

CHAPTER 6

RURAL SETTLEMENT LAND USE POLICIES

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6.1 Rural Settlement Strategy

INTRODUCTION

Designated rural *settlements* comprise Rural Clusters, Villages and Serviced Villages as identified on Schedule C-3, Settlement Strategy. Land uses for the Serviced Villages are provided on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3. The Growth Management Policies specify the level of growth anticipated and the servicing levels required within each rural *settlement* category. The following policies describe the range of land uses permitted within each rural *settlement* category and provide guidance as to the use of land within the different land use categories.

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PURPOSE

The Rural Settlement Strategy summarizes the fundamental policy initiatives which provide the foundation for the detailed policies outlined in this Chapter. These initiatives are not presented as a ranking of priorities, but rather, are intended to cumulatively provide a qualitative framework for decision-making. The policies of this Section should be reviewed in conjunction with those of Chapter 4.

In keeping with the fundamental planning principles as set out in Chapter 2, the detailed policies outlined in this Chapter have been developed based on the strategic policy initiatives outlined below:

EFFICIENT LAND
USE PATTERNS

In order to accommodate anticipated rural growth, County Council promotes the location of non-agricultural uses within rural *settlements* as a means of protecting agricultural lands and natural areas, avoiding scattered and strip *development* and maximizing the efficiency of municipal services where they exist.

SENSITIVE
INTENSIFICATION

County Council promotes appropriate infill *development* and intensification of land and buildings in rural *settlements* consistent with the level of municipal services. The policies of this Plan are designed to facilitate intensification which is complementary to existing *development*.

VARIETY OF
HOUSING

The policies of this Plan are designed to provide opportunities to develop a variety of housing required to meet the needs of County residents including ownership and rental housing, affordable housing and specialized housing in rural *settlements* where appropriate servicing levels are provided.

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LAND USE INCOMPATIBILITY

Certain types of land use are incompatible and create conflicts with one another. The policies of this Plan have been designed to minimize land use incompatibility by requiring appropriate setbacks and buffering between such uses through site design standards.

INTEGRATION OF ENVIRONMENTAL CONSIDERATIONS INTO LAND USE PLANNING

County Council is committed to the conservation, stewardship and enhancement of natural resources and significant environmental features through appropriate land use planning. The policies of this Plan are designed to preserve and protect important environmental features, to increase tree and vegetative cover, to promote a rural *settlement* form which is efficient and to develop community facilities such as parks and pedestrian networks. Environmental constraints to *development* are considered and, where necessary, will be appropriately mitigated prior to *development* occurring.

ECONOMIC DEVELOPMENT OPPORTUNITIES

The policies of this Plan are intended to promote rural *settlements* as service centres for the rural community and rural economy. The policies of this Plan provide for employment opportunities through the establishment of areas for a variety of industrial and commercial land uses including policies to support village core areas. The Plan also includes initiatives to support the creation of small business and home based enterprises in rural *settlements*. Home business or occupation

COMMUNITY SUPPORTIVE LAND USES

Institutional uses and leisure facilities represent land uses which contribute to the livability and quality of life in *settlement* areas. The policies of this Plan are designed to facilitate the *development* of institutional uses while ensuring such uses are compatible with adjacent neighbourhoods within rural *settlements*. The policies also provide for the creation of both active and passive recreational and leisure facilities within rural *settlements*.

6.1.1 Range of Uses in the Rural Settlements

The following policies are intended to provide guidance for *development* within the various land use categories applying to rural *settlements*. The size of the settlement and the level of servicing available within each category of rural *settlement* will limit the range of land uses permitted to the following:

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RURAL CLUSTERS

Within the Rural Cluster designation the principal use of land will be for low density residential purposes including permitted ancillary uses. Multiple unit residential *development* involving more than two units shall not be permitted. Existing commercial, industrial and minor institutional uses such as schools, churches and cemeteries as well as recreation and open space uses are permitted. Minor expansions to such established uses will also be permitted without amending this Plan. New small scale commercial and cottage industry uses on private services and not employing significant numbers of people may also be permitted through a site specific zoning by-law amendment.

VILLAGES

Within the Village designation, a range of land use is permitted with the exception of multiple unit residential *development* involving more than two units.

SERVICED VILLAGES

Within the Serviced Village designation a full range of land uses is permitted in accordance with the land use patterns shown on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3, Village Land Use Plans. The classification of land use categories on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3 may include the following:

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- Low Density Residential
- Medium Density Residential
- Village Core
- Service Commercial
- Industrial
- Major Institutional
- Community Park
- Flood Plain (see Section 3.2.8.1 for relevant policies)
- Open Space (see Section 3.2.5 for relevant policies)
- Environmental Protection (see Section 3.2.4 for relevant policies)

6.0

Land Use Policies for Rural Settlements

6.2 Residential Uses in the Rural Settlements

DESCRIPTION

Residential Areas are those lands primarily designated for housing purposes which may also include other ancillary land uses which are integral to and supportive of a residential environment. In order to provide opportunities for the *development* of a broad range of dwelling types, to facilitate the efficient use of land designated for residential purposes and to provide for compatibility between housing of different residential densities, two categories of residential land uses are identified for the Rural Settlements. Areas designated for Low Density Residential and Medium Density Residential on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3 are differentiated according to function, available services, permitted uses, location criteria, density and scale of *development*.

PERMITTED USES
IN RESIDENTIAL
AREAS

In addition to residential uses, services and amenities that enhance the quality of the residential environment and which primarily serve the local residential neighbourhood by providing services or fulfilling cultural or social needs such as schools, day care facilities, churches and park facilities are permitted within Residential Areas.

Minor Institutional uses will be established in conformity with Section 6.5.2 and parks facilities will be established consistent with the policies of Section 6.6.

HOME
OCCUPATIONS

Within Residential Areas, a residential dwelling or accessory structure may be used for the purpose of a home occupation provided that:

CRITERIA

- such home occupation is a business activity which is clearly secondary to the residential use of the property;
- the home occupation is carried on within the existing residential dwelling or accessory structure by a resident of the dwelling;
- a home occupation shall not involve exterior storage of goods, materials or equipment;
- the home occupation does not generate noise, odour, traffic or visual impacts that may have an adverse effect on adjacent properties or dwelling units.

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ZONING STANDARDS

The Zoning By-Law shall contain regulations to limit the kinds of activities to be allowed as home occupations according to the type of dwelling unit and will establish standards relating to matters such as the scale of use, location of buildings, extensions to buildings, parking facilities, number of employees, exterior display of goods, signage and other evidence of the business activity.

6.2.1 Objectives for Rural Settlement Residential Designations

LAND SUPPLY

Provide for a supply of residential land that is sufficient to accommodate the projected demand for the anticipated range of new dwelling types over the planning period, taking into consideration opportunities for *residential intensification* within the Serviced Village designations

VARIETY AND MIX

Support the provision of a variety of dwelling types by designating lands for a range of densities throughout the *settlement* area, where adequate servicing levels exist.

SPECIAL NEEDS

Support the *development* of residential facilities that meet the housing needs of persons requiring special care.

DISTRIBUTION OF SOCIAL HOUSING

Encourage the provision of affordable housing units, including social housing, in the serviced *settlements* recognizing the established minimum target of 20 percent as the proportion of all housing within the County which is to be *affordable housing*.

ORDERLY DEVELOPMENT

Direct the expansion of residential *development* within the *settlement* into appropriate areas according to availability of municipal services, soil conditions, topographic features and environmental constraints. The expansion of residential *development* shall take place in a form which can be integrated with established land use patterns.

SERVICING CAPACITIES

Ensure that approvals for residential *development* are consistent with servicing capacities and allocations.

COMPATIBILITY

Ensure that the built form, massing and profile of new housing are integrated and compatible with existing housing and that a compatible transition between different residential densities and between residential and non-residential land uses is achieved.

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COMPACT DEVELOPMENT AND INTENSIFICATION

Promote the concepts of compact urban form and residential infilling in all rural *settlement* areas where appropriate given the level of *infrastructure* available. Various forms of *residential intensification* shall be permitted in appropriate locations within the Serviced Villages, in accordance with the policies of the associated land use designations, and taking into consideration *public services, infrastructure*, environmental features and constraints and compatibility with existing or planned *development*. Residential growth in the Serviced Village designations will be encouraged to be accommodated through *intensification* in existing built up areas as a first priority.

6.2.2 Low Density Residential Areas

DESCRIPTION

Low Density Residential *development* is permitted in Rural Clusters and Villages. Low Density Residential Areas within the Serviced Village designations are identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3.

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PERMITTED USES

Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplex and triplex dwellings, *additional residential units*, converted dwellings, and street townhouses. Notwithstanding this policy, in the Rural Cluster and Village designations, residential *development* involving more than two units per lot is not permitted.

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In newly developing Low Density Residential areas in the Serviced Villages, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended, however, that the full range of housing will be required in every individual *development*. The Area Council may choose to restrict the range of uses permitted in a particular location through the zoning by-law.

MOBILE HOMES

Mobile home parks are permitted in the Low Density Residential areas of the Serviced Village designations, in accordance with the policies of Section 6.2.2.4.

SPECIAL NEEDS HOUSING

In the Low Density Residential areas of the Serviced Village designation, as well as in the Rural Cluster and Village designations, special needs housing such as group homes are permitted in accordance with the policies of Section 6.2.2.3.

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All uses permitted in Low Density Residential areas will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

DENSITY

Within the Serviced Village designation, the maximum *net residential density* for an individual *development* in a Low Density Residential area is 22 units per hectare (9 units per acre) and no building shall exceed three stories in height at grade.

Within areas of new Low Density Residential development in the Serviced Village designation, the minimum overall *net residential density* shall be 15 units per hectare (6 units per acre) throughout each of the Serviced Villages.

Within the Rural Cluster and Village designation, the density of *development* will be restricted by the land area required for the proper operation of individual private septic systems.

6.2.2.1 *Infill Housing*

For the purposes of this Plan, infill housing is defined as the placement of new residential *development* into established built-up areas on vacant or underutilized sites. In order to efficiently utilize designated residential land and any municipal servicing *infrastructure*, infill housing will be supported in Villages and in the Low Density Residential areas of Serviced Villages. Backyard infill and street oriented infill will be supported in Rural Clusters. The County Land Division Committee and Area Council will be guided by the following policies when considering proposals for infill *development* in Low Density Residential areas.

6.2.2.1.1 Street Oriented Infill

The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is consistent with the characteristics of existing *development* in the immediate area. In order that the street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the Area Council and the County Land Division Committee will ensure that:

- the proposal is compatible with the street frontage, setbacks, lot area and spacing of existing *development* within the immediate residential area;

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- for proposals involving more than two dwelling units in the Serviced Villages, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area.

Street-oriented infill proposals will comply with the requirements of Section 6.2.2.1.4.

6.2.2.1.2 Backyard Infill

Backyard infill *development* may involve new residential *development* behind an existing building facing a street, on a vacant lot with minimal street frontage (e.g. flag shaped lots), or on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision.

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Backyard infill may involve *development* on existing lots or the creation of new lots by consent. *Additional residential units* and *garden suites* may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Sections 6.2.2.2 and 10.3.9, respectively.

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EVALUATION CRITERIA

When considering proposals for backyard infilling, the County Land Division Committee and the Area Municipal Council will be guided by the following policies, as well as the policies of Section 6.2.2.1.4:

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- the siting of any buildings and parking areas in relation to the size, configuration and topography of the lot is such that impact on light, view and privacy of adjacent backyards is minimal;
- for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area; and
- direct vehicular access to a public street will be required and driveways will have sufficient width to allow efficient vehicular use and turning of both private and emergency vehicles and to provide for snow storage.

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6.2.2.1.3 Infill Subdivisions

In addition to the policies of Section 6.2.2.1.4 and 10.3.3, where infill *development* is proposed on vacant or underutilized sites within established residential areas by plan of subdivision, the Area Council and County Council will ensure that:

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- the nature of the proposed residential *development* will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;

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- any new residential lots with direct exposure to an established residential street will be consistent with the size of lots within the immediate area and new residential *development* will maintain setbacks and spacing between dwellings consistent with the established built pattern;

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- measures will be incorporated into the subdivision design to buffer and screen existing residential uses from the new *development*; and,

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- stormwater run-off from the proposal will be adequately controlled in accordance with the stormwater management policies of Section 3.2.7.2.1 and will not *negatively affect* adjacent properties.

6.2.2.1.4 All Infill Proposals

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In addition to the specific infill policies of this Section, the following policies will apply to all infill proposals:

- stormwater run-off from the proposal will be adequately controlled and will not *negatively affect* adjacent properties;
- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties is acceptable;
- existing municipal services or private services and community facilities will be adequate to accommodate the proposed infill project;
- the extent to which the proposed *development* provides for the retention of any desirable vegetation or natural resources that contribute to the visual character of the surrounding area;

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- all infill proposals will be evaluated as to the environmental impacts and constraints associated with the proposed *development* in accordance with Section 3.2, as well as to the potential effect of the *development* on *heritage resources* (Section 3.2.7.5);
- compliance of the proposed *development* with the provisions of the Zoning By-law of the Area Municipality and other municipal by-laws.

SITE PLAN CONTROL

Street oriented infill proposals and backyard infill proposals may be subject to site plan control.

6.2.2.2 *Additional Residential Units and Converted Dwellings*

6.2.2.2.1 Additional Residential Units

ADDITIONAL RESIDENTIAL UNITS (ARUs)

The development of *additional residential units* (ARUs) within Rural Cluster, Village and Serviced Village designations shall be encouraged, where appropriate, with the objective of increasing the range and availability of *housing options* while maintaining the residential character of the settlement areas, avoiding off-site impacts and ensuring that appropriate water and wastewater services are provided.

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ADDITIONAL RESIDENTIAL UNITS IN RURAL CLUSTERS AND VILLAGES

In Rural Cluster and Village designations, an *additional residential unit* may be permitted in a principal dwelling or in a structure ancillary to such dwelling, to a maximum of two dwelling units per lot, in accordance with the policies of this subsection.

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ADDITIONAL RESIDENTIAL UNITS IN SERVICED VILLAGES

In Serviced Village designations, *additional residential units* are permitted in a principal dwelling, and/or in a structure ancillary to such dwelling, to a maximum of three dwelling units per lot, where sufficient *centralized waste water and water supply* capacity exists and in accordance with the policies of this subsection.

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POLICIES FOR ALL ADDITIONAL RESIDENTIAL UNITS

In Rural Cluster, Village and Serviced Village designations, Area Municipal Zoning By-laws 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:

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- 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 no greater than 50% of the gross floor area of the principal dwelling on the lot, to a maximum of 100 m² (1076 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* are not permitted where a lot or dwelling already contains other accessory residential dwellings and/or uses, including: a group home, a boarding or lodging house; or a home occupation that is characterized by higher occupancy, such as a bed and breakfast or other similar use;
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- 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
- *centralized waste water and water supply and/or 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 5.5, County Servicing Policy;
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- the existing principal dwelling and 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 without detracting from the visual character of the lot or area;
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 and the surrounding area;
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- the principal dwelling must have direct, individual vehicular access to a public street and all *additional residential units* shall generally use the same driveway and parking area as the principal dwelling;
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- there is adequate access from the front lot line and parking area to each *additional residential unit* for both occupant use and emergency response;
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- to the extent feasible, existing trees and other desirable vegetation are preserved;

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- any potential increase in on-street parking demand can be adequately accommodated and/or managed;

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

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- the location of the proposed *additional residential unit* and related services and outdoor amenity areas shall comply with all other applicable policies including: Section 3.2, Environmental Resource Policies and Section 3.3, Cultural Resource Policies; and,

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

ADDITIONAL
RESIDENTIAL
UNITS IN
ANCILLARY
STRUCTURES

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

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- the minimum lot size for a lot with *individual on-site sewage services* is 0.6 ha (1.48 ac);
- the ancillary structure must be located in a rear or interior side yard; and,
- 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 minimize potential visual and shadowing impacts on adjacent residential properties.

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ZONING

The zoning provisions for *additional residential units* will be implemented through a comprehensive, municipally initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions.

Site specific amendments to the Zoning By-law to permit the establishment of an *additional residential unit* shall not generally be permitted except where a site specific zone change or minor variance process is specifically required by the Area Municipal Zoning By-law provisions.

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AVAILABILITY OF MUNICIPAL SERVICES

Additional residential units within a settlement serviced by *centralized waste water and/or water supply* shall be required to connect to all available services, and shall only be permitted where adequate capacity has been confirmed by the County and all applicable connection requirements can be met.

Area Municipal Zoning By-laws shall prohibit the development of *additional residential units* in settlements and/or areas where the County has determined that the existing and/or planned servicing capacity is not adequate to support such development.

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NO NEW LOT CREATION

An *additional residential unit* shall not be severed from the lot containing the principal dwelling or converted into a separately transferrable unit through plan of condominium.

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OTHER TOOLS AND MEASURES

Where deemed necessary and/or appropriate, Area Municipalities may implement other supplementary tools and measures to assist with tracking and regulating *additional residential units* including, but not limited to, submission of site and grading plans, registration and/or licensing requirements, design guidelines, and property standards by-laws.

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CONVERTED DWELLINGS

6.2.2.2.2 Converted Dwellings

Notwithstanding the maximum *net residential density* for an individual *development* in a Low Density Residential area within the Serviced Village designation, the Area Municipality may zone areas to permit the conversion of a principal dwelling into more than three dwelling units in accordance with the following criteria:

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CRITERIA MORE THAN THREE UNITS

- the area is characterized by a mixture of residential dwelling types including detached, semi-detached, townhouse and existing converted dwellings;

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- existing municipal services will be adequate to accommodate the proposed conversion;

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- lot sizes are sufficient to provide adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas;

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- existing dwellings are generally of a size sufficient to accommodate the creation of additional dwelling unit(s).

NO FURTHER
CONVERSION

Where an *additional residential unit* has been established within a principal dwelling, the conversion of the principal dwelling to include additional units will generally not be permitted.

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ZONING

The Zoning By-Law may limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling, the Zoning By-Law may also limit the extent of structural additions or changes that would be permitted.

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6.2.2.3 *Special Needs Housing*

It is a policy of County Council to permit housing for people with special needs to be located in the Low Density Residential area in the Serviced Village designation and in the Rural Cluster and Village designations. Accordingly, the Area Councils may implement through the Zoning By-Law, regulations permitting group homes, rooming, boarding and lodging houses and other similar forms of special needs housing in specific residential zones . Proposals to establish new special needs housing not permitted as of right, will require an amendment to the Zoning By-Law of the Area Municipality.

EVALUATION
CRITERIA

When reviewing any proposal to rezone lands for the purposes of establishing, through new construction or conversion of existing structures, a group home, rooming, boarding and lodging house, hostel, temporary shelter, emergency shelter or other similar form of special needs housing, the Area Council shall be satisfied that:

TRAFFIC

Traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent residential areas.

DESIGN

The facility shall be designed to maintain the scale, density, appearance, character and continuity of existing land uses in the surrounding neighbourhood.

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ZONING CONFORMITY

The land, buildings or structures for the proposed facility shall conform to the provisions of the zoning by-law. Parking requirements will be established on the basis of floor area and shall ensure that the on-site parking supply meets the needs of residents, support staff and visitors.

SERVICING POLICY

For Rural Clusters and Villages, private water and on-site sewage facilities for the proposed special needs housing will be established in accordance with the requirements of the County and the Board of Health, and the policies contained in Section 3.2 relating to water quality and quantity, as appropriate.

6.2.2.4 Mobile Home Parks

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Mobile home parks are permitted in Low Density Residential areas in the Serviced Village designation identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3. All proposals to expand or establish new mobile home park facilities will require an amendment to the Zoning By-Law of the Area Municipality.

EVALUATION CRITERIA

Proposals to expand or to establish a new mobile home park facility will be subject to the following criteria:

LAND AREA

Mobile home parks may be permitted on sites of at least 1.5 hectares (3.7 acres) but not exceeding 12 hectares (30 acres).

INTEGRATED MANAGEMENT

Mobile home parks shall be owned and managed as a single unit by the mobile home park owner. No individually titled land shall be permitted within a mobile home park.

LOTS SIZES AND DENSITY

Lots within mobile home parks shall be a minimum of 150 square metres (1,615 square feet) and the overall density of the *development* shall not exceed 22 mobile home lots per gross hectare (9 per gross acre).

MAINTENANCE

Ownership and responsibility for the maintenance of internal roads, servicing systems, communal areas and buildings, together with general park management, including snow clearance, garbage collection and landscaping, shall rest with the owner of the mobile home park.

ACCESS

Mobile home parks shall be accessible to any public road provided such access shall not create a traffic hazard.

INTERNAL ROADS

Individual mobile homes within a mobile home park will have frontage on internal roads built to a width and standard approved by the Area Municipality.

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RECREATIONAL AREAS

A minimum of 5% of the gross area of a mobile home park *development* shall be set aside in a consolidated form for recreational purposes.

SERVICES

Mobile Home Parks shall be connected to *centralized water supply and waste water treatment systems*. Individual septic tanks and wells will not be permitted for mobile home parks.

LANDSCAPING

Suitable landscaping shall be provided throughout the park.

PARKING

Adequate tenant and visitor parking shall be provided on each dwelling unit site or in the form of communal parking.

STORMWATER MANAGEMENT

Adequate provision will be made for the control of the quantity and quality of storm water run-off on the property.

ENVIRONMENT

Proposals for mobile home parks will be in compliance with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

COMPATIBILITY WITH NEARBY DEVELOPMENT

Proposals for mobile home parks will incorporate measures for buffer planting or other mechanisms to effectively screen the proposed *development* from other residential uses, whether existing or proposed.

SITE PLAN APPROVAL

All proposals for mobile home parks shall be subject to site plan approval to address matters such as grading, drainage, landscaping, the phasing of the *development*, maintenance or other matters.

6.2.2.5 *Specific Development Policies*

The following policies in addition to the relevant policies of this section, apply to specific areas within the Low Density Residential Areas. These specific policies are required to provide guidance for further *development*.

6.2.2.5.1 Lot 561, Judge's Plan 955 (117 Main Street West), Village of Norwich, Township of Norwich)

Notwithstanding the policies for Low Density Residential Areas established in Section 6.2.2, *development* of a multiple unit dwelling (maximum 4 units) at a *net residential density* of 24.5 units per hectare (10 units per acre) may also be permitted on lands located at 117 Main Street West, Village of Norwich, Township of Norwich.

AMENDMENT No. 95

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6.2.2.5.2 Lots 5 & 6, Plan 105 (232 Dundas Street), Village of Thamesford

AMENDMENT No. 98

Notwithstanding the policies of this Section, a professional office in addition to the uses permitted in the Low Density Residential designation as well as a residential dwelling unit in a non-residential building, may be permitted on lands located at 232 Dundas Street, in the Village of Thamesford.

SITE PLAN
CONTROL

AMENDMENT No. 98

Lands within this specific policy area shall be subject to site plan control in accordance with site planning policies contained in Section 6.3.1.1.

6.2.2.5.3 Part Lot 12, Concession 4 Village of Embro, Township of Zorra

AMENDMENT No. 192

In addition to the policies of Section 6.2.2 and the overall policy framework established in this Plan, the lands located north of James Street, west of Elgin Street and being approximately 5.1 ha (12.6 ac) in area, are to be developed in a manner generally consistent with the principals and design guidelines contained in the Township of Zorra Design Guidelines.

AMENDMENT No. 217

6.2.2.5.4 Lots 100-103, Part Lot 112, Judges Plan 745, Part 1 41R-6984, Village of Norwich

LOCATION

The lands to which this subsection applies are described as Lots 100-103 and Part Lot 112, Judges Plan 745, and Part 1, 41R-6984 and are municipally known as 116 ½ Main Street West, in the Village of Norwich. The lands are located on the north side of Main Street West, lying between Centre Street and Clyde Street and comprise an area of approximately 0.64 ha (1.59 ac).

POLICIES

Notwithstanding the policies of Section 10.3.4 – Consents (Severances) of this Plan, the creation of a limited number of lots for low density residential development may be permitted on a private access road that is constructed and maintained at a reasonable standard, as determined by the Township of Norwich. All other criteria as contained in Section 10.3.4 regarding the creation of lots by consent shall remain applicable.

Performance Standards

In considering new development on the subject lands, the proponent shall demonstrate to the satisfaction of the Township of Norwich and/or the County of Oxford that:

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- access to the lands is of sufficient construction to provide for both normal vehicular travel and emergency vehicle access;
- an easement for access and servicing purposes has been obtained over the private access in favour of the subject lands;
- an agreement between the owner of the private access and the owner and/or future owners of the subject lands, to the satisfaction of the Township, has been registered on title setting out responsibilities regarding the general maintenance and upkeep of the private access.

AMENDMENT No. 217

6.2.3 Medium Density Residential Areas

DESCRIPTION Medium Density Residential areas are those lands within the Serviced Village designation that are primarily developed or planned for low profile multiple unit *development* that exceed densities established for Low Density areas.

PERMITTED USES Residential uses within Medium Density Residential areas include all forms of townhouse *development*, cluster houses, converted dwellings, and low rise apartment buildings. Medium Density Residential areas are identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3.

Uses permitted within the Medium Density Residential designation will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

DENSITY *Net residential density* in the Medium Density Residential area will exceed 22 units per hectare (9 units per acre) to a maximum of 50 units per hectare (20 units per acre) and no building shall exceed four storeys in height at grade.

AMENDMENT No. 136

CRITERIA FOR FURTHER DESIGNATIONS In addition to areas predominantly composed of existing or planned medium density residential *development* as identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3 any further designations will be consistent with the following criteria:

*AMENDMENT
REQUIRED*

Any lands proposed for medium density residential *development* not identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3 will require an amendment to the Official Plan.

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LOCATION FOR FURTHER DESIGNATION

Further designations will satisfy the following locational requirements:

- sites will abut major roads, County Roads or Provincial Highways as identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3 or will be situated such that movements from the site do not flow through any adjoining Low Density Residential Area;
- sites will be in close proximity to community serving facilities such as schools, shopping facilities and recreational and open space areas which serve as community activity nodes.

SITE SPECIFIC CRITERIA

In addition to the locational policies outlined in this section, when considering proposals to designate lands for medium density residential *development*, the Area Council and County Council will be guided by the following:

- the proposal will be fully serviced by *centralized water supply and waste water treatment* facilities and storm sewers, power and gas distribution facilities will be available to accommodate the proposed *development*;
- stormwater run-off from the proposal will be adequately controlled in accordance with the interim stormwater management policies of Section 3.2.7.2.1 and will not negatively affect adjacent properties;
- the size, configuration and topography of the site is such that there is sufficient flexibility in site design to mitigate adverse impacts on the amenities and character of any adjacent Low Density Residential areas through adequate buffering and screening;
- the location of vehicular access points and the likely impacts of traffic generated by the proposal on adjacent streets has been assessed and is acceptable;
- adequate off-street parking and outdoor amenity areas can be provided;
- the availability of and proximity to existing or proposed services and amenities such as schools, leisure facilities and parks to serve the new *development*;

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- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed *development* will be addressed and mitigated as outlined in Section 3.2.

CONVERTED DWELLINGS

Converted dwellings will be permitted to be established or intensified in accordance with the density criteria of the Medium Density Residential area and in keeping with the site specific criteria outlined in this section and the provisions of the Zoning By-Law of the Area Municipality.

SITE PLAN CONTROL

All proposals for Medium Density Residential *development* shall be subject to Site Plan Control. When considering any specific proposal for medium density residential *development*, including expansions to existing uses, the Area Council will be satisfied that the criteria of the Site Design Policies for Multiple Unit Residential Development as outlined in Section 6.2.4 are adequately addressed.

6.2.3.1 Special Needs Housing

DESCRIPTION

It is a policy of County Council to permit housing for people with special needs to be located in the Medium Density Residential area in the Serviced Village designation. Accordingly, the Area Councils shall implement, through the Zoning By-Law, regulations permitting group homes, rooming, boarding and lodging houses and other similar forms of special needs housing in specific residential zones within the Serviced Village designation. Proposals to establish new special needs housing not permitted as of right will require an amendment to the Zoning By-Law of the Area Municipality.

EVALUATION CRITERIA

When reviewing any proposal to rezone lands for the purposes of establishing, through new construction or conversion of existing structures, a group home, rooming, boarding and lodging house, hostel, temporary shelter, emergency shelter or other similar form of special needs housing, the Area Council shall be satisfied that:

TRAFFIC

Traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent residential areas.

DESIGN

The facility shall be of a design which maintains the scale, density, appearance and character of existing land uses in the surrounding neighbourhood.

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ZONING
CONFORMITY

The land, buildings or structures for the proposed facility shall conform to the provisions of the zoning by-law. Parking requirements will be established on the basis of floor area and shall ensure that the on-site parking supply meets the needs of residents, support staff and visitors.

6.2.3.2 *Specific Development Policies*

In specified Medium Density Residential areas, the nature, scale, locational and design criteria may be varied to meet specific policy objectives or to accommodate the unique characteristics of an area. Medium Density Residential Districts where specific policies apply in addition to the relevant policies of this section, are identified as follows:

6.2.3.2.1 Northwest Corner of Brock Street and Middleton Street, Thamesford

Lands located on the northwest corner of Brock Street and Middleton Street, in Thamesford comprising approximately 0.21 hectares (0.51 acres) may be used for a 10-unit residential building as permitted in the Medium Density designation.

When reviewing development proposals, the site shall be subject to site plan approval in order to implement the recommendations of the Environmental Noise Assessment and Addendum as undertaken by MTE Consultants Inc. to reduce any noise emissions from the adjacent industrial operation that might negatively impact on the residential building.

AMENDMENT No. 52

AMENDMENT No. 217

6.2.3.2.2 Lots 113, 116, 118 and Part Lots 93-98 and 119 Judges Plan 745, Village of Norwich

LOCATION

The lands to which this subsection applies are described as Lots 113, 116, 118 and Part Lots 93-98 and 119, Judges Plan 745, in the Village of Norwich. The lands are located on the north side of Main Street, West, lying between Centre Street and Clyde Street and are approximately 5.8 ha (14.4 ac) in area.

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POLICIES

Notwithstanding the policies of this Section, or any other relevant policies of the Official Plan, in addition to the permitted uses in this Section, the following uses shall also be permitted on those lands identified as having reference to this subsection:

- a long term care facility;
- a community centre;
- single detached and semi-detached dwellings,

in accordance with the policies of Section 6.5.1 of this Plan.

Prior to the development of the subject lands, the owner shall establish a permanent easement over that portion of any private access that abuts those lands described as Lots 100-103, Part Lot 112, Judges Plan 745, Part 1 41R-6984, Village of Norwich and, together with said easement will enter into an agreement or agreements with the said property owner(s) satisfactory to the Township of Norwich and/or the County of Oxford setting out the responsibilities regarding the general maintenance and upkeep of the private access, and that such agreement will be registered on title.

Furthermore, prior to development of the subject lands, the owner shall provide sufficient geotechnical and topographic information to determine the extent of the existing erosion hazard lands and floodplain areas, to the satisfaction of the Township of Norwich and the Long Point Region Conservation Authority.

AMENDMENT No. 217

6.2.3.2.3 Part Lot 21, Conc. 1 (North Dorchester) –
233 Dundas Street West, Thamesford

AMENDMENT No. 278

Notwithstanding any other policies of this Plan, on those lands comprising an area of approximately 0.23 ha (0.58 ac), located on the south side of Dundas Street West, east of Stanley Street, and municipally known as 233 Dundas Street West in Thamesford, up to 18 residential apartment units may be permitted.

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6.2.4 Site Design Policies for Multiple Unit Residential Development in Rural Settlements

PURPOSE

In order to ensure that multiple unit residential *development* provides a high quality of life for residents, that consistent design standards are applied to proposals for new multiple unit residential *development* including redevelopment and expansion to existing uses and that a vision is articulated of those elements which when applied in conjunction with one another result in positive *development*, the following objectives and design criteria will be considered for all multiple unit *development* in rural *settlements* where permitted and be applied where feasible.

6.2.4.1 Buildings

VARIATIONS IN BUILDING AND ROOF LINE

New multiple unit buildings and especially row house dwellings, should avoid long linear orientations by staggering sections of the building and by providing breaks in the building line at appropriate intervals. Periodic variations in the roof line for individual units will also be encouraged for row house dwellings.

PRIVACY/ SHADOWING

Multiple unit dwellings and amenity areas will be sufficiently separated from each other and from parking areas to ensure privacy and to avoid prolonged periods of shadowing especially during winter months. Where a multiple unit residential dwelling abuts lower density residential *development*, where feasible, the building will be sited to minimize visual intrusion onto lower density neighbouring properties.

ENERGY EFFICIENCY

Multiple unit residential dwellings will be generally situated such that a majority of dwelling units will benefit from passive solar orientation.

BARRIER FREE DESIGN

A portion of all row housing dwellings in each *development* will provide barrier free access to persons with mobility limitations. All apartment buildings will have at least one entranceway which provides barrier free access.

TOPOGRAPHIC CONSIDERATIONS

Where a site is characterized by topographic variations, the *development* will be designed as much as possible to fit the contour of the land. In order to provide *development* which is at a human scale, higher profile buildings within the *development* will generally be situated at lower elevations.

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6.2.4.2 Driveways and Parking Areas

NUMBER AND
LOCATION OF
PARKING AREAS

Communal parking areas will generally be developed with a number of small lots oriented toward individual residential complexes within a *development*. Parking lots should generally not be more than 45 metres (150 feet) from the units they are intended to serve. Where significant numbers of communal parking spaces are situated beyond this distance, drop off facilities proximate to building entrances should be provided.

Individual parking areas located in front of dwelling units will provide adequate space for vehicles and snow storage.

ACCESS AND
INTEGRATION OF
DEVELOPMENTS

Where possible, more than one vehicular access will be provided to a multiple unit residential *development* and all parking areas will be accessible from each access point for emergency vehicles. Where multiple unit residential *developments* abut one another, the integration of driveways and/or parking areas will be established such that emergency or maintenance vehicles can maneuver between sites will be considered as part of the design.

PARTIAL
SCREENING OF
PARKING AREAS

Partial screening of surface parking lots may be provided through the use of low fences, walls and landscape elements while still recognizing the need for orientation and safety. Surface parking lots may be screened from the public street through a combination of location, berming and landscaping.

DRIVEWAY WIDTH

Driveways will have sufficient width to allow efficient vehicular use including turning movements for both private and emergency vehicles.

SHADING OF
PARKING AREAS

Landscaping will be promoted within and *contiguous* to parking areas to improve the visual effect and micro-climate of such areas.

VISITOR PARKING

Separate and distinct visitor parking areas will be provided.

6.2.4.3 Pedestrian Activity

PEDESTRIAN
FACILITIES

A separate and distinct pedestrian system will be incorporated to provide for pedestrian movement into, within, and out of the *development*. Such system will link communal open space, play areas, parking lots, adjacent public open space, and adjacent pedestrian systems on the municipal road allowance.

SIDEWALK
SETBACK

Sidewalks will be adequately setback from the public and internal road and driveway network and will be adequately drained.

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BARRIER FREE DESIGN

The on-site pedestrian system will provide continuous barrier free movement throughout the site as much as possible by incorporating features such as curb cuts, railings, rest areas and by minimizing slopes.

WIDTH

The on-site pedestrian system should be wide enough to allow two persons to move in a side by side fashion.

PEDESTRIAN PRIORITY

Where the pedestrian system crosses driveways and parking areas, visual priority will be provided to the pedestrian system through the use of cross-walks or the continuation of the walkway material across the driveway or parking area.

6.2.4.4 Landscaping

RETENTION OF VEGETATION

Existing vegetation on a property undergoing *development* will be retained and incorporated into site plans as much as practical and especially in circumstances where:

- the existing vegetation functions as part of a larger vegetated area on abutting properties;
- the existing vegetation will contribute to shading, screening and noise attenuation on site or for adjacent properties.

PLANT SPECIES SUITABILITY

To ensure the suitability of plant species to be incorporated into site design over the long term, a predominance of native plant species suitable for the soil of the site, drainage and shade conditions will be required. Plants which are tolerant to disease, drought conditions and road salt will comprise a substantial percentage of plant material installed at any site.

SEASONAL VARIETY

Ensure that plant materials provide for seasonal variation in form, colour and texture by using a variety of species such as evergreens, trees which retain their fruit or foliage in the winter, trees with unique branching habits and trees with interesting bark texture and/or colour.

LOCATIONAL PRIORITIES

A substantial percentage of the landscaped open space required on a property will be planted with a variety of suitable trees, shrubs and ground covers. Particular emphasis will be given:

- to soften or screen buildings from the public road;
- to screen adjacent buildings;

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- to screen and shade areas within and *contiguous* to parking areas;
- to provide shelter from wind, snow and other elements in proximity to building entranceways;
- to screen unsightly elements such as garbage/recycling enclosures, storage areas, hydro transformers;
- to provide for privacy of individual outdoor living areas;
- to screen blank walls;
- to define the boundaries and edges of communal open space and activity areas;
- to highlight driveways and other entranceways into the *development*.

RELATIONSHIP TO UTILITIES AND SERVICES

Plant material selection and landscaping design will ensure that plant material will not interfere with hydro, sewage, water, drainage or other services within the *development*, on adjacent road allowances or adjacent properties.

6.2.4.5 *Play/Recreational Opportunities*

PROVISION OF PLAY SPACE

Clustered grade oriented units will generally be required to provide adequate designated space for play activity suitable for pre-school children.

PROVISION OF COMMUNAL OPEN SPACE

Apartment *development* will be required to provide passive and active communal open space such as seating areas, communal gardens and grassed areas for residents and visitors.

PLAY SPACE DESIGN CRITERIA

Play space for young children will be situated within the *development* in a fashion whereby surveillance of the play area is possible from a substantial number of units. The play area will be physically defined through grade change, see-through fencing or surface treatment, will be substantially setback from driveways and parking areas, will be landscaped to provide partial shading and will include seating amenities.

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6.2.4.6 Utilities and Operational Facilities

GARBAGE/ RECYCLING FACILITIES

Garbage storage facilities will be provided within the building, within a maintenance building or within a screened enclosure. Such facilities will be conveniently situated for users and will minimize heavy truck movements within the site. Where feasible, communal composting and recycling facilities will be provided.

UTILITY METERS

Utility meters will be situated in a location which is easily accessible.

ACCESS CORRIDORS

Where private outdoor amenity areas are proposed adjacent to a lot line and where such amenity areas may be enclosed, adequate space will be provided adjacent to the amenity area to provide access without movement through the dwelling, or adjacent properties or private outdoor amenity areas. Access through a garage will be considered an acceptable alternative.

STORMWATER MANAGEMENT

Adequate on-site management of stormwater will be provided in accordance with the interim stormwater management policies of Section 3.2.

FIRE HYDRANTS

Required fire hydrants will be shown on site plans and the landscaping of the site will be designed to maintain fire hydrant visibility.

6.2.4.7 Safety/Comfort

LIGHTING

Sufficient lighting of parking areas, driveways, pedestrian areas and building entranceways will be provided to facilitate vehicular and pedestrian movement and for safety and security. Undesirable effects of lighting on residential units and on adjacent uses will be minimized through measures such as directed lighting, the use of shades, diffusers and tinted covers.

SIGNAGE

Adequate signage will be provided within the *development* to indicate areas of no parking and emergency vehicle routes. Locational signs may be required near entrance driveways to indicate individual buildings in the *development* and visitor parking areas. Signage, both on standards and on the ground, will be readable both during the day and night through techniques such as size, colour, surface treatment or illumination.

TRAFFIC SPEED

Driveways and parking areas will be designed and/or will incorporate elements which will establish traffic speeds to maximize pedestrian safety.

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OUTDOOR LIVING AREAS

Where outdoor living areas either at grade or in the form of balconies or terraces are provided, these areas will be of sufficient size and shape to maximize their usefulness. In particular, long narrow outdoor living areas will be discouraged.

Grade oriented outdoor living areas should have the boundaries defined by fencing and/or landscape elements and these areas should be screened from adjacent units. Such areas will generally be oriented away from noise sources generated by major roads or nearby land uses and sufficiently setback from parking areas within the *development*. Where this cannot be accomplished, adequate buffering in the form of fencing, berming and landscaping should be provided to ensure an acceptable comfort level for occupants.

ENVIRONMENTAL CONSTRAINTS

Where a *development* is affected by environmental factors such as noise, vibration or other constraints identified in Section 3.2.8 and mitigation measures are required to ensure the safety and comfort of occupants, such mitigation features will be incorporated into site plans.

EMERGENCY ACCESS

When required, emergency access routes will be identified on site plans. Where emergency access routes are identified, signage to prohibit parking or stopping will be required and will incorporate features to impede vehicular traffic except in times of emergency.

6.3 Commercial Uses in the Rural Settlements

INTRODUCTION

In order to promote the designated rural *settlements* as service centres to the wider rural community, a hierarchy of commercial uses is established and lands are designated for a variety of commercial purposes. The Plan establishes criteria for the evaluation of commercial proposals in the Rural Cluster, Village and Serviced Village designations. Within the Serviced Villages, lands are designated as Village Core and Service Commercial Areas on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3.

AMENDMENT No. 131

6.3.1 Serviced Villages

6.3.1.1 Village Core

DESCRIPTION

The Village Core within the Serviced Village represents a relatively compact area of predominantly commercial uses which have historically functioned as a downtown pedestrian shopping district. It is intended that the Village Core will continue to be the most intensive and dominant business area within the *settlement* serving both village residents and those within the wider rural area.

PERMITTED USES

Within the Village Core, the full range of retail, office, administrative and public utility uses, cultural, entertainment, recreational and institutional uses are permitted. Cottage industry and associated retail may also be permitted.

Residential dwelling units including Low and Medium Density residential *development*, accessory dwelling units within a non-residential use, bed and breakfast establishments, *additional residential units*, converted dwellings, social housing and special needs housing are also permitted in the Village Core where adequate servicing levels exist.

AMENDMENT No. 285

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Notwithstanding the range of residential uses permitted, the Area Council may restrict residential uses from the front portion of a building at street level in an area characterized by:

- street-related pedestrian traffic; and
- an established cluster of businesses, government services or cultural and institutional facilities.

The Area Council may limit the range of residential uses permitted in the implementing Zoning By-Law. Residential proposals will be evaluated in accordance with the policies of Section 6.2.

All uses permitted within the Village Core designation will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

AMENDMENT No. 27

NEW
DEVELOPMENT/
EXPANSIONS/
REDEVELOPMENT

New *development* including additions to existing buildings, parking areas or redevelopment in the Village Core designation will be consistent with the following policies:

BUILDING
ORIENTATION

In order to promote the area for pedestrian oriented shopping and services, the frontage of lots adjacent to the major roads as identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3 forming the transportation corridor through the Serviced Village shall be used for the building and shall not be used for off-road parking facilities. Small recesses may be provided between the building and the streetline for landscaping.

HEIGHT AND
COVERAGE

In order to ensure that new *development*, redevelopment or expansions to existing uses do not have an adverse impact on the character of the Village Core, the Area Council shall pass a zoning by-law defining height, lot coverage and parking provisions for the Village Core designation after considering existing lot sizes and the built form of the area.

ENVIRONMENTAL
POLICIES

The effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed *development* will be addressed and mitigated as outlined in Section 3.2.

SITE PLANNING

Within the Village Core, site plan control will generally be applied to new *development*, redevelopment or expansions to existing buildings to ensure compatibility with adjacent uses and to achieve overall high quality *development*. As a minimum, the following criteria will be required to be satisfied through site design.

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OPEN STORAGE	Open storage will generally not be permitted in the Village Core designation.
PARKING/ DRIVEWAYS	Parking areas and driveways will be located to permit appropriate landscaping and screening from adjacent residential uses. Such parking areas will generally be located to the rear or side of the main building on the site.
SIGNAGE/LIGHTING	Signage and lighting will be controlled in terms of height, size and orientation to maintain the pedestrian focus of the area.
BUFFERING	Adjacent residential uses will be buffered from commercial uses through requirements for setbacks, landscaped strips, screening and other measures.
BARRIER-FREE DESIGN	The needs of persons with disabilities and other special needs groups are addressed wherever feasible.
AMENDMENT No. 136	
EXISTING VEGETATION	Existing mature vegetation will be maintained, if possible on the site.
DRAINAGE	On-site drainage from buildings and parking areas will be controlled to eliminate adverse effects on adjacent properties.
MULTIPLE UNIT RESIDENTIAL	Multiple unit residential proposals will be designed in accordance with the policies of Section 6.2.4.
INSTITUTIONAL	Institutional proposals will be developed in accordance with the policies of Section 6.5.
COMMERCIAL CONVERSIONS	Where the proposed <i>development</i> is in the form of a conversion of an existing residential dwelling to a commercial use, the Area Council may establish reduced or altered standards for driveways, loading and parking areas and may consider flexible parking arrangements such as tandem parking for employees, off-site parking or other similar measures provided that such measures do not affect nearby residential uses or interfere with the functionality of the site.
EXPANSION TO THE VILLAGE CORE DESIGNATION	Within the Village Core, it is a priority that <i>development</i> occur through infilling and redevelopment and the orderly extension of the designation, when required. When an extension to the Village Core is required, the following criteria will be considered:
PLANNED LAND USES	The compatibility of the proposed Village Core <i>development</i> with surrounding land uses and the likely impact of the proposed expansion on the ability to implement planned land uses in the vicinity.

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LOCATION	The expansion is in an orderly and progressive manner and maintains a pedestrian orientation.
MUNICIPAL SERVICES	The availability and adequacy of utilities and sewer and water facilities to service the site.
ACCESS AND TRAFFIC	The availability of suitable vehicular access, the potential effect of traffic from the proposed expansion on the road network, and the effect of the traffic on surrounding land uses.
ENVIRONMENT	The effect of the proposed expansion on environmental resources as well as how such expansion may be affected by environmental constraints will be addressed in accordance with the policies of Section 3.2, as appropriate.
DESCRIPTION	<p>6.3.1.2 Service Commercial Areas</p> <p>Service Commercial areas within the Serviced Village designation provide locations for a broad range of commercial uses that, for the most part, are not suited to locations within the Village Core because of their site area, access or exposure requirements or due to compatibility conflicts with residential <i>development</i>. Generally, Service Commercial uses cater to vehicular traffic and single purpose shopping trips where customers are typically drawn from passing traffic or a wide ranging market area.</p> <p>Service Commercial areas, while providing for a limited amount of retail use, are not intended to accommodate retail activities that are typically characteristic of a Village Core location and will not directly compete with this area.</p>
PERMITTED USES	Uses permitted within the Service Commercial designation include: automotive sales and services, including gas bars and car wash facilities, farm implement sales, convenience commercial uses including video rental establishments, automated teller machines or kiosks, tourism information outlets or kiosks, personal services, recreation and entertainment uses, restaurants and fast food outlets, retail food stores, retail or wholesale uses which require large areas for on-site storage of goods or vehicles and other types of commercial uses that offer service to the travelling public, business and industry.

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Permitted ancillary uses include minor institutional uses, accessory residential dwelling units within the commercial building and accessory residential dwellings in freestanding structures on the same lot.

Uses permitted within the Service Commercial designation will comply with the Environmental Resource Protection policies and the Environmental Constraints policies of Section 3.2.

Zoning on individual sites may not allow the full range of permitted uses.

ACCESS

Service Commercial areas will generally be located with direct access to major roads as shown on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3.

SITE PLANNING

Within the Service Commercial designation, site plan control may be required. Specifically, and as a minimum, the following design criteria will be evaluated prior to the approval of site plans:

LANDSCAPING

Substantial landscaping will be required along public roads adjacent to the site and vegetative landscaping shall be integrated within parking areas.

SCREEN STORAGE AREAS

Outdoor storage areas, such as equipment and garbage, are fenced or screened from adjacent residential uses and from the public street.

LIGHTING

Light spill-over or glare from any lighting source including illuminated signs onto any adjacent residential uses is minimized by such means as directed lighting.

LOCATION OF LOADING BAYS/SERVICE AREAS

Loading facilities and service areas are located to minimize the effects of noise and fumes on any adjacent residential properties and are situated, if feasible, in a yard that does not abut a residential property.

ACCESS

The number of access points is restricted to the minimum required for the site to function effectively. Access points which are shared with adjacent uses will be encouraged.

STORMWATER MANAGEMENT

Adequate on-site management of stormwater will be provided in accordance with the interim stormwater management policies of Section 3.2.

BARRIER-FREE DESIGN

The needs of persons with disabilities and other special needs groups are addressed in site design.

County of Oxford Official Plan

INFILL AND CONSOLIDATED EXISTING AREAS

Within the Service Commercial designation, it is a priority of the Area Council and County Council that new *development* will generally occur through infilling, redevelopment and consolidation of existing designated areas prior to the establishment of or expansion into any new area.

EXPANSIONS TO THE SERVICE COMMERCIAL DESIGNATION

Proposals to expand or designate new Service Commercial areas will be evaluated on the basis of the following criteria:

POLICY INTENT

Consistency with the policies relating to the description and purpose of the Service Commercial land use category.

PARCEL SIZE

Parcels proposed to be designated Service Commercial shall be of sufficient size to accommodate the proposed uses and provide for off-street parking in quantity necessary to satisfy the requirements of the Zoning By-law and satisfactory in location for the convenience of the user.

EFFECT ON VILLAGE CORE

The effect of the proposed *development* on the Village Core. It is the intent of this Plan that most commercial activities should be located in the Village Core unless it can be justified that a location in the Village Core is not feasible due to land area or building area restriction or due to the nature of the use.

COMPATIBILITY

The compatibility of the proposed use(s) or *development* with surrounding land uses.

PLANNED LAND USE

The effect of the proposed *development* on the ability to implement planned land uses in the vicinity.

MUNICIPAL SERVICES

The availability and adequacy of utilities and sewer and water facilities to service the site.

ACCESS AND TRAFFIC

The availability of suitable vehicular access, the potential effect of traffic from the proposed use on the road network, and the effect of the traffic on surrounding land uses.

ENVIRONMENT

The effect of the proposed development on environmental resources or the effect of environmental constraints on proposed *development* will be addressed in accordance with the policies of Section 3.2.

6.3.1.2.1 Specific Development Policies

The following policies in addition to the appropriate policies outlined previously, apply to Service Commercial areas. These specific policies are required to provide guidance for *development*.

County of Oxford Official Plan

6.3.1.2.1.1 Nithall Farms – Plattsville

DESCRIPTION The lands to which this subsection applies are described as Part Lots 16 & 17 (Blenheim), in the Township of Blandford-Blenheim, in the Village of Plattsville. The lands are located on the south side of Oxford Road 8 immediately west of the proposed southerly extension of Hofstetter Road and are comprised of approximately .98 ha (2.5 acres) abutting the southerly edge of the area designed Service Commercial.

AMENDMENT No. 167

POLICIES Notwithstanding Section 6.3.1.2 regarding Service Commercial Areas in Serviced Villages, on those lands described above, the uses permitted shall generally be limited to a commercial school, a communications establishment, a daycare centre, a business or professional office, a medical centre, a personal service establishment, a service shop, a studio, a veterinary clinic and those uses accessory thereto, including residential dwellings and retail and wholesale outlets accessory to a permitted use.

AMENDMENT No. 167

AMENDMENT No. 227 6.3.1.2.1.2 Part Lot 21, Concession 1 (North Dorchester)
Parts 1 & 2, Plan 41R-2740, Township of Zorra

LOCATION The lands to which this subsection applies comprise approximately 1,023.6 m² (11,018 ft²/0.25 ac), with frontage on Dundas Street West (Oxford Road 2) and are described as Part Lot 21, Concession 1 (North Dorchester); Parts 1 & 2, Plan 41R-2740, in the Township of Zorra. The lands are located at the southeast corner of Dundas Street West (Oxford Road 2) and Stanley Street South, and are municipally known as 249 Dundas Street West, in the Village of Thamesford.

POLICIES Notwithstanding Section 6.3.1.2 or any other relevant policies of the Official Plan, a business or professional office may be established on the lands described above in addition to the other uses permitted in Service Commercial Areas in Serviced Villages, subject to site plan approval as required by the Township of Zorra.

AMENDMENT No. 227

County of Oxford Official Plan

6.3.2 Villages and Rural Clusters

PERMITTED USES	Commercial uses permitted within the Village and Rural Cluster designations consist of retail and service commercial facilities and cottage industries that are small scale, suitable on private services and which serve either the population of the <i>settlement</i> area and the surrounding agricultural area or the travelling public. Uses permitted in the Village and Rural Cluster designations will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2. Commercial uses within the Village or Rural Cluster designations shall only be established in accordance with the following policies.
RESTRICTED USE	The Area Council may restrict residential uses from the front portion of a building at street level in an area of the Village core that is characterized by an established cluster of businesses, government services or cultural and institutional facilities.
ZONING BY-LAW AMENDMENT	An amendment to the Zoning By-Law of the Area Municipality shall be required to establish a new commercial use.
EVALUATION CRITERIA	Applications to zone lands for commercial uses shall be for a specific proposal and will be consistent with the following criteria:
LOCATION	Commercial uses in the Village will be located on a principal road, providing access through the Village.
SERVICES	On-site sewage and water facilities shall satisfy the requirements of the County and the Board of Health and the policies of Section 3.2, Environmental Resource Protection policies relating to water quality and quantity, as appropriate.
LOT AREA	The lands proposed to be zoned for commercial uses will reasonably reflect the land area required for the proposed use and will not be excessive in size.
ENVIRONMENT	The effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed <i>development</i> will be addressed and mitigated as outlined in Section 3.2.
ACCESSORY RESIDENTIAL UNITS	Accessory residential units, to a maximum of two units, will be permitted in the Rural Cluster or Village designations subject to servicing capacities.

County of Oxford Official Plan

SITE PLANNING

In order to ensure the compatibility of commercial uses in the Rural Cluster or Village designations with existing or planned residential *development* in the vicinity, site plan approvals may be required. The following criteria shall be addressed in site plans:

PARKING/ DRIVEWAYS

Parking areas and driveways will be located to permit appropriate landscaping and screening from adjacent residential uses.

SIGNAGE/LIGHTING

Signage and lighting will be controlled in terms of height, size and orientation to maintain the residential character of the area.

BUFFERING

Adjacent residential uses will be buffered from commercial uses through the requirements for setbacks, landscaped strips, screening and other measures.

BARRIER-FREE DESIGN

AMENDMENT No. 136

The needs of persons with disabilities and other special needs groups are addressed wherever feasible.

EXISTING VEGETATION

Existing mature vegetation will be maintained as much as possible on the site.

DRAINAGE

On-site drainage from buildings and parking areas will be controlled to minimize the effect on adjacent properties.

6.4 Industrial Uses in the Rural Settlements

DESCRIPTION

As a means of promoting Villages and Serviced Villages as fully functional service centres, this Plan establishes criteria for the evaluation of industrial proposals. Lands are designated for industrial and business purposes within specific Serviced Villages shown on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3. Industrial uses, other than cottage industries, shall not be permitted within the Rural Cluster designation.

AMENDMENT No. 131

PERMITTED USES

Permitted industrial uses will primarily consist of: assembling, manufacturing, fabricating, processing, repair activities, environmental industries, wholesaling, storage and warehousing industries, construction industries, communication, logistic and utility industries, transportation and cartage industries, and technological service industries.

Ancillary showroom, retail, office and sales uses operating in association with a permitted use as set out above will be permitted but will be restricted by the Zoning By-Law to a percentage of the total floor area of the building.

Service Commercial uses, in accordance with the policies of Section 6.3.1.2, may be permitted within the Industrial designation for lands with direct frontage on a major road or a Provincial Highway or a County Road as set out in Schedule C-4, County Transportation Network Plan through a site specific zoning by-law amendment.

Areas of open space such as parks or athletic fields and uses which have characteristics or functional requirements similar to industry such as public utility and public works yards may also be permitted through site specific zoning.

Uses permitted within the Industrial designation will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

County of Oxford Official Plan

HEALTH, SAFETY, POLLUTION RISK

Where concerns have been expressed as to the impact a proposed use may have on the environment, Area Council may consult with appropriate Provincial agencies and will be satisfied that any such impacts or risks of impact can be appropriately mitigated through Federal or Provincial legislation requirements and associated regulations prior to permitting such use. Area Council may not permit industrial uses or *development* when such consultation indicates that the use represents a significant health or safety risk to the public, employees or the environment by reason of pollution or other adverse environmental impact.

LOCATION

Industrial areas or uses within the Village or Serviced Village designation will be consistent with the following locational policies:

SEPARATION FROM RESIDENTIAL USES

Industrial areas or uses will be sufficiently setback from residential uses in the general vicinity to mitigate potential conflicts resulting from noise, dust, vibration, odour or vehicular traffic associated with the industrial activity. Industrial areas or uses will be protected from encroachment by non-compatible uses.

INTERVENING USE

Where feasible, industrial and residential uses will be separated by an intervening use such as service commercial or institutional uses which are compatible.

MAJOR ROAD

The industrial area will generally have direct access to a major road designated on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3 or a Provincial Highway or County Road designated on Schedule C-4, County Transportation Network Plan.

ACCESS

The number of individual access points for industrial uses to a Provincial Highway or County Road designated on Schedule C-4, County Transportation Network Plan will generally be restricted. New *development* within industrial areas will be promoted through the establishment of internal service roads providing access to the major road network.

EVALUATION CRITERIA

In addition to the locational criteria for industrial areas or uses, the following criteria will be satisfied prior to permitting industrial *development*:

COMPATIBILITY

Where proposed industrial *development* is near to existing or planned residential, open space or institutional uses, adequate buffering through distance separation, fencing or landscaping, and building or site design shall be provided to minimize potential nuisance.

County of Oxford Official Plan

SERVICING

Adequate water supply and sewage disposal facilities and solid and liquid waste disposal shall be available and satisfactory to the County and/or the Ministry of the Environment.

Where centralized water and/or waste water treatment facilities are not available for industrial uses, private water supply and on-site sewage disposal facilities shall 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 quantity, as appropriate. Where private services are proposed, industrial uses shall be limited to those that are “dry” in nature.

PARKING AND LOADING FACILITIES

Adequate off-street parking and loading facilities shall be required by the Zoning By-Law.

BUILDINGS

Buildings will be sufficiently setback from the streetline to ensure that landscaping in the form of berming and/or vegetative screening can be incorporated into yards and parking areas directly adjacent to the streetline.

ACCESS

The number of direct access points will be limited and designed to minimize hazards to vehicular and pedestrian traffic.

ENVIRONMENT

Industrial *development* will be consistent with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

6.4.1 Site Plan Approval

Site plan control may be required in accordance with the provisions of the Planning Act for the *development* of industrial uses. Where site plan control is required, the following design criteria will be evaluated prior to the approval of site plans:

LANDSCAPING

Substantial landscaping which provides for seasonal variation, as well as screening or fencing may be required along public roads adjacent to the site and vegetative landscaping shall be integrated within parking areas. Privacy screening, fencing or other appropriate measures shall be incorporated into the *development* to provide an adequate buffer for adjacent residential and agricultural uses.

SCREEN STORAGE AREAS

Outdoor storage areas, including equipment and garbage, are fenced or screened from adjacent residential uses.

County of Oxford Official Plan

LOCATION OF LOADING BAYS/SERVICE AREAS

Loading facilities and service areas are located so as to minimize the effects of noise and fumes on any adjacent residential properties and are situated, if feasible, in a yard that does not abut a residential property.

TRAFFIC AND ACCESS

Vehicular traffic generated from the development will flow primarily from the industrial areas to arterial roads, highways and freeways, thereby minimizing the effect on local streets serving residential areas. Access points will be limited to the minimum number necessary for the efficient functioning of the site.

PARKING

Adequate on-site parking will be provided to accommodate both employees and customers.

BARRIER FREE DESIGN

Where appropriate, the needs of persons with disabilities and other special needs groups are addressed.

DRAINAGE

On-site drainage from buildings and parking areas will be adequately controlled.

6.4.2 Transitional Policies

COMMUNITY IMPROVEMENT PLANS

Where large industrial sites, located in a designated *Community Improvement Project Area*, are considered for redevelopment, the policies of Section 10.4 shall apply, as appropriate.

SITES OF POTENTIAL ENVIRONMENTAL CONTAMINATION

Where a redevelopment proposal involves a change in land use from industrial to residential, institutional and/or to parkland, County Council and/or the Area Council will require that environmental site assessment and site cleanup be undertaken as required in accordance with Section 3.3.3.2, where it has been established that the present or former industrial use is or was a site of potential environmental contamination.

County of Oxford Official Plan

INDUSTRIAL LAND SUPPLY

The re-designation of industrial parcels or lands located within an *employment area* shall only be considered through a *comprehensive review*, where it has been demonstrated that there is a need for such re-designation and where the following criteria have been satisfied. The requirement for a *comprehensive review* is not intended to apply to isolated parcels of industrially designated or zoned land which are not part of an *employment area*.

Prior to considering proposals to redesignate industrial land for non-industrial purposes, where a *comprehensive review* is not warranted, the Area Council shall be satisfied that the following conditions are met:

- an adequate supply of unconstrained industrially designated land will remain to accommodate employment forecasts and to meet expected needs during the planning period, including land which provides visibility and exposure to the public road system;
- the proposal will not have an adverse effect on the availability or adequacy of municipal water supplies or sewage disposal facilities where they exist;
- the proposal and its location is more compatible with surrounding land uses than the use of the land for industrial purposes;
- where the proposal is on vacant lands, approval of such proposal shall not preclude the *development of adjacent lands* designated industrial either by the physical layout of the proposal or through the introduction and encroachment of non-compatible uses into the industrial area.

6.4.3 Specific Development Policies

In specific Industrial areas within the designated Rural Settlements, the nature, scale, or evaluation criteria may be varied to meet specific policy objectives or to accommodate the unique characteristics of an area. Industrial areas which are subject to specific policies, in addition to the relevant policies of this section, are identified as follows:

County of Oxford Official Plan

6.4.3.1 Hwy 59 at Airport Road - Norwich Village

<i>LOCATION</i>	The lands to which this subsection applies are described as Part Lots 6 & 7, Concession 5 (North Norwich), in the Township of Norwich. The lands are located on the north side of Airport Road, east of Hwy 59 in the Village of Norwich and comprise approximately 9.5 ha (23.4 acres) at the southerly edge of the Village
AMENDMENT No. 177	
<i>POLICIES</i>	Notwithstanding Section 6.4 regarding Industrial Uses in Rural Settlements, an administration building of the Township of Norwich, or other similar government administration use, may also be permitted.
AMENDMENT No. 177	
	Notwithstanding any other policies contained in the Official Plan, a portion of the lands identified as having reference to this subsection will include residential use where such use is accessory to the principal development of the lands for industrial purposes. The extent of such development on the lands will be delineated in the Township's Zoning By-law.
AMENDMENT No. 177	

6.5 Institutional Uses in the Rural Settlements

DESCRIPTION

Institutional land uses are considered to be supportive and complementary to *settlement* uses. Institutional uses are classified into two functional categories - Major Institutional and Minor Institutional - based on potential land use impacts and potential conflicts with residential and other *settlement* uses. Major Institutional uses can by reason of their size and scale, the nature of activities or parking requirements constitute major centres of activity within the *settlement*. The nature of these uses is such that sensitive integration of new or expanding uses is required to minimize potential effects of Major Institutional uses on adjacent land uses.

This Plan permits both major and minor institutional uses within the Serviced Village designations. Major institutional uses except for long-term care facilities, retirement homes and continuum of care housing are permitted in the Village designations. The Plan permits minor institutional uses in the Village designations and existing minor institutional uses in the Rural Cluster designations.

6.5.1 Major Institutional Uses

PERMITTED USES

Major institutional uses include such uses as clinics, long-term care facilities such as nursing homes, retirement homes and continuum of care housing, funeral homes, community centres and arenas, large scale cemeteries and civic buildings. Long-term care facilities may provide supportive housing services to people who are not able to live independently and who require special care.

Uses permitted within the Major Institutional designation will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

LOCATION

Lands included within the Major Institutional designation in the Serviced Village category are identified on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2 and Z-3. Major Institutional areas are also permitted within the Village Core designation. Major Institutional areas in the Village and Serviced Village designation identify existing institutional facilities and will be identified in the Zoning By-Law of the Area Municipality. Major Institutional uses proposed in areas outside Major Institutional or Village Core designations will require an amendment to this Plan.

AMENDMENT No. 131

County of Oxford Official Plan

APPLICATIONS TO DESIGNATE OR REZONE LAND FOR MAJOR INSTITUTIONAL USES

In recognition of the difficulties associated with attempting to predict land requirements for institutional uses, the following policies provide guidance to evaluate proposals to expand existing or to add new major institutional uses. Proposals to amend the Official Plan and/or area municipal zoning by-law will be evaluated according to the following criteria.

COMPATIBILITY

The compatibility of the proposed *development* with surrounding land uses having regard to the proposed height, setbacks, parking requirements and location, site coverage, the bulk, scale and layout of buildings, and the ability to implement planned future land uses in the area.

TRAFFIC

The potential impact of traffic from the proposed use on the public road system and surrounding land uses and any necessary functional transportation improvements required to support the use.

ENVIRONMENT

Institutional uses and *development* will be consistent with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

WATER SUPPLY

The *development* shall be serviced by a *centralized water supply facility* which will be adequate for resident use and fire protection according to the County Public Works Department and local fire fighting authorities.

SEWAGE FACILITIES

The development shall be serviced with a *centralized waste water treatment facility*.

PARTIAL SERVICES

Notwithstanding the requirement for access to a centralized waste water treatment facility, major institutional development, except for long-term care facilities, retirement homes and continuum of care housing, may be accommodated on partial services in the Village designation, provided that private on-site sewage facilities will satisfy the requirements of the County and the Board of Health and the policies contained in Section 3.2 relating to water quality and quantity, as appropriate.

SITE PLAN AND SUPPORTING STUDIES REQUIRED

In order to assist the Area Council and County Council in evaluating an Official Plan amendment or a Zoning By-law amendment application to establish a major institutional use, the application will be accompanied by an acceptable site plan and any studies necessary to assist in the evaluation of these criteria and the site design criteria.

County of Oxford Official Plan

6.5.1.1 Site Planning

Site plan control will be required for major institutional uses. The following design criteria will be evaluated prior to the approval of site plans:

*BUILDING
ORIENTATION AND
LANDSCAPING*

Buildings will be sufficiently setback from the streetline to ensure that substantial landscaping in the form of vegetative screening can be incorporated into yards directly adjacent to the streetline. Buildings will be sufficiently setback from any nearby residential *development* to minimize potential adverse effects associated with the bulk, scale and layout of buildings.

*PARKING, LOADING
BAYS, SERVICE
AREAS AND VISUAL
APPEARANCE*

The visual appearance of parking lots which are visible from the public road system will be enhanced through landscaping measures. Loading bays and service areas will be screened from public view through measures such as berming, fencing and vegetative screening. Where parking areas are adjacent to residential *development*, screening in the form of berming and vegetative planting will be required.

*MECHANICAL
EQUIPMENT AND
GARBAGE
CONTAINERS*

Any outdoor mechanical equipment and facilities such as garbage containers will be screened from public view.

LIGHTING

Light spill-over or glare from any source including signs onto any adjacent residential use will be minimized by such means as directed lighting.

ACCESS

The number of access points will be limited to the minimum number required to allow the site to function effectively. Direct access to major roads will generally be required. Access to local streets may be permitted where it can be demonstrated that traffic movements will not flow through Low Density Residential areas.

*PEDESTRIAN
MOVEMENT*

The design of the *development* will accommodate pedestrian movement within the site, into and out of the site, and between the site and the wider community. The pedestrian circulation system will be easily distinguishable from that provided for vehicles, will minimize vehicular-pedestrian conflict points and will be well situated with respect to main building entrances.

*BARRIER FREE
DESIGN*

The needs of persons with disabilities and other special needs groups are addressed.

County of Oxford Official Plan

STORMWATER MANAGEMENT

Adequate on-site management of stormwater will be provided in accordance with the interim stormwater management policies of Section 3.2.

6.5.1.2 Specific Development Policies

The following policies, in addition to the policies outlined in this section, apply to lands designated Major Institutional. These specific policies are required to provide further guidance for *development*.

In designated rural Settlements, the nature, scale or evaluation criteria for institutional uses may be varied to meet specific policy objectives or to accommodate unique characteristics of an area. In addition to the relevant policies of Section 6.5, the following policies apply to specific institutional developments:

AMENDMENT No. 91

6.5.1.2.1 Part Lot 5, Concession 17 (East Zorra), Township of East Zorra-Tavistock - Tavistock

Notwithstanding the policies for Village Areas established in Section 6.1, the use of a 4 ha (10 acre) parcel of land identified as Part of Lot 9, Concession 17, (East Zorra) in the Township of East Zorra-Tavistock shall be limited to an institutional use consisting of a church with ancillary uses including a gymnasium, offices, meeting rooms and outdoor playing fields.

AMENDMENT No. 91

The following performance standards shall govern the development of the subject property:

- It is intended that development on the property shall take place on the *centralized water supply facility* and private waste water treatment system. The waste water collection and treatment system employed shall be prepared by the proponent and satisfy the requirements of the County of Oxford and/or the Ministry of the Environment.
- When a *centralized waste water facility* becomes available, the owner shall connect to the collection system of the facility.
- The implementing zoning by-law shall include an "H" holding provision prohibiting the construction of the church building until the proponent has obtained approval from the County of Oxford and/or the Ministry of the Environment for the waste water collection and treatment system. Upon meeting this requirement, the "H" symbol will be removed by the Township of East Zorra-Tavistock.

AMENDMENT No. 91

AMENDMENT No. 91

AMENDMENT No. 91

County of Oxford Official Plan

- Development of the subject property shall be subject to site plan control in accordance with the provisions of the Planning Act and shall deal with such matters, but not be restricted to, lighting, landscaping and fencing, access to Oxford Road No. 4, disposal of storm water and location and surfacing of parking facilities. A storm water management plan shall be prepared by the proponent and be acceptable to the Upper Thames River Conservation Authority and the Township of East Zorra-Tavistock.
- The conditions of the associated consent application shall contain notice to prospective purchasers that dust, odour and other emissions from normal agricultural activities may be of concern and may interfere with some activities.

AMENDMENT No. 91

AMENDMENT No. 91

AMENDMENT No. 261

6.5.1.2.2 Part Lots 4-6, Concession 4 (North Norwich) Township of Norwich

LOCATION

The lands to which this subsection applies comprise approximately 6.5 ha (16 ac) on the north side of Norwich Road and are described as Part Lots 4-6, Concession 4 (North Norwich), Township of Norwich. The lands are located on the north side of Norwich Road, east of George Street, and are municipally known as 325861 Norwich Road, in the Township of Norwich.

POLICIES

Notwithstanding the policies of this Section, or any other relevant policies of the Official Plan, prior to the development of the subject lands, confirmation shall be provided that upgrades have been completed to the Norwich wastewater treatment plant and sufficient capacity is available in the Village of Norwich wastewater treatment plant to accommodate the proposed development, to the satisfaction of the County of Oxford Public Works Department.

AMENDMENT No. 261

6.5.2 Minor Institutional Uses

PERMITTED USES

Minor institutional uses include elementary and secondary schools, churches, day care facilities, public service uses such as police, ambulance and fire stations, and similar smaller-scale institutional facilities. Minor institutional uses may also include the conversion of a residence or other similar structure to a small-scale retirement home.

Minor Institutional uses will comply with the Environmental Resource Protection policies and Environmental Constraints policies of Section 3.2.

Area Council may limit the range of minor institutional uses permitted within a particular designation through the Zoning By-law.

County of Oxford Official Plan

DESIGNATIONS PERMITTED WITHIN

Within the Serviced Village designation, minor institutional uses are not designated as a specific land use category. Rather, minor institutional uses are permitted as ancillary uses within the Residential Areas and are permitted in Service Commercial and Village Core designations and certain types of minor institutional uses such as ambulance and fire stations are permitted within the Industrial Areas designation. Minor institutional uses are also permitted within the Village designation.

POLICIES FOR MINOR INSTITUTIONAL USES

Minor institutional uses will be subject to a specific Institutional zoning category and new minor institutional uses will be evaluated on a site specific basis in accordance with the following criteria:

SERVICING

On-site sewage and water facilities shall satisfy the requirements of the County and the Board of Health and the policies of Section 3.2, Environmental Resource Protection policies relating to water quality and quantity, as appropriate.

COMPATIBILITY

The compatibility of the proposed *development* with surrounding land uses having regard to the sensitivity of the proposed use and surrounding uses, the height, setbacks, parking requirements and location, site coverage and the bulk, scale and layout of buildings.

6.5.2.1 Site Planning

In order to address potential land use effects that minor institutional *development* may have on adjacent land uses or that adjacent land uses may have on the proposed institutional use, site plan approvals may be required.

GENERAL SITE DESIGN POLICIES

The site design of Minor Institutional uses will be consistent with the following general site design policies as well as specific design considerations outlined in the following subsections:

PARKING AND DRIVEWAYS

- Parking and driveways will be located to permit appropriate landscaping and screening from adjacent uses. Such parking will generally be located to the rear or side of the main building on the site.

SIGNAGE/LIGHTING

- Signage and lighting will be controlled in terms of height, size and orientation.

BUFFERING

- Adjacent uses will be buffered from institutional uses through the requirements for setbacks, landscaped strips, screening or other measures.

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BARRIER-FREE
DESIGN
AMENDMENT No. 136

The needs of persons with disabilities and other special needs groups are addressed wherever feasible.

EXISTING
VEGETATION

- Existing mature vegetation will be maintained as much as possible on the site.

DRAINAGE

- On-site drainage from buildings and parking areas will be controlled to minimize the effect on adjacent properties.

6.5.2.2 Day Care Facilities

Area Council supports the establishment of day care facilities within designated Villages or Serviced Villages where demand warrants. Private home day care facilities are permitted in all areas where residential *development* is permitted. In order to minimize any adverse effect that new, or the expansion of existing day nurseries, day care agencies or other centre-based day care facilities may have on adjacent residential land uses, the Area Council will require where appropriate:

- the provision of on-site parking for staff;
- vehicular lay-by spaces or on-site parking spaces for the drop-off and pick-up of children;
- fencing and/or landscape buffering to reduce adverse effects of noise and visual intrusion on adjacent land uses;
- the paving of parking areas and driveways to prevent the raising of dust;
- on-site stormwater management.

Day care facilities will be recognized as a permitted use within school buildings and churches, in the Zoning By-law.

6.5.2.3 Churches

In order to provide for the sensitive integration or expansion of religious facilities within the Village or Serviced Village designations, or the expansion of religious facilities in the Rural Cluster designation, Area Council :

County of Oxford Official Plan

- will ensure that buildings are sufficiently set back from any adjacent residential uses to minimize potential adverse effects associated with the bulk, scale or layout of the buildings;
- will require fencing and/or landscape buffering to reduce adverse effects of activity areas and visual intrusion on adjacent land uses;
- may require the paving of parking areas and driveways to prevent the raising of dust;
- will require on-site stormwater management;
- will ensure that lighting from any source will not adversely effect adjacent residential uses.

PARKING

Where a church adjoins other types of minor institutional uses, Area Council may establish reduced or altered parking standards and may consider flexible parking arrangements such as shared parking.

6.5.2.4 Schools

The following policies apply to all *development* proposals adjacent to existing schools located in rural *settlements*.

SITE LOCATION CRITERIA

Certain existing schools in the rural *settlements* may be identified as requiring additional lands during the planning period. When reviewing proposed plans of subdivision, site plans or other *development* proposals, the Area Council and County Council will consult with the appropriate school board to determine school facility requirements and will ensure the following criteria are addressed:

LOT AREA

As a minimum, the following lot areas will generally be required for schools:

	<u>Freestanding</u>	<u>Adjacent to a Municipal Park</u>
Elementary	4.0 ha (9.9 ac)	3.0 ha (7.4 ac)

Such sites will have a suitable shape and topography for the intended school use.

PROXIMITY TO MUNICIPAL PARKS

In order to provide a community recreational focal point, parks and community recreational facilities will, where feasible, be situated in close proximity to existing school facilities.

County of Oxford Official Plan

SAFETY	New <i>development</i> will incorporate sidewalks, pathways and other facilities for the safe and efficient movement of students to existing school facilities.
SITE DESIGN	In order to minimize any adverse effects that a school may have on nearby residential land uses and to maintain optimum site functionality, site plan control will be required. The following site design criteria will be evaluated:
INTEGRATE WITH ADJACENT PARKS	Where a school facility is located adjacent to a municipal park, the site design will ensure that the school and park facilities are integrated for pedestrian movement between the two sites.
VEHICULAR SPACES	Vehicular spaces will be incorporated into the site design for buses to drop off or pick up students. Where day care facilities form part of the school complex, separate drop off spaces or parking spaces will be required.
BUILDING SETBACKS	School buildings including portables will be sufficiently set back from nearby residential uses to minimize potential adverse effects associated with the bulk, scale, layout or visual intrusion of the buildings.
SCREENING	Recreational facilities and activity areas will be buffered through setbacks and vegetative screening from nearby residential uses to reduce the adverse effects of noise.
FENCING	Perimeter fencing may be required adjacent to abutting residential uses to delineate the limit of the school site.
PARKING AREAS	Parking areas will be visually enhanced through landscaping measures and will be paved to prevent the raising of dust.
STORMWATER MANAGEMENT	On-site management of stormwater will be required.
LIGHTING	Lighting of the school, parking areas and recreational facilities will not adversely affect adjacent residential uses.

6.5.2.5 Mixed Institutional/Residential Developments

In recognition of the changing nature of institutional uses toward the provision of a range of social, educational, religious and related services, this Plan permits mixed institutional and residential land uses in low and medium density residential areas within Serviced Villages subject to the following criteria:

County of Oxford Official Plan

SPECIFIC ZONING

Proposals which would provide for both institutional and residential uses on the same site will be evaluated on a site specific basis and will require an amendment to the Zoning By-law.

DENSITY

Any residential use associated with a minor institutional use will conform to the policies of the underlying residential density designation.

EXISTING USES

Where an application is made to amend the Zoning By-law to provide for residential land uses in addition to an existing minor institutional use on a site in a Low Density Residential Area, the appropriate policies of Section 6.2.2.1, Infill Housing, will be satisfied prior to such zone change being approved by the Area Council.

RE-USE OF MINOR INSTITUTIONAL SITES

The Area Council will permit the re-use of minor institutional properties which become surplus by permitting their transition over time to uses in conformity with the underlying land use designation.

6.6 Parkland Policies

DESCRIPTION

This Plan recognizes the importance of open space and leisure facilities in providing recreation opportunities for *settlement* inhabitants to maintain a healthy physical environment and high quality of life. It is also important to identify whether a park is intended for primarily active or passive recreational functions for *settlement* residents.

The policies of this section are intended to augment those policies associated with the Environmental Protection and Open Space designations as identified in Section 3.2, and shown on the Land Use Schedules.

6.6.1 Classification

The following parkland classification system and policies shall be used to guide the acquisition of parkland and open space in rural *settlement* areas. This classification is based on a description of the park function. Such areas may be designated residential, commercial, industrial, open space or major institutional in the Serviced Village designation. Park land is also a permitted use in the Village and Rural Cluster designations. Park areas will be identified through appropriate zoning in the implementing Zoning By-Law:

COMMUNITY
PARKS

Community Parks support recreational activities which serve the Area Municipality and may provide secondary service to surrounding municipalities. Community Parks will provide a range of recreational uses including, but not limited to, major sportsfields, picnic areas, swimming pools, water activities and play facilities for children. Community Parks will be larger than 2.0 hectares (5 acres) in size and be appropriately configured for organized sports and recreation facilities. Community Parks will provide adequate on-site vehicular parking and will be designed with extensive street frontage.

NEIGHBOURHOOD
PARKS

Neighbourhood Parks are primarily designed to support both organized and spontaneous activities for residents. Neighbourhood Parks will provide sufficient area for enhancements for small-scale recreation activities such as playground equipment, basketball pads and tennis courts.

County of Oxford Official Plan

Neighbourhood Parks will typically be up to 2.0 hectares (5 acres) in size, will generally be centrally located to their service area, will have good bicycle and pedestrian access, and will be designed with extensive street frontage for visibility and safety. Where feasible and practical, Neighbourhood Parks will be established adjacent to a school.

6.6.2 Amendment Required

Given the importance of Community Parks to the quality of life for residents of the rural *settlements* and given the potential effects of these leisure facilities on surrounding uses. Area Council and County Council will require an amendment to the Official Plan in the Serviced Villages to:

NEW FACILITIES

Locate new Community park facilities. New Neighbourhood parks do not require an amendment to this Plan;

HIGHER LEVEL FACILITY

Alter the planned function of an existing park, for example to upgrade a Neighbourhood Park to a Community Park;

REMOVAL OF DESIGNATION

Remove the symbol for any existing park facility shown on Schedules B-2, B-3, E-2, E-3, N-2, S-2, Z-2, and Z-3.

6.6.3 Parkland Acquisition

Area Councils will acquire lands for use as parkland or leisure through all methods available to it including dedication, purchase, donation or bequest and expropriation:

PARKLAND DEDICATION

Area Council and County Council will, as a condition of subdivision, *development* or redevelopment of land for residential purposes, require that 5% of the land proposed for *development* be conveyed to the municipality for park or public leisure purposes, pursuant to the provisions of the Planning Act.

ALTERNATIVE REQUIREMENT

Alternatively, Area Council and County Council may require the dedication of parkland at a rate of one hectare (2.47 acres) for every 300 dwelling units proposed, as provided for under the Planning Act.

INDUSTRIAL, COMMERCIAL DEVELOPMENT

In the case of industrial or commercial *development*, Area Council and County Council may require that 2% of the land proposed for *development* be conveyed to the municipality for park or public leisure purposes, pursuant to the Planning Act.

County of Oxford Official Plan

CASH-IN-LIEU OF PARKLAND

Area Council may require cash-in-lieu of all or part of the required parkland dedication under the following circumstances:

- where the required land dedication fails to provide an area of suitable shape, size or location for development as public parkland, or
- where the required dedication of land would render the remainder of the site unsuitable or impractical for *development*, or
- where existing or proposed park and recreational facilities in the vicinity of the site are or will be, in the opinion of the Area Council, clearly adequate to serve the projected increase in population.

MIXED USE CONTRIBUTION

Where *development* incorporates a mix of uses, the parkland dedication requirements for each use are to be added together to determine the total land or cash-in-lieu contribution to be provided to the Area Municipality for park and public leisure purposes.

CONDITION OF DEDICATED LANDS

Land conveyed to the Area Municipality as part of the required parkland dedication will be expected to meet minimum standards for drainage, grading, and shape in accordance with the intended function and will satisfy the policies for the intended parkland function.

ACCEPTANCE OF RAVINES, WOODED AREAS

Land conveyed to the Area Municipality as part of the parkland dedication requirements will generally be flat, open land. However, in areas where the need for flat, open land is being met, lands containing features such as ravines, *woodlots* and other vegetation or variations in topography may be accepted as a portion of the required parkland contribution.

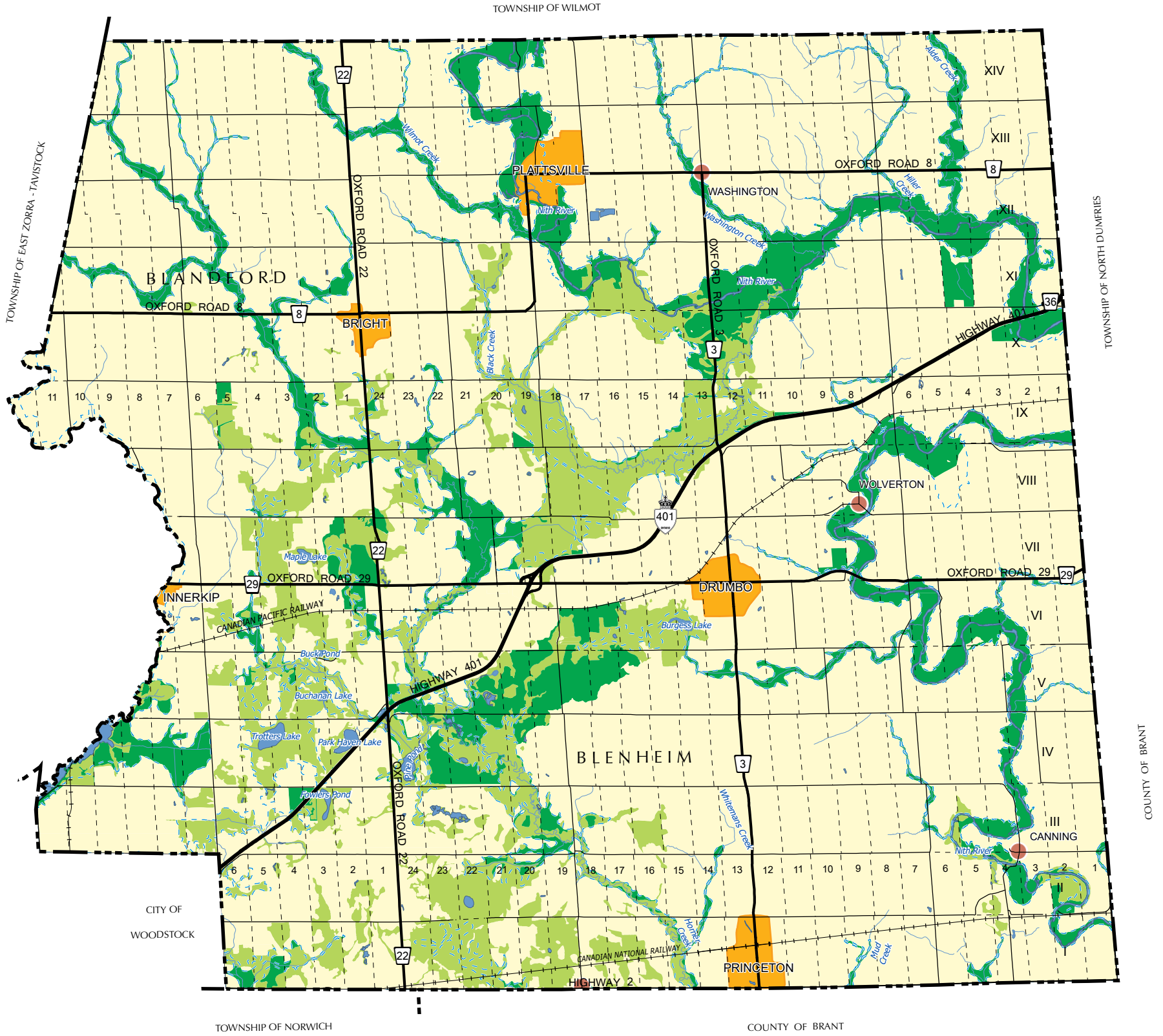
Lands which are constrained for *development* will not necessarily be accepted for parkland or leisure purposes.

LANDS IN EXCESS OF REQUIRED DEDICATION

Where required lands dedicated for parkland purposes are insufficient in size or shape for their intended function, the Area Council will consider acquisition of additional lands for park purposes.

SCHEDULE "B-1"
TOWNSHIP OF BLANDFORD-BLENHEIM
LAND USE PLAN

COUNTY OF OXFORD
OFFICIAL PLAN

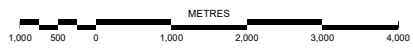


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BASE MAP LEGEND

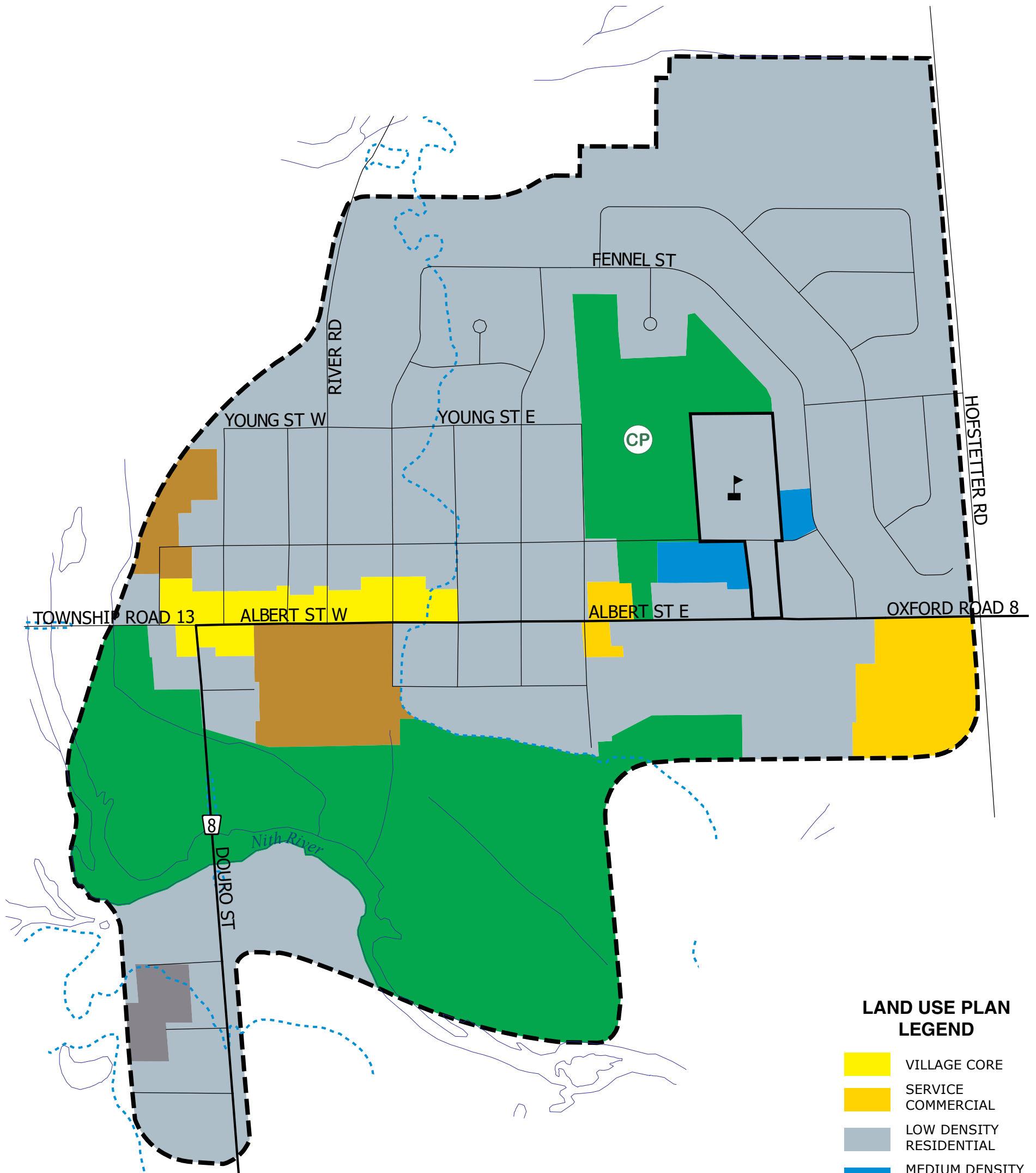
- MAJOR ROADS
- OTHER ROADS
- MUNICIPAL BOUNDARY
- WATERCOURSE
- LOT LINES

LAND USE PLAN LEGEND











- RURAL CLUSTER
- FLOODLINE
- AGRICULTURAL RESERVE
- SETTLEMENT
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FUTURE URBAN GROWTH

SCHEDULE "B-2"
VILLAGE OF PLATTSVILLE
LAND USE PLAN





COUNTY OF OXFORD
OFFICIAL PLAN



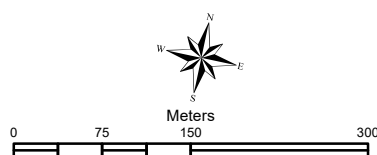
**LAND USE PLAN
 LEGEND**

-  VILLAGE CORE
-  SERVICE COMMERCIAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  INDUSTRIAL
-  MAJOR INSTITUTIONAL
-  OPEN SPACE
-  SCHOOL
-  COMMUNITY PARK
-  FLOOD LINE

**BASE MAP
 LEGEND**

-  MAJOR ROADS
-  OTHER ROADS
-  WATERCOURSE
-  SETTLEMENT BOUNDARY

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 COUNTY COUNCIL APPROVAL: JANUARY 12, 2022



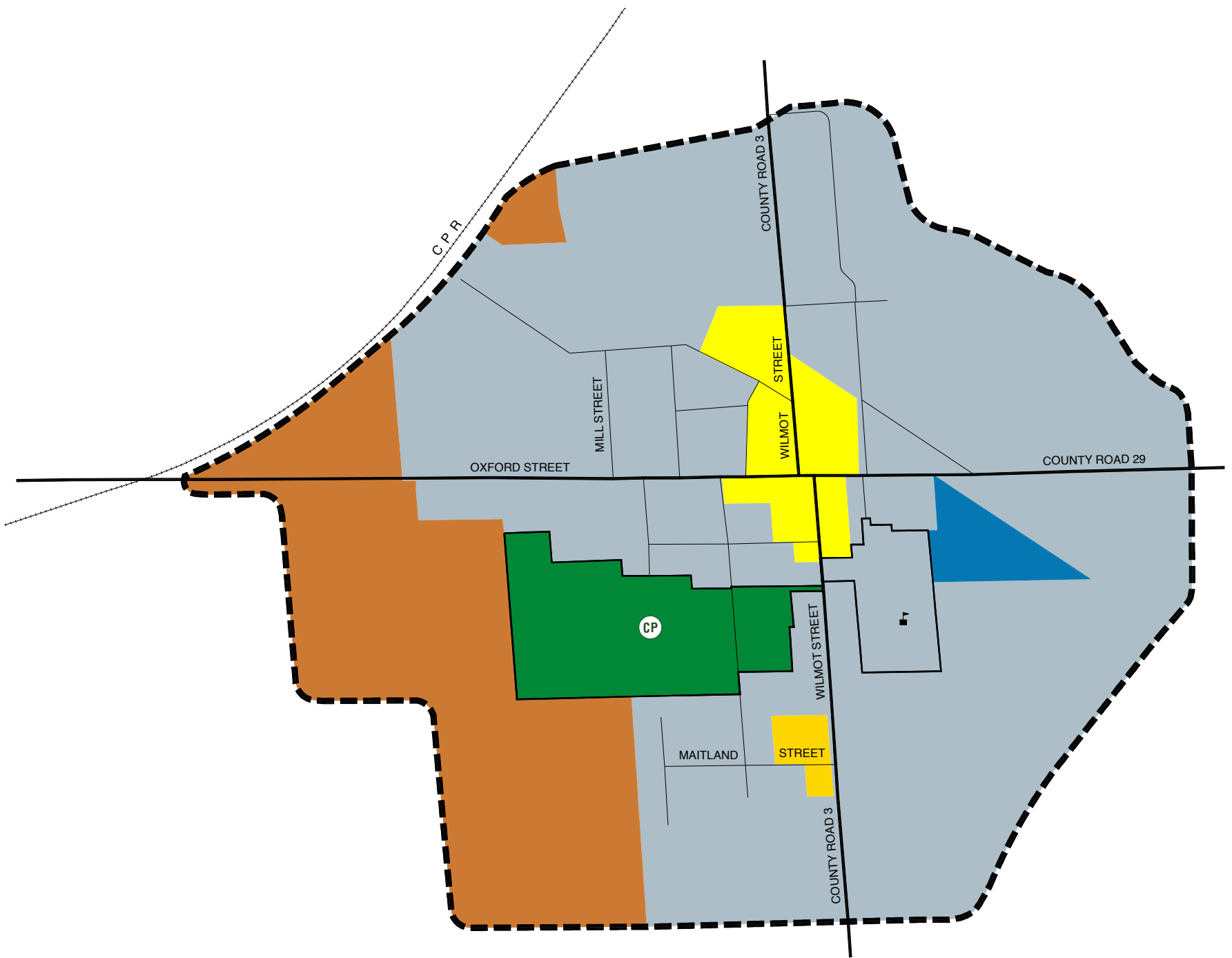
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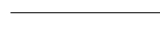
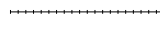

**VILLAGE OF DRUMBO
LAND USE PLAN
COUNTY OF OXFORD
OFFICIAL PLAN**











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BASE MAP LEGEND

-  SETTLEMENT BOUNDARY
-  MAJOR ROADS
-  OTHER ROADS
-  RAILWAY
-  WATERCOURSE

LAND USE PLAN LEGEND

-  VILLAGE CORE
-  SERVICE COMMERCIAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  INDUSTRIAL
-  OPEN SPACE
-  SCHOOL
-  COMMUNITY PARK

COUNTY COUNCIL APPROVAL: APRIL 28, 2004



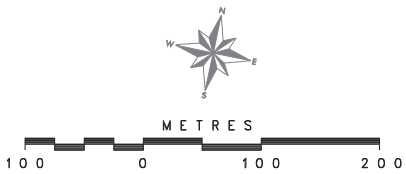
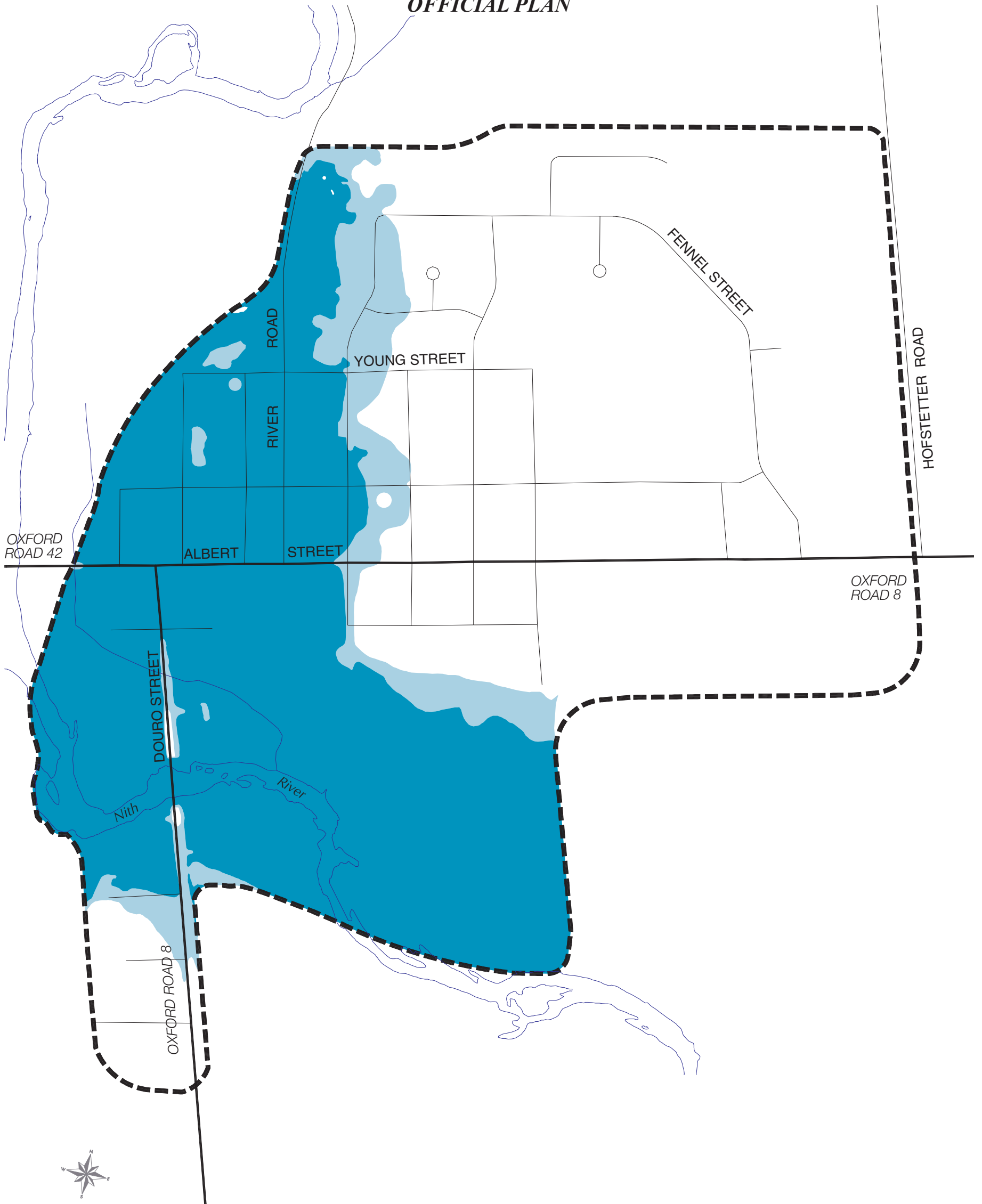
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SCHEDULE "B-4"

**VILLAGE OF PLATTSVILLE
TWO-ZONE FLOOD**

**COUNTY OF OXFORD
OFFICIAL PLAN**







COUNTY COUNCIL APPROVAL: DECEMBER 10, 2008
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BASE MAP LEGEND

-  SETTLEMENT BOUNDARY
-  MAJOR ROADS
-  OTHER ROADS
-  WATERCOURSE

TWO-ZONE FLOOD LEGEND

-  FLOODWAY
-  FLOOD FRINGE