

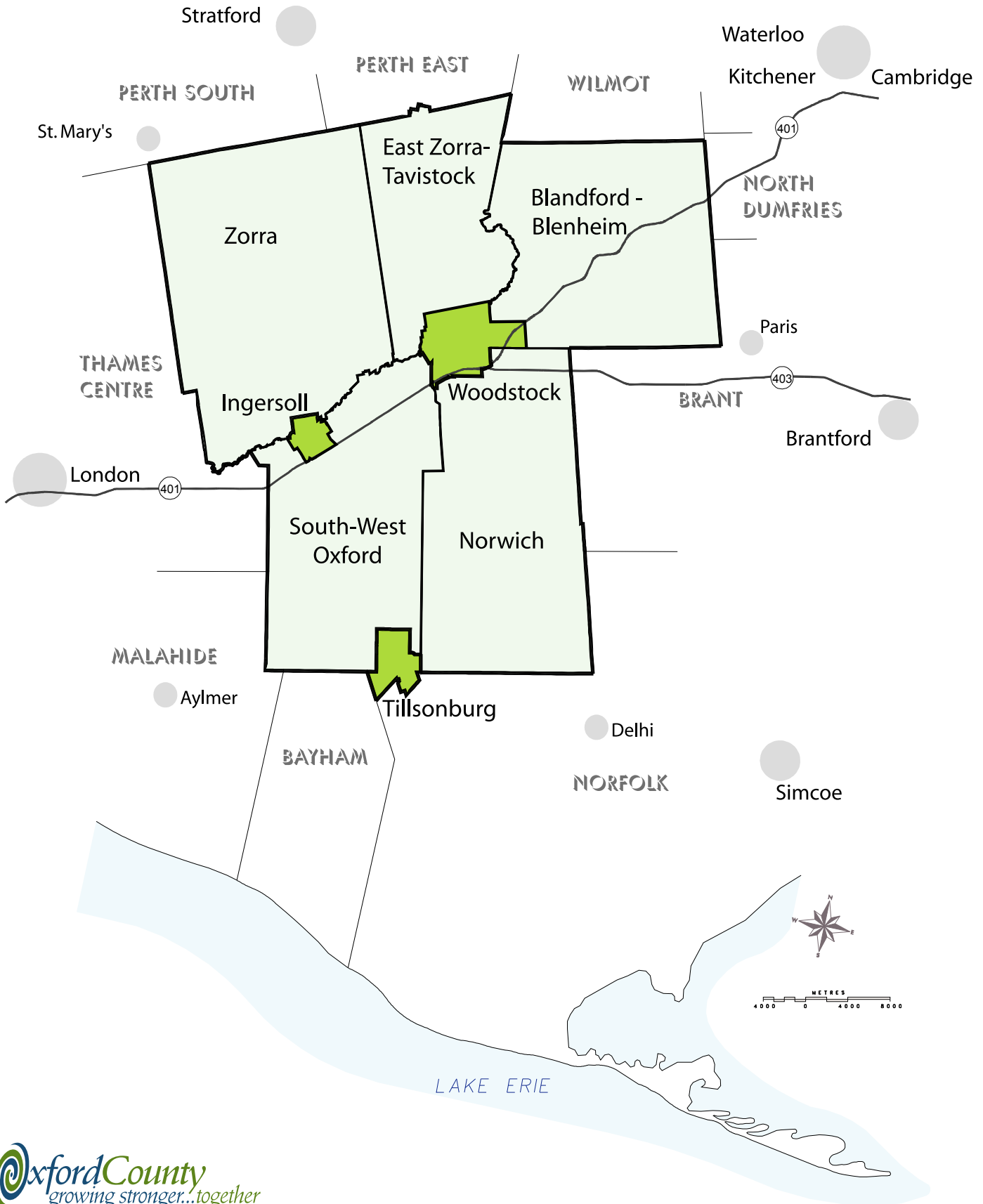
1.1 Political and Geographic Context

The County of Oxford, located in southwestern Ontario, is composed of eight area municipalities covering an area of 2,028 square kilometres (783 square miles). The County is part of a broader economic region that includes the City of London and the urban municipalities within the Region of Waterloo, with the result that residents of Oxford County have strong employment and leisure ties to these nearby centres.

The County is primarily recognized by its three large urban centres. The City of Woodstock is a focal point for employment, commerce, recreation and administration in the County. The Town of Tillsonburg fulfills similar roles for southern Oxford and portions of Elgin and Norfolk Counties. The Town of Ingersoll is a major centre of employment and commerce. The rural municipalities are known for agriculture and aggregate extraction. Rural *settlements* provide residential opportunities, population related services and employment functions on a smaller scale. Figure 1 shows the County of Oxford and its constituent area municipalities in the context of neighbouring municipalities and nearby urban centres.

FIGURE 1

COUNTY OF OXFORD



1.2 Planning Responsibilities and Purpose of this Plan

This document constitutes the Official Plan of the County of Oxford. The Plan repeals and replaces the Official Plan of the Oxford Planning Area as adopted by County Council and approved by the Province in 1979.

The Planning Act, Revised Statutes of Ontario, 1990, as amended indicates that an Official Plan:

"shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality ... and may contain a description of the measures and procedures proposed to attain the objectives of the Plan ..." (Section 16)

The Planning Act, as amended, requires County Council to prepare an Official Plan for the whole of the County. Under the provisions of this Act, the County is responsible for the preparation of Official Plan policies and for the appraisal of any proposed amendments.

The Province of Ontario through the provisions of the Planning Act and Provincial policies issued pursuant to this legislation has articulated matters of Provincial interest which must be addressed in municipal planning documents.

This Plan contains policies adopted by the Council of the County of Oxford to guide and manage the extent, pattern and type of *settlement* and the use of land and resources desired to maintain and improve the quality of the environment and the quality of life for County residents and to address matters of Provincial interest. This Plan has been developed through significant public involvement and agency consultation and reflects the collective view of the people of the County of Oxford with respect to the future *development* of the County's land and resource base. This Plan is deemed to be consistent with Provincial policy. The policies contained herein establish the land use priorities to be followed in instances where there is conflict between Provincial interests, except where a *Provincial Plan* takes precedence.

1.3 Organization of the Plan

This Official Plan is divided into four major components. The first component, consisting of Chapter 2, the County Development Strategy, establishes the fundamental planning principles and directions upon which all County-wide and locally specific policies are based.

The second component, consisting of Chapter 3, Natural and Cultural Resource Management Policies, Chapter 4, Growth Management Strategy and Chapter 5, Functional Support Elements, represents County-wide policies. These policies relate to the County's legislative responsibilities as well as issues that affect the well-being of more than one municipality and matters of concern to all levels of municipal government.

The third component of this Plan as outlined in Chapters 6 through 9 are Land Use Policies for *settlements* within the County. These policies provide detailed guidance for the physical development of the identified *settlements* and were established in consultation with local area municipalities. Local policies and land use plans incorporated within the Official Plan conform with and are complementary to the broad County-wide objectives and policies and are consistent with the Provincial Policy Statements.

The final component of this Plan, Chapter 10, Implementation Measures, describes a number of planning tools to be used to implement the policies of this Plan, the means of ensuring public consultation and continuing public involvement as well as measures to monitor the policies of this Plan so as to maintain their relevance.

1.4 Time Frames of the Plan

The policies of this Plan address various time frames. The designation of land for *settlement* and employment is based on accommodating anticipated population and employment growth to the year 2028 with a margin of surplus to ensure effective competition in the land market. Additional land is designated for Future Urban Growth to identify lands which may be required for *settlement* or employment purposes both during and after the planning period.

Policies for the protection and enhancement of natural resources and the natural environment and the policies relating to *infrastructure* improvements have no specific time frames. This Plan identifies major *infrastructure* improvements which may occur both during and beyond the planning period (2028). It is the intent of this Plan that significant natural features will be maintained in a natural state for future generations and that natural resources will be protected to provide for their current and future utilization.

1.5 Interpretation

It is the intent of County Council that this entire document, including the definitions that are highlighted in *italics* throughout the Plan and listed in Section 1.6, the tables and the attached schedules will constitute the Official Plan for the County of Oxford. The re-numbering of and/or corrections to cross-references for tables and section numbers in the text and the revision of schedules to reflect approved municipal boundary adjustments may be undertaken without amendment to this Plan. Figures and graphics incorporated within the Plan and the Appendices to the Plan are intended to be illustrative and are provided for information purposes only and are not legally part of the Plan unless otherwise stated. Revisions to figures, graphics or appendices may be undertaken without the need for an Official Plan amendment. The following guidelines are provided for the interpretation of the policies and schedules of this Plan:

CONFORMITY

The policies contained in this Plan are intended to provide a statement of the intentions of County Council and the Area Councils.

All policies of this Plan must be considered together to determine conformity. Individual policies should not be read or interpreted in isolation. Schedules are to be interpreted in conjunction with the associated text of this Plan. If clarification of any policy is necessary, reference should be made first to the County Development Strategy or Municipal Development Strategy and then to the Strategic Approach and preambles to the particular policy section in question.

Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation may be made by the County after hearing all interested parties including the Area Municipality. Where such interpretation is not accepted, application to the Courts or other body having jurisdiction for judicial interpretation may be made.

*LAND USE
DESIGNATIONS*

The designations identified on the Schedules to this Plan are intended to show general use areas, the boundaries of which are subject to minor variation without amendment to this Plan, except in the case of designations established by fixed boundaries such as roads, hydro corridors, watercourses, parkways or railways or where specifically fixed by a corresponding policy in the Plan.

County of Oxford Official Plan

Given the generalized boundaries of environmental features and resources such as wetlands, areas of natural and scientific interest, mineral aggregate resources, significant *woodlands*, well head protection areas and vulnerable aquifers and any corresponding land use designation shown on the land use schedules of this Plan, it may be necessary to more precisely interpret the boundaries prior to the approval of *development* applications within or adjacent to these lands. Where interpretation of the limits of any such feature or resource is called into question, the County may specify the nature and extent of information required to define or interpret such limits. The final interpretation of the limits of any such feature or resource will be undertaken and/or approved by the County, the agency or the Ministry responsible for identifying the resource. It is intended the corresponding land use designation will only apply to the area defined as the environmental feature or resource.

SYMBOLS

Symbols are not intended to represent the geographic extent of the corresponding designation. They appear on the Schedules to illustrate the approximate location of Rural Clusters and other features such as neighbourhood parks and schools. Amendments to this Plan will not be required to change the general location of such symbols provided the general intent of the Plan is maintained.

TRANSPORTATION/ LEISURE/SCHOOL FACILITIES

The location of proposed roads, parks and school facilities shown on the Schedules to this Plan are to be considered as approximate only. Minor changes to alignments or location as well as intersection improvements may take place without amendment to this Plan. In determining whether an Official Plan amendment is required, the County will have regard to the extent of the change, the impact of the change and the intent of the existing policies.

FIGURES

It is intended that all figures and quantities contained within this Plan be considered as approximate except where a corresponding policy in this Plan specifically indicates that the figures and quantities are intended to be absolute. Amendments to this Plan will not be required to permit any reasonable deviation from any of the figures or quantities provided the general intent of the Plan is maintained.

PERMITTED USES

Unless otherwise stated by a corresponding policy in this Plan, where lists or examples of permitted uses are provided related to specific land use designations, such permitted uses are intended to represent the general nature and type of activities intended. Uses which are similar in nature and which conform to the intent and objectives of the policy area may be permitted uses in the implementing zoning by-law.

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AGENCIES AND LEGISLATION

It is intended that where the policies of this Plan refer to specific governmental or non-governmental agencies or to Federal or Provincial legislation that such policies are deemed to also refer to any agency or legislation which is a successor thereto.

DELEGATION OF AUTHORITY

It is intended that where the policies of this Plan refer to County Council, Area Council, the County Land Division Committee or a Committee of Adjustment, such policies are deemed to also refer to any committee or appointed officer which has been delegated a decision-making authority in accordance with the requirements of the Planning Act.

1.6 Definitions

Italicized terms used throughout this Plan are defined in this section. Where a term is italicized, but is not defined in this section, it shall have the same meaning as the definition for that term in the 2014 Provincial Policy Statement

AMENDMENT No. 197

ADJACENT LANDS

Adjacent lands means those lands, contiguous to a specific natural heritage feature or area, where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* for the purposes of this Plan will be that setback area established by the County in consultation with the Province and natural resource management agencies.

AFFORDABLE HOUSING

Affordable housing means housing which would have a market price or rent that would be affordable to those households with incomes of 60 percent of median income, or lower, as reported by Statistics Canada for Oxford County, whereby:

- Affordable rental housing is a dwelling unit where monthly rental costs (excluding utilities) do not exceed 30 percent of the tenant gross monthly household income; and
- Affordable ownership housing is a dwelling unit where monthly housing expenses (including mortgage principle, interest and property tax but excluding insurance or utilities expense) do not exceed 30 percent of gross monthly household income.

ALTERNATIVE AND/OR RENEWABLE ENERGY SYSTEMS

AMENDMENT No. 139

Alternative energy systems mean sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems

AMENDMENT No. 139

Renewable energy systems mean the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

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BEST MANAGEMENT PRACTICES

Best Management Practices (BMPs) refer to techniques, facilities and structures designed to protect or improve the natural environment during land *development* or *site alteration* activities and to mitigate the effects of various land uses. BMPs are implemented during the initiation and/or operation of a number of activities such as agriculture, *development* servicing, aggregate extraction, *woodland* management, retrofitting activities and water taking.

Examples of BMP's include, but are not limited to, land use restrictions, source controls of pollutants, stormwater management ponds, grassed swales, underground storage facilities, *woodland* management, soil erosion control, crop rotation, tree windbreaks and natural fence rows.

BIOMASS ENERGY SYSTEM

Biomass energy system means a renewable electrical generation facility using renewable biomass resources and/or waste products that produces electrical power and/or heat for needs of a user or to feed into the transmission or local distribution grid. A biomass energy system includes all components, supporting infrastructure, and outbuildings. A biomass energy system shall not include an on-farm biogas energy system.

AMENDMENT No. 139

BROWNFIELD SITES

Brownfield sites mean undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

CENTRALIZED WASTE WATER OR WATER SUPPLY FACILITY

A centralized waste water or water supply facility means an existing county-owned waste water treatment or water supply facility servicing all or a significant portion of a Large Urban Centre, Serviced Village or Village.

CLASS I INDUSTRIAL FACILITY

A Class I Industrial Facility means a place of business for a small scale, self contained plant or building which produces/stores a product that is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

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CLASS II INDUSTRIAL FACILITY

A Class II Industrial Facility means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

CLASS III INDUSTRIAL FACILITY

A Class III Industrial Facility means a place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

COMMUNAL WASTE WATER OR WATER SUPPLY FACILITY

A communal waste water or water supply facility is a small scale sewage works or water works servicing more than five units which is not a *centralized waste water or water supply facility*.

COMMUNITY IMPROVEMENT PROJECT AREA

A community improvement project area is a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

COMPREHENSIVE REVIEW

A comprehensive review means a review of the County of Oxford Official Plan in accordance with the definition provided in the Provincial Policy Statement, 2005, as amended.

COTTAGE INDUSTRY

Cottage industry means a small-scale business conducted by a resident entirely within the confines of his or her own dwelling or accessory building, and may involve professional services, repairs, trades and the packaging, storage, distribution and assembly of finished products or parts from previously prepared materials. The business activity must be clearly secondary to the residential use of the property.

CUMULATIVE IMPACT

Cumulative impact means the combined environmental effects or potential environmental effects of one or more *development* or *site alteration* activities, including natural resource utilization or extraction, in a defined area over a particular time period. *Cumulative impacts* may occur simultaneously, sequentially, or in an interactive manner.

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DESIGNATED GROWTH AREAS	Designated growth areas means lands within a <i>settlement</i> designated in this plan for growth over the long-term planning horizon, but which have not yet been fully developed.
DEVELOPMENT	Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the <u>Planning Act</u> ; but does not include activities that create or maintain <i>infrastructure</i> authorized under an environmental assessment process; or works subject to the <u>Drainage Act</u> .
ECOLOGICAL FUNCTIONS	Ecological functions mean the natural processes, products or service that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.
EMPLOYMENT AREA	An employment area means an area of land designated in this Plan for a cluster of industrial activities, including, but not limited to manufacturing, warehousing, offices and associated retail and ancillary facilities.
ENDANGERED SPECIES	Endangered species means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources species at risk list, as updated and amended from time to time.
EROSION HAZARD LIMIT	The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.
EXISTING USE	Existing use means a land use or activity that was established prior to and existed as of December 13, 1995, the date of adoption of the County of Oxford Official Plan by County Council.
FARM UNIT	A Farm Unit means the composite of all parcels operated as a farm, the principal farm residence, any accessory residences, <i>woodlands</i> , barns and other structures necessary to support agricultural and ancillary uses.
FLOOD FRINGE	The flood fringe is the portion of the outer flood plain between the limits of the floodway as established by the Conservation Authority with jurisdiction and the Regulatory Floodline establishing the limits of the flood plain. Flood depth and velocity is generally less severe in this portion of the flood plain.

County of Oxford Official Plan

FLOODWAY

In a two-zone flood plain delineation, the floodway is the contiguous inner portion of the flood plain representing that area, where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage and/or that area of the flood plain required for the safe passage of flood flows. In all circumstances the floodway will be approved by the Conservation Authority with jurisdiction based on depth or a combination of depth and velocity parameters.

GARDEN SUITE

A garden suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

GROSS LEASABLE COMMERCIAL FLOOR AREA

Gross leasable commercial floor area means the area in which tenants pay rent for what are commonly referred to as stalls and which is exclusive to tenant occupancy including basement, mezzanines and upper floors, measured from the centre line of joint partitions, and from outside wall faces. It includes department stores, service retail stores, restaurants, cocktail bars, banks and other financial establishments, barbers, beauty salons, cleaners, art studios, liquor and beer stores and travel agencies and other uses not specifically excluded below. It excludes service stations, auto centres, banquet halls, hotels, motels, residential, outside garden centre displays, bowling alleys, libraries, car washes, any public assembly area, parking area, malls, sidewalks, landscaped areas, private and public washrooms, truck and service facilities, loading and unloading areas, halls, boiler rooms, mechanical and electrical storage areas, and employee rest rooms.

HAZARDOUS SUBSTANCES

Hazardous substances means substances which individually, or in combination with other substances, are normally considered to pose a danger to or threat to public health, safety and to the environment. These substances generally include a wide range of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

County of Oxford Official Plan

HERITAGE RESOURCES

Heritage resources are categorized as built heritage resources or cultural heritage landscapes.

Built heritage resources means one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

Cultural heritage landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It involves a grouping(s) of individual heritage features such as structures, spaces, archeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

INFRASTRUCTURE

Infrastructure means physical structures (facilities and corridors) that form the foundation for *development*. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, communications/telecommunications, electric power transmission, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INTENSIFICATION

Intensification means the *development* of a property, site or area at a higher density than currently exists through:

- a) the creation of new units, uses or lots on previously developed land in existing *settlement* areas, including the reuse of *brownfield sites*;
- b) the *development* of vacant and/or underutilized lots within previously developed areas;
- c) *infill development*; and
- d) the expansion or conversion of existing buildings.

MINIMUM DISTANCE SEPARATION FORMULAE (MDS I AND MDS II)

Minimum Distance Separation Formulae means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

NAMEPLATE GENERATING CAPACITY

Nameplate generating capacity, means, with respect to a generation facility, the total of the design electricity generating capacities of all the generating units in the facility.

AMENDMENT No. 139

County of Oxford Official Plan

NATURAL HERITAGE FEATURES AND AREAS

Natural heritage features and areas means features and areas, including *significant wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Amendment No. 205

NEGATIVE IMPACT/NEGATIVE EFFECT

Negative impacts/negative effects means:

- a) in regard to water, degradation to the *quality or quantity of water, sensitive surface water features, sensitive groundwater features* and their related *hydrologic functions*, due to single, multiple or successive *development or site alterations*;
- b) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with appropriate authorities, it has been authorized under the Fisheries Act; and
- c) in regard to other *natural heritage features and areas*, degradation that threatens the health or integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development or site alteration* activities.

Amendment No. 205

NET ENVIRONMENTAL GAIN

Net environmental gain means a relative increase in natural heritage features, areas or systems resulting from new *development, site alteration* or new land uses or natural resource extraction rehabilitation over the long term. Net environmental gain will be measured by biological and genetic diversity and ecological function within a geographic area or ecosystem. Net environmental gain will be determined by comparing the state of the local environment at a base year prior to *development, site alteration*, or rehabilitation to the long term expected results of measures taken to protect and enhance the environment. The concept of net environmental gain does not mean that there will be no changes to the state of the environment or tolerance for unavoidable loss on a project by project basis.

NET RESIDENTIAL DENSITY

Net residential density means the number of housing units per hectare of residentially designated land, exclusive of lands required for open space, environmentally sensitive areas and transportation and servicing *infrastructure*, including storm water management.

PROVINCIAL PLAN

Provincial Plan means a plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.

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PUBLIC SERVICES

Public services means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public services do not include infrastructure.

REGULATED FARMS

Regulated farm means a farm unit that is regulated under the Nutrient Management Act, 2002, as amended and its regulations or a municipal Nutrient Management By-Law.

RESIDENTIAL INTENSIFICATION

Residential intensification means the *intensification* of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) the creation of new units, uses or lots on previously developed land in existing *settlement* areas, including the redevelopment of *brownfield sites*;
- b) the *development* of vacant and underutilized lots;
- c) *infill development*;
- d) the conversion or expansion of existing industrial, commercial or institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

SENSITIVE LAND USES

Sensitive land uses means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. Sensitive land uses may be part of the natural or built environment. These uses include, but are not limited to, residential development, seasonal residential development, institutional uses such as hospitals, nursing homes, retirement homes, schools and day-care centres, and active open space and recreational uses deemed to be sensitive by the Council of the area municipality in which such open space or recreational use is located.

Amendment No. 205

SETTLEMENT

Settlement means the area where *development* is concentrated and a variety of land uses may be present. Settlements only include designated Rural Clusters, Villages, Serviced Villages, and Large Urban Centres.

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SIGNIFICANT

Significant means:

- a) in regard to *wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history, functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These features are to be identified based on criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to *valleylands* and *wildlife habitat*, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*. These features are to be identified based on criteria for determining significance recommended by the Province or municipal approaches that achieve or exceed the same objective; and
- d) in regard to cultural heritage and archeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. These features are to be identified based on criteria for determining significance recommended by the Province or municipal approaches that achieve or exceed the same objective.

Amendment No. 205

SITE ALTERATION

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

SOLAR ENERGY SYSTEM

Solar energy system means a renewable electrical generation facility that produces power from the sun using photovoltaic technology to provide all, or a portion of, the electrical power needs for a user or to feed into the transmission or local distribution grid. A solar energy system includes all arrays, supporting infrastructure, and outbuildings.

AMENDMENT No. 139

County of Oxford Official Plan

SURFACE WATER FEATURE

Surface water features refer to water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

THREATENED SPECIES

Threatened species means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

VALLEYLANDS

Valleylands means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

WETLANDS

Wetlands means any lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

WILDLIFE HABITAT

Wildlife habitat means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

WOODLANDS

Woodlands shall have the same meaning as contained in the County of Oxford Woodlands Conservation By-Law, as amended and shall include treed areas, woodlots or forested areas.