Those *settlements* that currently do not have *centralized waste water and water supply facilities* and which are designated as Serviced Villages on Schedule C-3 will be required to satisfy the following conditions prior to the onset of new *development*, other than specified in the exceptions above.

In addition, any *settlements* proposed for re-designation over the planning period to a Serviced Village designation will be required to satisfy the following requirements prior to the onset of new *development*, other than infilling:

SERVICING STRATEGY

The preparation of a servicing strategy in accordance with the Class Environmental Assessment process as part of the application for an Official Plan amendment which will include:

- details of the nature and capacities of the proposed *centralized waste water and water supply facilities* to be utilized;
- the identification of a *settlement* population level based on water supply levels and/or waste water treatment capacity;
- identification of the mechanisms by which any existing *centralized waste water or water supply facilities* will be integrated with the proposed system;
- the identification of the location and land requirements necessary for service facilities such as treatment facilities, pumping stations and wells, to support the established *settlement* population level;

County of Oxford Official Plan

- identification of necessary storm water drainage and erosion control measures;
- costing of the proposed servicing for the whole *settlement* including existing and future *development* and any alternatives for servicing only part of the *settlement*;
- identification of phasing strategies for the implementation of service capacity and distribution and collection system improvements to provide for co-ordinated and cost effective growth.

SECONDARY PLANNING

The preparation of a secondary plan for the whole *settlement* as part of the application for Official Plan amendment which will include:

- identification of the *settlement* boundary in accordance with the population levels determined by the servicing strategy and forecast for the planning period as well as other factors including natural features and surrounding land uses and resources. Any proposed expansion to the settlement boundary shall also comply with the justification requirements set out in Section 4.2.2.4.4;
- identification of opportunities to accommodate projected growth through *intensification* and existing *designated growth areas* as a first priority;
- identification of phasing strategies required for the implementation of servicing capacity, the efficient use of land, *infrastructure* and *public services* and for the achievement of any *intensification* or density targets identified in this plan, prior to, or concurrent with, the *development* of *designated growth areas*;
- identification of the type, mixture, location and densities of future land uses including phasing and/or Future Urban Growth Areas, where appropriate;
- identification of a major road pattern which will integrate future *development* and servicing with existing *infrastructure*;
- the capacity of existing *public services*. such as schools and parks relative to expected growth and the need and location of any additional facilities;

County of Oxford Official Plan

- the effect of the proposed *development* or *site alteration* on environmental resources as well as how such *development* or *site alteration* may be affected by environmental constraints will be addressed in accordance with Section 3.2, Environmental Resources Policies.

Such secondary plan shall be incorporated into this Plan by Amendment.

COUNTY
APPROVAL

Approval of the required servicing strategy and secondary plan by County Council and confirmation by County Council of its willingness to accept ownership of servicing *infrastructure* is required as part of the Official Plan amendment process.

County Council, in consultation with the Area Municipality, may authorize a waiver or reduction in the scope and content of the servicing strategy and secondary planning requirements based on the nature and scope of the proposed *development* and the availability of information from previous investigations.

ENVIRONMENTAL
ASSESSMENT

Servicing strategies undertaken in accordance with the Class Environmental Assessment requirements do not require Provincial approval unless a Part II Order is requested pursuant to the Environmental Assessment Act.

4.2.2.4.2 Extension of Services Within the County Boundary

WRITTEN
REQUEST

Amendment No. 62

The extension of *centralized waste water or water supply facilities and infrastructure* to service *development* beyond the limit of the Serviced Village designation as established on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3 shall be prohibited. Notwithstanding the above, the extension of *centralized waste water or water supply facilities and infrastructure* to existing *development* may be permitted upon receipt of a written request, provided that all of the following criteria are satisfied:

Amendment No. 49
Amendment No. 131

Amendment No. 49

- The existing *development* is within the immediate vicinity of the limit of the Serviced Village designation;

Amendment No. 49

- The existing *development* is within the municipal boundaries of the County of Oxford;

Amendment No. 49

- The extension of services is required for existing *development* only and that no additions or *intensification* of existing uses are proposed with the exception of limited infilling in accordance with the policies of this Plan;

County of Oxford Official Plan

- Amendment No. 49
- The existing *development* is experiencing a water quantity or quality problem that has been verified by the Oxford County Board of Health and the Board agrees that the extension of services are required to remediate the problem;

- Amendment No. 62
- The existing *development* is no longer able to access existing communal water facilities and the Class Environmental Assessment process has indicated that the extension of municipal services is the preferred servicing alternative;

- Amendment No. 49
- The owners of the existing *development* have agreed to pay connection fees based on the County's cost recovery policy.

APPROVAL

Each request for an extension of services shall be subject to County Council approval, consideration of which will be made upon a written recommendation of the County Public Works Department. Such recommendation shall be made on the basis of assessing the criteria listed above and with reference to the servicing hierarchy contained in Section 5.5.3 of this Plan.

Amendment No. 49

4.2.2.4.3 Extension of Services Outside the County Boundary

The extension of *centralized waste water or water supply facilities and infrastructure* to service *development* beyond the limit of the Serviced Village designation as established on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3 shall be prohibited. Notwithstanding the above, the extension of *centralized water supply or wastewater facilities and infrastructure* to existing *development* from the Serviced Village of Tavistock to the Hamlet of Sebastopol may be permitted upon receipt of a written request from the Township of Perth East, provided that all of the following criteria are satisfied:

Amendment No. 62
Amendment No. 131

- Amendment No. 62
- The existing *development* is within the Hamlet of Sebastopol as defined by the County of Perth Official Plan as of August 1, 2002;

- Amendment No. 62
- The extension of services is required for existing *development* only and that no addition to the Hamlet designation or *intensification* of existing uses within the Hamlet designation are proposed with the exception of limited infilling in accordance with the policies of the County of Perth Official Plan;

- Amendment No. 62
- The existing *development* is experiencing a water quantity or water quality problem that has been verified by the local health unit and the health unit agrees that the extension of services are required to remediate the problem; or

County of Oxford Official Plan

Amendment No. 62

- The existing *development* is no longer able to access existing communal water facilities and the Class Environmental Assessment process has indicated that the extension of municipal services is the preferred servicing alternative;
- The owners of the existing *development* have agreed to pay connection fees based on the County of Oxford's cost recovery policy.

APPROVAL

Each request for an extension of services shall be subject to County Council approval, consideration of which will be made upon a written recommendation of the County Public Works Department. Such recommendation shall be made on the basis of assessing the criteria listed above and with reference to the servicing hierarchy contained in Section 5.5.3 of this Plan.

AGREEMENT

Upon approval of such extension of municipal services, no such services shall be extended until an Agreement has been entered into by both the County of Oxford and the Township of East Perth indicating the extent of service provision and financial arrangements for service installation and ongoing operations and maintenance.

Amendment No. 62

4.2.2.4.4 Expansion to Serviced Villages

Proposals to amend this Plan to expand the *settlement* boundaries of a designated Serviced Village or to consider a request to re-designate a Village to a Serviced Village shall only be considered through a *comprehensive review* and will be evaluated in accordance with the policies of Section 3.1.6, Official Plan Amendments in the Agricultural Reserve, and the following criteria:

JUSTIFICATION

The review criteria of Section 3.1.6 supports the expansion; or

The results of an Environmental Study Report undertaken in accordance with the Class Environmental Assessment Act indicate that the preferred servicing alternative is by both *centralized water supply and wastewater facilities and infrastructure*; or

The boundary adjustment facilitates the inclusion of existing *development* immediately adjacent to a Serviced Village where service extensions are required in accordance with Section 4.2.2.4.2.

SECONDARY PLAN

The preparation of a secondary plan and servicing strategy for the expanded area, in accordance with the criteria contained in Section 4.2.2.4.1, unless such area consists of existing *development*.

County of Oxford Official Plan

4.2.2.4.5 Specific Development Policies

The following policies, in addition to the relevant policies of Section 4.2.2.4, apply to specified areas within Serviced Villages. These Policies are required to provide guidance for development.

AMENDMENT No. 131

4.2.2.4.5.1 Village of Innerkip

East of the Thames River, Township of Blandford-Blenheim

Notwithstanding the policies of Section 4.2.2.4, those lands contained within the Serviced Village of Innerkip, as identified on Schedule C-3 of this Plan, which are located east of the Thames River, in the Township of Blandford-Blenheim, are not intended to be serviced by *centralized waste water and water supply facilities*. These lands shall be subject to the policies of Section 4.2.2.4.1 pertaining to development in Serviced Villages without *centralized waste water or water supply facilities*.

AMENDMENT No. 131

4.2.2.4.5.2 Village of Innerkip

Trout Lake Trailer Park and Campground
Pt PK Lots 16-20, PL 111 and PT 3, Plan 41R-5000 &
S & E Part 3, Plan 41R-7621
Township of East Zorra-Tavistock (51 George Street)

Notwithstanding the policies of Section 4.2.2.4 to the contrary, any development of the lands containing an existing trailer park and campground, located at 51 George Street, and as described above, shall only be permitted in accordance with the zoning on the property, existing on the date of passing of this amendment (April 9th, 2008). Development of the property for any other use will require an amendment to this Plan, including confirmation from the County Department of Public Works that there is sufficient capacity in the *centralized waste water and water supply facilities* available to service such development, prior to approval.

AMENDMENT No. 131

County of Oxford Official Plan

4.2.2.4.5.3 Village of Innerkip, Innerkip Community Centre
Pt. Lt. 10, Concession 17, being Pt. 3, 41R-1580 & Pt.
1, 41R-2159
Township of East Zorra-Tavistock
(695566 Oxford Road 5)

Notwithstanding the policies of Section 4.2.2.4, the extension of *centralized waste water and water supply facilities* to the subject property shall be permitted, to service uses existing on the date of passing of this amendment (April 9th, 2008), and uses permitted by the zoning existing on the date of passing of this amendment (April 9th, 2008).

AMENDMENT No. 131

4.2.2.5 Large Urban Centres

Development within the large urban centres of Woodstock, Tillsonburg and Ingersoll is subject to the policies of Chapters 7, 8 and 9, respectively, and the following.

FULL SERVICES

All new *development* in the large urban centres shall be fully serviced and shall be developed on *centralized waste water and water supply facilities* in accordance with Section 5.5.3.

EXCEPTION FOR
INDUSTRIAL OR
COMMERCIAL
USES

Notwithstanding the requirement for *centralized waste water and water supply facilities* limited industrial or commercial *development* on partial or private services may be permitted in areas presently not served by sanitary sewers or municipal water, subject to:

- the approval of the proposed private sewage disposal facilities by the Board of Health.. Prior to any approvals, the applicant will demonstrate to the satisfaction of the County and the Board of Health that the *development* proposed on private septic systems will not adversely affect the quality of groundwater and the water in active wells operating in the general vicinity;
- an agreement being signed between the County of Oxford, the Area Municipality and the developer requiring such businesses to connect to *centralized waste water and water supply facilities* at such time as such services are extended to the area and establishing the term and conditions for such connection including financing;

County of Oxford Official Plan

- such lands may only be used for industrial or commercial businesses of a 'dry' nature; the word 'dry' implying that the uses do not employ significant numbers of people, do not need significant amounts of water in their operations, and do not produce significant amounts of effluent;
- such lands shall be placed in a Holding Zone limiting the range of land uses and activities permitted on site to those of a 'dry' nature until such time as *centralized waste water and water supply facilities* are extended to the area;
- where private wells are proposed, applicants may be required to provide acceptable evidence that the site can provide a natural water supply which meets the health parameters of the Ontario Drinking Water Standards to the satisfaction of the County and the Board of Health, without adversely affecting the quantity and quality of water in active wells operating in the general vicinity. Prior to development approval, it shall be demonstrated by the applicant that the site can support a supply of water of sufficient quantity without adversely affecting nearby water wells.

Proposed uses that trigger the requirements of Section 34 of the Ontario Water Resources Act are required to obtain a Permit to Take Water from the Province;

- the proposal complies with the policies of Section 3.2, Environmental Resource Policies, of this Plan.

4.2.2.5.1 Extension of Services Within the County Boundary

The extension of *centralized waste water or water supply facilities* and *infrastructure* to service *development* beyond the limit of the Large Urban Centre or Future Urban Growth designations as established on Schedules W-1, I-1, T-1 and Schedule C-3, Settlement Strategy Plan, shall be prohibited. The extension of municipal services beyond the Large Urban Centre designation into the Future Urban Growth designation will be guided by the policies of section 4.2.2.6.

Amendment No. 49

EXCEPTIONS

Notwithstanding the above, the extension of *centralized waste water and/or water supply facilities* and *infrastructure* to existing *development* may be permitted upon receipt of a written request, provided that all of the following criteria are satisfied:

Amendment No. 49

- The existing *development* is within the immediate vicinity of the limit of the Large Urban Centre or Future Urban Growth designation;

Amendment No. 49

County of Oxford Official Plan

- Amendment No. 49
 - The existing *development* is within the municipal boundaries of the County of Oxford;
- Amendment No. 49
 - The extension of services is required for existing *development* only and that no additions or *intensification* of existing uses are proposed with the exception of limited infilling in accordance with the policies of this Plan;
- Amendment No. 49
 - The existing *development* is experiencing a water quantity or quality problem that has been verified by the Oxford County Board of Health and the Board agrees that the extension of services are required to remediate the problem;
- Amendment No. 62
 - The existing development is no longer able to access existing *communal water facilities* and the Class Environmental Assessment process has indicated that the extension of *centralized waste water and water supply facilities* is the preferred servicing alternative;
- Amendment No. 49
 - The owners of the existing *development* have agreed to pay connection fees based on the County's cost recovery policy.

APPROVAL

Each request for an extension of services shall be subject to County Council approval, consideration of which will be made upon a written recommendation of the County Public Works Department. Such recommendation shall be made on the basis of assessing the criteria listed above and with reference to the servicing hierarchy contained in Section 5.5.3 of this Plan.

Amendment No. 49

4.2.2.5.2 Extension of Services Outside of the County Boundary

The extension of centralized waste water or water supply facilities and *infrastructure* to service *development* beyond the limit of the Large Urban Centre designation and beyond the County boundary as established on Schedule T-1 and Schedule C-3 shall be prohibited.

Amendment No. 61

Notwithstanding the above, the extension of *centralized waste water or water supply facilities* and *infrastructure* to the Norfolk Mall property in the *settlement* area of Norfolk North in the County of Norfolk from the Large Urban Centre of Tillsonburg may be permitted upon receipt of a written request from the owners of the Norfolk Mall property, provided that all of the following criteria are satisfied

Amendment No. 61

County of Oxford Official Plan

Amendment No. 61

- The extension of services is limited to the Norfolk Mall property as it existed within the *settlement* area of Norfolk North in the County of Norfolk as of June 1, 2004 only and that no additions or *intensification* of existing uses are proposed with the exception of those that are approved in accordance with the policies of the County of Norfolk Official Plan;

Amendment No. 61

- The appropriate clauses of the Tillsonburg – Norfolk Boundary Agreement are amended to permit the extension of water and waste water services and to permit modification or expansion to the Norfolk Mall, such amendments to be agreeable to all signing parties of this Agreement;

Amendment No. 61

- The submission of detailed engineered plans and drawings prepared at the expense of the Norfolk Mall property owners, providing actual water and sewage flow data and showing proposed connections to the County of Oxford water and/or wastewater systems to the satisfaction of the County of Oxford and Norfolk County;

Amendment No. 61

- The preparation of analyses of the downstream sewage system to determine the feasibility of accommodating the Norfolk Mall property on the existing Simcoe Street sewer in the short-term and another appropriate sewer outlet, such as the Lorraine Avenue outlet, in the future, at the expense of the Norfolk Mall property owners to the satisfaction of the County of Oxford;

Amendment No. 61

- The preparation of an analysis of the municipal water system for the Town of Tillsonburg, including pressures and flow capacity, to assess the feasibility of accommodating the Norfolk Mall property, such analysis to be undertaken at the expense of the owners of the Mall and to the satisfaction of the County of Oxford;

Amendment No. 61

- The owners of the Norfolk Mall property have agreed to pay connection fees based on the County of Oxford's cost recovery policy.

Amendment No. 61

The County of Oxford may appoint a qualified individual to undertake a third party review of any data, drawings or analyses prepared by or on behalf of the owners of the Norfolk Mall property, such third party review to be at the expense of the Norfolk Mall owners.

County of Oxford Official Plan

Final consideration for extension of services shall be subject to County Council approval, upon a written recommendation of the County Public Works Department, in consultation with the Town of Tillsonburg and the County of Norfolk. Such recommendation shall be based on the satisfaction of the criteria listed above and in accordance with the servicing hierarchy policies contained in Section 5.5.3 of this Plan.

Amendment No. 61

Upon approval of such extension of services, no such services shall be extended until a Servicing Agreement has been entered into by both the County of Oxford and the owners of the Norfolk Mall property indicating the extent of service provision, financial arrangements for service installation and ongoing operations and maintenance and the proper decommissioning of the private sewage disposal system and private well on the Norfolk Mall property.

Amendment No. 61

4.2.2.5.3 Specific Development Policies

The following policies, in addition to the relevant policies of Section 4.2.2.5, apply to specified areas within or adjacent to Large Urban Centres. These specific policies are required to provide guidance for *development*.

Amendment No. 97

4.2.2.5.3.1 Lot 70, Plan M-45 Parts 1 and 7, Plans 37R-7644 & 37R-8192 County of Norfolk (176 Young Street)

Notwithstanding the policies of Section 4.2.2.5.2, the extension of *centralized water supply* facilities to serve an existing single detached dwelling, located at 176 Young Street, in the *settlement* area of Norfolk West, in the County of Norfolk from the Large Urban Centre of Tillsonburg may be permitted, provided that the following criteria are satisfied:

Amendment No. 97

Amendment No. 97

- The extension of water services is limited to a single detached dwelling located on the subject property; and
- No water services shall be extended until a Servicing Agreement has been entered into both by the County of Oxford and the owners of the property, indicating the extent of service provision and financial arrangements for service installation and ongoing operations and maintenance.

Amendment No. 97

County of Oxford Official Plan

4.2.2.5.3.2 Part Lots 8 & 9 and Part Lots 11 & 12, Concession 2 (West Oxford), Township of South-West Oxford

Notwithstanding the policies of Section 4.2.2.5.1, regarding the general requirement that existing development be within the immediate vicinity of the limit of the Large Urban Centre designation, the extension of centralized waste water facilities from the Town of Ingersoll to service buildings associated with the eastbound and westbound 401 service centres on the subject properties may be permitted, provided that the following criteria area satisfied:

Amendment No. 156

- The extension of centralized waste water service shall only be permitted for the purpose of servicing facilities commonly referred to as the 401 Service Centres and that the maximum gross floor area of the said service centres that may be serviced by centralized waste water facilities shall be implemented through a County Zoning By-law.

Amendment No. 156

- No centralized waste water service shall be extended until a Servicing Agreement has been entered into by the County of Oxford and the owners of the property, indicating the extent of service provision, the abandonment and/or decommissioning of the existing private septic systems in accordance with Provincial regulation and financial arrangements for service installation and ongoing operations and maintenance.

Amendment No. 156

4.2.2.5.3.3 Part Lot 28, Concession 12 (South Norwich), Township of Norwich

Notwithstanding the policies of Section 4.2.2.5.1, regarding the criteria for the extension of services outside of the limit of a Large Urban Centre designation, the connection of centralized waste water facilities to service a residential property, comprising approximately 670 m² (7,212 ft²) and municipally known as 124631 Simcoe Street may be permitted, subject to the following:

Amendment No. 212

- The connection of centralized waste water service shall only be permitted to service the existing property as described above and that notwithstanding any other policy contained in this plan, the use of the said property shall be limited to a single-detached dwelling and buildings and structures accessory to a residential use.

Amendment No. 212

County of Oxford Official Plan

- The connection of centralized waste water service shall only be permitted for the subject lands as existing on the date of adoption of this amendment and that any extension or enlargement of the property on centralized waste water service shall require an amendment to this Plan.

Amendment No. 212

4.2.2.6 .Future Urban Growth Areas

Lands designated Future Urban Growth on Schedule C-3, Settlement Strategy Plan, and other Schedules represent lands which are capable of being fully serviced by the County and the Area Municipality with *centralized waste water and water supply facilities* and which are anticipated to be required to accommodate urban level *development* during the planning period and beyond. It is intended that Future Urban Growth Areas will be developed as orderly and logical extensions to the lands designated as Large Urban Centre and Serviced Village under the conditions described below. It is the intent of this policy that Future Urban Growth Areas will eventually develop in an urban form in accordance with the following policies:

AMENDMENT No. 132

LANDS IN AND
ADJACENT TO THE
CITY OF
WOODSTOCK

Lands designated Future Urban Growth which are in and adjacent to the City of .Woodstock will be utilized for the following general land uses subject to satisfying the criteria for *development* of Section 4.2.2.6.1.

- lands within the Township of Norwich and the City of Woodstock adjacent to County Road Number 2 and Highway Number 401 shown on .Schedules C-3, W-1 and N-1, shall generally develop with a mix of business industrial and service commercial land uses;
- lands within the City of Woodstock in the east half of Lot 2, Abstract Index Plan 501 in the Gore of the former Township of West Oxford shown on Schedules C-3 and W-1 shall generally develop for Low Density Residential uses.
- lands within the Township of South-West Oxford west of Mill Street and south of Bowerhill Road shown on Schedule C-3 and S-1, shall generally develop for Low Density residential uses;
- lands within the City of Woodstock east of Oxford Road 4 and south of Township Road 3, shown on Schedules C-3 and W-1, shall generally be developed for industrial purposes.

AMENDMENT No. 113
AS AMENDED BY OMB
PL0706886

County of Oxford Official Plan

AMENDMENT No. 144

AREAS IN AND
ADJACENT TO THE
TOWN OF
INGERSOLL

- lands within the City of Woodstock south of Oxford Road 17 and east of the 13th Line, shown on Schedules C-3 and W-1, shall generally be developed for residential purposes.

Lands designated Future Urban Growth which are in and adjacent to the Town of Ingersoll will be utilized for the following general land uses subject to satisfying the criteria for *development* of Section 4.2.2.6.1.

- lands within the Township of South West Oxford in part of Lot 18, Concessions 1 and 2 (West Oxford) shown on Schedules C-3 and S-1 shall generally be developed for business, industrial and service commercial uses.
- lands within the Township of Zorra in Part Lot 8, Concession 4 (North Oxford) shall generally be developed for business, industrial and service commercial uses;
- lands within the Township of South-West Oxford, in Lots 23 and 24, Concession 1 and Part Lots 23 and 24, Concession 2 (West Oxford) shown on Schedule C-3 and S-1 shall generally be developed for industrial uses in accordance with the policies of Section 4.2.2.6.6.2.

AREAS ADJACENT
TO THE TOWN OF
TILLSONBURG

Lands designated Future Urban Growth which are in proximity to the Town of Tillsonburg will be utilized for the following general land uses subject to satisfying the criteria for *development* of this section.

- lands within the Township of South-West Oxford in Lots 1 and 2, Concession 11 (Dereham) shown on Schedules C-3 and S-1, shall generally be developed for residential uses.
- lands within the Township of South West Oxford in Lot 9, Concession 11 (Dereham) shown on Schedules C-3 and S-1 shall generally be developed for residential uses.

LANDS IN AND
ADJACENT TO
SERVICED
VILLAGES

AMENDMENT No. 132

Lands designated Future Urban Growth which are within or adjacent to the Serviced Villages will be utilized for the following general land uses subject to satisfying the criteria for *development* of Section 4.2.2.6.1:

- lands within the Township of Norwich in Lots 8 and 9, Concession 4 (North Norwich) shown on Schedules C-3 and N-1, shall generally be developed for residential, service commercial and industrial uses.

AMENDMENT No. 132

County of Oxford Official Plan

AMENDMENT No. 135

- lands located within the Township of Zorra, being Part of Lot 12, Concession 4 (West Zorra), comprising approximately 60 ha (148 ac), as shown on Schedules C-3, Z-1 and Z-3, shall generally be developed for residential purposes;

AMENDMENT No. 135

- lands located within the Township of Zorra being Part of Lot 11, Concession 5 (West Zorra), comprising approximately 15 ha (37 ac), as shown on Schedules C-3, Z-1 and Z-3, shall generally be developed for residential purposes;

AMENDMENT No. 135

- lands located within the Township of Zorra, being Part of Lot 11, Concession 4 (West Zorra) as shown on Schedule Z-3, comprising approximately 58 ha (143 ac), shall generally be developed for industrial, service commercial, major institutional, and residential purposes. The residential development is anticipated to be located primarily along the northerly and easterly extent of these lands, to allow for infilling and rounding out of the existing residential development located along Commissioner Street West and Huron Street (County Road #6). The area of these lands to be developed for residential purposes shall be in the order of 14 ha (34.6 ac).

4.2.2.6.1 Criteria for Development of Future Urban Growth Lands

Prior to permitting new *development* within lands designated Future Urban Growth, the following conditions must be satisfied subject to a *comprehensive review*:

LAND NEEDS
JUSTIFIED

There is less than a 10 year supply of vacant, unconstrained land designated to accommodate the expected type of growth based on population, household and employment projections and land use density factors within the Large Urban Centre designation including opportunities for *intensification*.

AMENDMENT No. 132

In the case of Serviced Villages, there is less than a 10 year supply of vacant unconstrained land available to accommodate the expected type of growth based on the population, household and labour force projections and land use density factors for the Area Municipality. The expected type and level of growth shall include the County's best estimates of allocations of projected growth within the Area Municipality.

County of Oxford Official Plan

AMENDMENT No. 135

Where the Future Urban Growth lands are located outside of a designated settlement, the policies of Section 3.1.6. pertaining to the expansion of settlement areas shall also be addressed, except where otherwise stated in Section 4.2.2.6.2.

SERVICING STRATEGY

The preparation of a servicing strategy which will include:

- demonstration that adequate uncommitted reserve capacity for both *centralized waste water and water supply facilities* is available or will be available within 5 years to accommodate the *development* capacity of such lands;
- completion of a municipal servicing plan for the lands indicating the location of major trunk facilities, pumping stations and other works;
- an indication of how such *infrastructure* will be integrated with existing municipal services within the urban municipality;
- phasing strategy for the implementation of service capacity;
- improvements to the existing distribution/collection system which may be necessary to accommodate the anticipated growth.

SECONDARY PLANNING

The preparation of a secondary plan for the lands to provide comprehensive land use policies and community design guidance for the area. Secondary plans will address but will not be limited to the following matters:

- land use mix, the compatibility between different land uses and *development* at different densities;
- site and subdivision design criteria;
- major road alignments;
- municipal servicing requirements and *development* phasing if required for the implementation of servicing capacity, the efficient use of land, *infrastructure* and *public services*, or to ensure *intensification* targets are achieved prior to, or concurrent with, the *development of designated growth areas*;
- storm water drainage and erosion control measures;
- local road access points to collector and arterial roads;

County of Oxford Official Plan

- location of any necessary support facilities such as schools and community open space system;
- location of pedestrian, bicycle and transit routes where applicable;
- the effect on environmental features or the effect of environmental constraints as outlined in Section 3.2.

The secondary plan shall be incorporated into this Plan by amendment.

COUNTY APPROVAL

The required servicing strategy and secondary plan is approved by a resolution of County Council. County Council, in consultation with the Area Municipality, may authorize a waiver or reduction in the scope and content of the servicing strategy and secondary planning requirements based on the nature and scope of the proposed *development* and the availability of information from previous investigations.

SPECIAL POLICIES - CITY OF WOODSTOCK

In addition to the foregoing policies, any secondary plan prepared for land designated Future Urban Growth which is adjacent to the City of Woodstock and which is proposed for residential land uses will also satisfy the criteria of Section 7.2.3.2, Community Design Criteria for Residential Areas.

4.2.2.6.2 Jurisdiction and Settlement Expansion Requirements for Future Urban Growth Lands

JURISDICTION

Development of the designated Future Urban Growth lands associated with the Large Urban Centres is anticipated to occur in the following manner:

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RESIDENTIAL

- lands designated Future Urban Growth which will be generally developed for residential purposes shall be incorporated within the adjacent urban municipality by municipal boundary adjustment and satisfy the policies of Section 3.1.6, pertaining to settlement area expansions, prior to *development*;

INDUSTRIAL AND COMMERCIAL

- lands designated Future Urban Growth which are intended to be developed for a mixture of industrial and commercial uses will generally be incorporated within the adjacent urban municipality by municipal boundary adjustment and satisfy the policies of Section 3.1.6, pertaining to settlement area expansions, prior to *development*;

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BUSINESS

- lands designated ..Future Urban Growth for business uses which are substantially developed or which are developed in accordance with the policies for large-scale business uses may be permitted to remain or further develop through inter-municipal servicing agreements between the County and the affected Area Municipality.

AMENDMENT No. 135

LARGE SCALE BUSINESS USES

Notwithstanding the criteria for *development* or the jurisdictional requirements, lands designated Future Urban Growth for business uses may be utilized for a large scale proposal when no other suitable land in the adjacent Large Urban Centre designation is available to accommodate such proposal, provided that:

- the proposal will be established on *centralized waste water and water supply facilities* .in a manner acceptable to the County and affected Area Municipalities;
- the proposal will not preclude the ability to conduct secondary planning on the balance of any Future Urban Growth land in the area not associated with the proposal; and
- the proposal will not compromise the ability to meet the jurisdictional intent that vacant Future Urban Growth land not associated with the proposal will generally be incorporated into the adjacent Large Urban Centre in the future.

SERVICED VILLAGES

Lands designated Future Urban Growth that are located adjacent to a Serviced Village shall be incorporated within the settlement boundary for such Serviced Village, in accordance with the relevant policies of Section 3.1.6, prior to *development*.

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4.2.2.6.3 Extension of Municipal Services

Centralized waste water and water supply facilities may be extended beyond the limits of the Large Urban Centre designation to service existing *development* or new *development* in the Future Urban Growth designation which has been established in conformity with the policies of Section 4.2.2.6.

4.2.2.6.4 Interim Use of Land

INTENT

Until such time as lands designated for Future Urban Growth are developed in accordance with the policies of the Plan, it is intended that vacant undeveloped lands will be utilized for agricultural uses of a non-intensive nature or scale of operation in accordance with the policies of Section 3.1.4.

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NEW USES

New non-agricultural uses other than those permitted by Section 4.2.2.1 and mineral aggregate resource extraction on vacant undeveloped lands, shall be prohibited in the Future Urban Growth designation so the future urban *development* potential of these areas is not compromised.

Mineral aggregate resource extraction shall be permitted within the Future Urban Growth designation subject to the policies of Section 3.4, Resource Extraction Policies, unless it can be demonstrated that:

- resource use would not be feasible; or
- the proposed land use or *development* serves a greater long-term public interest,

to the satisfaction of the Ministry of Natural Resources.

EXISTING USES

Existing uses shall be recognized in the implementing zoning by-law. Changes in land use and minor expansion to existing uses may be permitted without the requirement for *centralized waste water and water supply facilities* or secondary planning provided that the proposal is consistent with the intended long term land use and does not compromise the ability to undertake required secondary planning.

4.2.2.6.5 Additional Designations of Future Urban Growth

Lands designated Future Urban Growth and Serviced Settlement should be sufficient to accommodate population, household and employment growth as projected in this Plan.. Proposals to designate additional lands for Future Urban Growth purposes to identify long-term urban growth areas adjacent to the Serviced Settlements shall only be considered through a *comprehensive review* and will require an Official Plan amendment.

Proposals to designate additional Future Urban Growth Areas will be evaluated in accordance with policies of Section 3.1.6, Official Plan Amendments in the Agricultural Reserve, and the following criterion;

JUSTIFICATION

The justification analysis accounts for the supply of unconstrained land within the Serviced Settlement and existing Future Urban Growth designations, including opportunities for *intensification*.

4.2.2.6.6 Future Urban Growth Policies for Specific Areas

Notwithstanding the criteria for *development* of this Section, new *development* may occur within the specified areas as follows:

County of Oxford Official Plan

4.2.2.6.6.1 Township of South-West Oxford and City of Woodstock

ADJACENT
WOODSTOCK

WEST OF MILL
STREET

The lands designated as Future Urban Growth on Schedules C-3 and W-1 in the City of Woodstock adjacent to Mill Street shall be used for service commercial uses offering a service to the travelling public, business and industry and which have large site requirements.

It is intended that *development* of these lands will be developed on *centralized waste water and water supply facilities* in conformity with Section 7.3.4, Service Commercial Policies, City of Woodstock.

In recognition of the presence of an existing licensed pit operation and additional high quality sand and gravel resources on *adjacent lands*, sensitive uses permitted within this area including any service commercial use providing sleeping accommodation or institutional uses, will incorporate measures into the site design to minimize potential land use conflicts between such use and existing and future extraction activity. *Development* will be consistent with the policies of Section 3.3.1.5. which address land use compatibility between extraction activities and *development*.

Development within this area shall be subject to site plan control.

WEST OF MILL
STREET –
RESIDENTIAL

The lands designated as Future Urban Growth for residential purposes on Schedule C-3 in the Township of South-West Oxford lying west of Mill Street are an important component of the Growth Strategy for the City of Woodstock and County of Oxford during the planning period. It is recognized, however, that these lands are situated in close proximity to high quality sand and gravel resources identified on Appendix 2 where there is high potential for sand and gravel extraction. In order to minimize potential land use incompatibilities between future residential *development* and potential future extraction, while ensuring the availability of as much of the aggregate resource as feasible, proposals for *development* within these Future Urban Growth designations will be consistent with the policies of Section 3.3.1.5.

OMB MODIFICATION
JANUARY 11/98

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4.2.2.6.6.2 Township of South-West Oxford and Town of Ingersoll

ADJACENT
INGERSOLL

(CAMI LANDS
WEST. OF
INGERSOLL)

The lands designated Future Urban Growth on Schedule C-3 in the Township of South-West Oxford and Industrial on Schedule I-1 in the Town of Ingersoll, located north of Highway Number 401 in Lots 23 and 24, Concession 1 and Part Concession 2 (West Oxford) may be used for industrial purposes including manufacturing, assembly, processing, warehousing, storage and related office and accessory uses.

It is intended that *development* of this special industrial area shall take place only on *centralized water supply and waste water treatment facilities* and municipal storm drainage, to the satisfaction of the County of Oxford and the Area Municipalities and that *development* of this special industrial area will be exempted from the requirement for a secondary plan.

Notwithstanding any other provisions of this Plan to the contrary, *centralized water supply and waste water treatment facilities* and storm drainage facilities, may be extended from the Town of Ingersoll into this special industrial area designated as Future Urban Growth within the Township of South-West Oxford to permit *development* of industrial uses in accordance with this Plan.

It is intended that *development* within this area shall be controlled by zoning by-laws passed by the local municipalities.

The following performance standards shall govern the *development* of this industrial area:

- all new buildings within this land use designation shall be set back from adjacent road allowances, including Highway Number 401, a distance which will permit adequate buffering and noise attenuation for adjacent uses;
- adequate off-street vehicular parking areas shall be provided;
- access points to such parking and driveway areas shall be limited in number and designed in a manner which will minimize the danger to vehicular and pedestrian traffic; and
- prior to the issuance of any building permits, the Ministry of the Environment will be consulted with respect to noise, vibration, odour and dust from the industrial operation and appropriate mitigation measures shall be applied.

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4.2.2.6.6.3 Township of Zorra

ADJACENT TO THE
VILLAGE OF
EMBRO

The lands designated as Future Urban Growth on Schedules C-3 and Z-1, located adjacent to the Village of Embro, in the Township of Zorra, identify those lands which are intended to accommodate future expansions of the Village for residential purposes. *Development* of these lands shall be in accordance with the policies of Section 4.2.2.6, except that:

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- any proposal to amend this Plan to expand the Village of Embro settlement boundary to include these lands shall not be required to consider alternative locations for such expansion or to demonstrate that the lands do not comprise specialty crop areas; and,
- the preparation of the servicing strategy and secondary plan for the expanded area shall be in accordance with the criteria contained in Section 4.2.2.4.1.

LANDS WITHIN THE
VILLAGE OF
EMBRO

The lands designated as Future Urban Growth, located within the Village of Embro, as identified on Schedule Z-3, shall develop in accordance with the policies of Section 4.2.2.6 and the following policies shall also apply to the areas specified:.

Part of Lot 12, Con. 4 and Part of Lot 11, Con. 5 (West Zorra)

- Applicants shall be required to demonstrate how any proposed *development* of these lands will integrate with adjacent Future Urban Growth lands. *Development* of any portion of these lands shall not limit or constrain the ability to appropriately plan, service and develop the balance of the Future Urban Growth lands, both within and adjacent to the Village; and
- Any *development* proposed for these lands shall be phased, as required in order to address the County's policies pertaining to the allocation of servicing capacity, in accordance with County criteria, to the satisfaction of the County.

Part of Lot 11, Concession 4 (West Zorra)

- Applicants shall be required to demonstrate how any proposed *development* on these lands will integrate with adjacent Future Urban Growth lands. *Development* of any portion of these lands shall not limit or constrain the ability to appropriately plan, service and develop the balance of the Future Urban Growth lands.

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- Any residential *development* proposed for these lands shall be phased, as required, to address the County's policies pertaining to the allocation of servicing capacity, in accordance with County criteria, to the satisfaction of the County; and,
- Notwithstanding the policy requirements of Section 4.2.2.6.1, limited industrial or service commercial *development* may be considered for portions of these lands through an amendment to this Plan provided that the following criteria are met:
 - the proposal is for a specific use and the land area proposed for *development* is consistent with the requirements of the proposed use;
 - no suitably designated and/or zoned land is available within the Village to accommodate such *development*;
 - the proposal will not constrain the ability to conduct secondary planning on the balance of the Future Urban Growth lands not associated with the proposal; and
 - the proposal is consistent with the policies of Sections 6.3.1.2 or 6.4 relating to the establishment of service commercial uses or industrial uses in a Serviced Village; with the exception of servicing which shall be in accordance with the policies of Section 4.2.2.4.1 relating to Exceptions for Industrial or Commercial Development.

AMENDMENT NO. 135

AMENDMENT NO. 268

4.2.2.6.6.4 South-East Woodstock Secondary Plan

Lands within the area subject to the South-East Woodstock Secondary Plan are intended to be reserved for future employment uses in-keeping with the Secondary Plan.

- a) Uses permitted shall be limited to those permitted in the Future Urban Growth designation by policy 4.2.2.6.4 of the Official Plan until such time as the area is re-designated for employment uses through an amendment to the Official Plan.