

COUNTY OF OXFORD OFFICIAL PLAN

CHAPTER 1

INTRODUCTION

TABLE OF CONTENTS

SECTION	PAGE
1.1 Political and Geographic Context	1.1-1
1.2 Planning Responsibilities and Purpose of this Plan	1.2-1
1.3 Organization of the Plan	1.3-1
1.4 Time Frames of the Plan	1.4-1
1.5 Interpretation	1.5-1
1.6 Definitions	1.6-1

COUNTY OF OXFORD OFFICIAL PLAN

CHAPTER 2
COUNTY DEVELOPMENT STRATEGY
TABLE OF CONTENTS

SECTION	PAGE
2.1 Planning Principles	2.1-1
2.1.1 Growth Management	2.1-1
2.1.2 Environment and Culture	2.1-4
2.1.3 Protect Agriculture and Rural Natural Resources	2.1-6
2.1.4 Economic Competitiveness and Prosperity	2.1-7
2.1.5 Responsible Water and Waste Management.....	2.1-9
2.1.6 Transportation Systems and Corridors	2.1-10
2.1.7 Public Participation	2.1-12
2.1.8 Monitoring	2.1-12
2.1.9 Coordination	2.1-13

CHAPTER 3

NATURAL AND CULTURAL RESOURCE MANAGEMENT POLICIES

TABLE OF CONTENTS

SECTION	PAGE
3.1 Agricultural Land Resource	3.1-1
3.1.1 Goal for Agricultural Policies	3.1-2
3.1.2 Strategic Approach	3.1-2
3.1.3 Land Use Designation and Mapping	3.1-3
3.1.4 Policies for Agricultural Uses in the Agricultural Reserve	3.1-3
3.1.4.1 Permitted Uses	3.1-3
3.1.4.1.1 Home Occupations	3.1-4
3.1.4.1.2 Small Scale Alternative and/or Renewable Energy Systems	3.1-5
3.1.4.1.3 Special Policies	3.1-5
3.1.4.2 New or Expanding Livestock or Poultry Operations.....	3.1-8
3.1.4.3 Existing Under-Sized Agricultural Parcels.....	3.1-9
3.1.4.3.1 Development Criteria for Existing Undersized Agricultural Parcels	3.1-10
3.1.4.4 Severances for Farming Purposes.....	3.1-11
3.1.4.4.1 Farm Consolidation	3.1-12
3.1.4.4.2 Creation of Farm Parcels	3.1-13
3.1.4.4.3 Conditions for Agricultural Consents.....	3.1-14
3.1.4.4.4 Easements, Rights-of-Way, Correction of Title and Boundary Adjustments	3.1-15
3.1.4.4.5 Special Policies	3.1-15
3.1.4.5 Policies for Farm Residential.....	3.1-17
3.1.4.5.1 Development Criteria for Farm Residential Uses	3.1-18
3.1.4.5.2 Surplus Farm Residences.....	3.1-19
3.1.4.6 Agricultural Commercial and Agricultural Industrial Activities	3.1-19
3.1.4.6.1 Development Criteria for Agricultural Commercial or Agricultural Industrial Uses	3.1-20
3.1.4.6.2 Special Policies	3.1-22
3.1.5 Policies for Non-Agricultural Uses in the Agricultural Reserve	3.1-25
3.1.5.1 Commercial/Industrial and Institutional Uses	3.1-25
3.1.5.1.1 Special Policies	3.1-27
3.1.5.2 Recreational Uses	3.1-33
3.1.5.2.1 Accessory Residences	3.1-34
3.1.5.2.2 Special Policies	3.1-34
3.1.5.3 Infrastructure and Public Works Yards.....	3.1-35

COUNTY OF OXFORD OFFICIAL PLAN

3.1.5.4	Rural Residential Uses	3.1-35
3.1.5.4.1	Redevelopment for Agricultural Uses	3.1-36
3.1.5.4.2	Process for Evaluating Non-Farm Rural Residential Development	3.1-37
3.1.5.4.3	Step 1: Consents for Easements, Rights-of-Way, Correction of Title and Boundary Adjustments	3.1-39
3.1.5.4.4	Step 2: Policies Prohibiting Non-Farm Rural Residential Development	3.1-39
3.1.5.4.5	Step 3: Application of the Point System.....	3.1-41
3.1.5.4.6	Step 4: General Policies.....	3.1-47
3.1.5.4.7	Special Policies	3.1-49
3.1.5.5	Alternative and/or Renewable Energy Systems.....	3.1-50
3.1.5.5.1	Small Scale Alternative and/or Renewable Energy Systems	3.1-50
3.1.5.5.2	Larger Scale Alternative and/or Renewable Energy Systems.....	3.1-55
3.1.5.5.3	Larger Scale Solar Energy Systems	3.1-59
3.1.5.5.4	Larger Scale On-Farm Biogas Energy Systems	3.1-60
3.1.6	Official Plan Amendments in the Agricultural Reserve.....	3.1-61
3.2	Environmental Resource Policies	3.2-1
3.2.1	Strategic Approach	3.2-1
3.2.2	Goals for Environmental Resource Policies	3.2-2
3.2.3	Natural Heritage System	3.2-4
3.2.3.1	Natural Heritage System Components.....	3.2-4
3.2.3.2	Building the Natural Heritage System	3.2-6
3.2.3.3	Natural Heritage System Implementation Measures	3.2-7
3.2.4	Environmental Protection Plan	3.2-8
3.2.4.1	Description and Criteria for Designation of Environmental Protection Areas.....	3.2-8
3.2.4.1.1	Permitted Uses Within and Adjacent to Environmental Protection Areas.....	3.2-9
3.2.4.1.2	Prohibited Uses Within Environmental Protection Areas.....	3.2-11
3.2.4.2	Development Review Policies for Environmental Protection Areas.....	3.2-11
3.2.4.2.1	Significant Wetlands	3.2-12
3.2.4.2.2	Significant Wildlife Habitats	3.2-13
3.2.4.2.3	Fish Habitat	3.2-14
3.2.4.2.4	Significant Valleylands	3.2-15
3.2.4.2.5	Significant Woodlands.....	3.2-16
3.2.4.2.6	Significant Life Science Areas of Natural and Scientific Interest	3.2-16
3.2.4.2.7	Locally Significant Natural Heritage Features	3.2-17
3.2.4.3	Special Policy Areas	3.2-18
3.2.4.3.1	Brick Wetlands, City of Woodstock	3.2.18
3.2.4.3.2	Part Lot 26, Concession 3 (Dereham Township of South-West Oxford	3.2-20

COUNTY OF OXFORD OFFICIAL PLAN

3.2.5	Open Space Area	3.2-21
3.2.5.1	Description and Criteria for Designation of Open Space Areas	3.2-21
3.2.5.1.1	Permitted Uses in Open Space Areas	3.2-21
3.2.5.2	Development Review Policies for Open Space Areas	3.2-23
3.2.5.2.1	Earth Science Areas of Natural and Scientific Interest (ANSI)	3.2-25
3.2.5.3	Special Policy Areas	3.2-26
3.2.5.3.1	Part Lot 36, Concession 12 (East Nissouri) Township of Zorra	3.2-26
3.2.5.3.2	West Side Oxford Road 4, North of Township Road 3, Pt Lot 13, Con 3 (Blandford) City of Woodstock	3.2-27
3.2.5.3.3	Parts 1, 2 & 3, Reference Plan 41R-8475 Town of Ingersoll	3.2-27
3.2.5.3.4	Lots 6, 6A, 7, 7A, 8 & 8A, Plan 279.....	3.7-27
3.2.6	Environmental Impact Studies	3.2-28
3.2.6.1	Adjacent Lands	3.2-28
3.2.6.2	Circumstances Where an Environmental Impact Study May be Waived.....	3.2-28
3.2.6.3	Environmental Impact Study Requirements.....	3.2-30
3.2.6.4	Protection Measures	3.2-31
3.2.6.5	Environmental Impact Study Review and Interpretation	3.2-32
3.2.7	General Policies for Environmental Resource Protection	3.2-32
3.2.7.1	Locally Important Environmental Features.....	3.2-33
3.2.7.1.1	Non Provincially Significant and Unevaluated Wetlands	3.2-34
3.2.7.1.2	Woodlands and Trees	3.2-34
3.2.7.1.3	Locally Important Habitat Areas	3.2-36
3.2.7.2	Water Quality and Quantity	3.2-36
3.2.7.2.1	Watershed & Subwatershed Planning	3.2-37
3.2.7.2.2	Stormwater Management Policies	3.2-39
3.2.7.2.3	Water Quality	3.2-41
3.2.7.2.4	Water Quantity	3.2-47
3.2.7.2.5	New Municipal Supply Wells	3.2-49
3.2.7.3	Soil Preservation	3.2-50
3.2.7.3.1	Development Review Policies for Soil Preservation	3.2-50
3.2.7.3.2	Topsoil and Peat Extraction	3.2-51
3.2.7.4	Energy Efficiency and Air Quality	3.2-53
3.2.8	Environmental Constraints	3.2-57
3.2.8.1	Flood Plains	3.2-58
3.2.8.1.1	One Zone Flood Plain Policies.....	3.2-60
3.2.8.1.2	Two Zone Flood Plain Policies.....	3.2-62
3.2.8.1.3	Special Policy Areas	3.2-64
3.2.8.2	Erosion Hazard and Unstable Soils	3.2-65
3.2.8.2.1	Erosion Hazard	3.2-66
3.2.8.2.2	Unstable Soils	3.2-68

COUNTY OF OXFORD OFFICIAL PLAN

3.3	Cultural Resource Policies	3.3-1
3.3.1	Goals for Cultural Resource Policies	3.3-1
3.3.2	Heritage Resources	3.3-1
3.3.2.1	Municipally-Sponsored Preservation Initiatives.....	3.3-2
3.3.2.2	Historic Buildings, Sites and Heritage Conservation Districts.....	3.3-3
3.3.2.3	Development Policies	3.3-4
3.3.2.4	Archaeological Sites	3.3-5
3.3.3	Human-made Constraints	3.3-6
3.3.3.1	Noise, Vibration and Safety	3.3-7
3.3.3.1.1	Feasibility Assessment and Detailed Noise and Vibration Study Requirements	3.3-11
3.3.3.2	Site of Potential Environmental Contamination.....	3.3-13
3.3.3.3	Former Waste Disposal Sites.....	3.3-16
3.3.3.4	Improperly Rehabilitated Oil and Gas Well Sites	3.3-18
3.4	Resource Extraction Policies	3.4-1
3.4.1	Mineral Aggregate Resource	3.4-1
3.4.1.1	Strategic Initiatives and Objectives	3.4-2
3.4.1.2	Land Use Designations and Mapping	3.4-5
3.4.1.3	Mineral Aggregate Resource Extraction Policies.....	3.4-6
3.4.1.3.1	Uses Permitted and Prohibited	3.4-6
3.4.1.3.1.1	Quarry Area	3.4-6
3.4.1.3.1.2	Sand and Gravel Resource Extraction.....	3.4-7
3.4.1.3.1.3	Prohibited Uses	3.4-8
3.4.1.3.1.4	General Use and Zoning	3.4-8
3.4.1.3.2	Development Review Policies.....	3.4-10
3.4.1.3.3	General Policies – Mineral Aggregate Operations and Design.....	3.4-16
3.4.1.3.4	Public Participation, Input and Consultation	3.4-18
3.4.1.3.5	After-Use Policies	3.4-18
3.4.1.3.6	Rehabilitation	3.4-19
3.4.1.3.7	Severance Policy for Mineral Aggregate Operations	3.4-21
3.4.1.4	Deleted by Amendment No. 205	3.4-21
3.4.1.5	Land Use Compatibility	3.4-21
3.4.1.5.1	Policies for Extraction Adjacent to Existing/Planned Development	3.4-22
3.4.1.5.2	Policies for Development Adjacent to Existing Operations and Resource Areas	3.4-23
3.4.1.5.2.1	Existing Licensed Operations.....	3.4-24
3.4.1.5.2.2	Unlicensed Aggregate Resources	3.4-26
3.4.1.6	Natural and Cultural Features	3.4-27
3.4.1.7	Wayside Pits and Quarries/Abandoned Pits and Quarries	3.4-29
3.4.2	Petroleum Resources	3.4-31
3.4.3	Gypsum and Other Mineral Resources	3.4-32
3.4.3.1	Resource Development Policies	3.4-33

CHAPTER 4
GROWTH MANAGEMENT POLICIES

TABLE OF CONTENTS

SECTION	.....	PAGE
4.1 Strategic Approach		4.1-1
4.2 Policies		4.2-1
4.2.1 Forecasting Growth		4.2-1
4.2.2 Growth Strategy		4.2-3
4.2.2.1 Rural Area		4.2-3
4.2.2.2 Rural Clusters		4.2-4
4.2.2.3 Villages		4.2-6
4.2.2.3.1 Village Servicing		4.2-7
4.2.2.3.2 Specific Development Policies		4.2-9
4.2.2.4 Serviced Villages		4.2-11
4.2.2.4.1 Settlements Proposed for Centralized Waste Water and Water Supply Facilities		4.2-11
4.2.2.4.2 Extension of Services within the County Boundary		4.2-15
4.2.2.4.3 Extension of Services Outside the County Boundary		4.2-16
4.2.2.4.4 Expansion to Serviced Villages		4.2-17
4.2.2.4.5 Specific Development Policies		4.2-18
4.2.2.5 Large Urban Centres		4.2-19
4.2.2.5.1 Extension of Services Within the County Boundary		4.2-20
4.2.2.5.2 Extension of Services Outside of the County Boundary		4.2-21
4.2.2.5.3 Specific Development Policies		4.2-23
4.2.2.6 Future Urban Growth Areas		4.2-25
4.2.2.6.1 Criteria for Development of Future Urban Growth Lands		4.2-27
4.2.2.6.2 Jurisdiction of Settlement Expansion Requirements for Future Urban Growth Lands		4.2-29
4.2.2.6.3 Extension of Municipal Services		4.2-30
4.2.2.6.4 Interim Use of Land		4.2-30
4.2.2.6.5 Additional Designations of Future Urban Growth		4.2-31
4.2.2.6.6 Future Urban Growth Policies for Specific Areas		4.2-31

CHAPTER 5

FUNCTIONAL SUPPORT ELEMENTS

TABLE OF CONTENTS

SECTION	.....	PAGE
5.1 County Transportation Policy	.....	5.1-1
5.1.1 Strategic Approach	.....	5.1-1
5.1.2 County Roads System	.....	5.1-1
5.1.2.1 Development Adjacent to County Roads	.....	5.1-2
5.1.2.2 Road Widening Policies	.....	5.1-4
5.1.2.3 Road Network Improvements	.....	5.1-5
5.1.3 Pedestrians	.....	5.1-6
5.1.4 Bicycling	.....	5.1-7
5.1.5 Inter-Urban Transportation	.....	5.1-7
5.2 Public Uses, Utilities and Infrastructure	.....	5.2-1
5.2.1 Strategic Approach	.....	5.2-1
5.2.2 Public Uses	.....	5.2-2
5.2.3 Utility and Infrastructure Development Policies	.....	5.2-2
5.2.4 New or Expanded Transmission Corridors	.....	5.2-3
5.3 Waste Management	.....	5.3-1
5.3.1 Strategic Approach	.....	5.3-1
5.3.2 Policies	.....	5.3-2
5.3.3 Existing County Landfill Site and Biosolids Storage Facility	.....	5.3-3
5.3.4 New Landfill Sites	.....	5.3-5
5.3.5 Public Participation and Evaluation of New or Expanding Landfill Sites	.....	5.3-7
5.3.6 Other Waste Management Facilities	.....	5.3-8
5.3.7 County Administrative Initiatives	.....	5.3-10
5.4 Regional Scale Shopping Areas	.....	5.4-1
5.4.1 Strategic Approach	.....	5.4-1
5.4.2 Description and Permitted Uses	.....	5.4-1
5.4.3 Criteria for New/Expanded Regional Commercial Nodes and for Site-Specific Official Plan Amendments	.....	5.4-2
5.4.4 Site Planning for Regional Commercial Nodes	.....	5.4-4
5.4.5 Specific Development Policies	.....	5.4-6
5.4.5.1 Blandford Square Mall	.....	5.4-6
5.4.5.2 Norwich Avenue and Juliana Drive	.....	5.4-6
5.4.5.2.1 Northeast Corner of Norwich Avenue and Montclair Drive	.....	5.4-7

COUNTY OF OXFORD OFFICIAL PLAN

5.5	County Servicing Policy	.....	5.5-1
5.5.1	Strategic Approach	.....	5.5-1
5.5.2	Waste Water and Water Supply Master Plans	.....	5.5-1
5.5.3	Hierarchy of Servicing Options	.....	5.5-2
5.5.4	Monitoring of Servicing Capacity	.....	5.5-4

COUNTY OF OXFORD OFFICIAL PLAN

CHAPTER 6

RURAL SETTLEMENT LAND USE POLICIES

TABLE OF CONTENTS

SECTION	PAGE
6.1 Rural Settlement Strategy	6.1-1
6.1.1 Range of Uses in the Rural Settlements	6.1-2
6.2 Residential Uses in the Rural Settlements	6.2-1
6.2.1 Objectives for Rural Settlement Residential Designations.....	6.2-2
6.2.2 Low Density Residential	6.2-3
6.2.2.1 Infill Housing	6.2-4
6.2.2.1.1 Street Oriented Infill	6.2-4
6.2.2.1.2 Backyard Infill	6.2-5
6.2.2.1.3 Infill Subdivision	6.2-6
6.2.2.1.4 All Infill Proposals	6.2-6
6.2.2.2 Converted Dwellings	6.2-7
6.2.2.3 Special Needs Housing	6.2-8
6.2.2.4 Mobile Home Parks	6.2-9
6.2.2.5 Specific Development Policies	6.2-11
6.2.2.5.1 Lot 561, Judge's Plan 955 (117 Main Street West) Village of Norwich, Township of Norwich	6.2-11
6.2.2.5.2 Lots 5 & 6, Plan 105 (232 Dundas Street) Village of Thamesford	6.2-11
6.2.2.5.3 Part Lot 12, Concession 4 Village of Embro, Township of Zorra.....	6.2-11
6.2.2.5.4 Lots 100-103, Part Lot 112, Judges Plan 745, Part 1 41R-6984, Village of Norwich	6.2-11
6.2.3 Medium Density Residential	6.2-12
6.2.3.1 Special Needs Housing	6.2-14
6.2.3.2 Specific Development Policies	6.2-15
6.2.3.2.1 Northwest Corner of Brock Street and Middleton Street, Thamesford.....	6.2-15
6.2.3.2.2 Lots 113, 116, 118 and Part Lots 93-98 and 119 Judges Plan 745, Village of Norwich.....	6.2-15
6.2.4 Site Design Policies for Multiple Unit Residential Development in Rural Settlements	6.2-16
6.2.4.1 Buildings	6.2-17
6.2.4.2 Driveways and Parking Areas	6.2-17
6.2.4.3 Pedestrian Activity	6.2-18
6.2.4.4 Landscaping	6.2-19
6.2.4.5 Play/Recreational Opportunities.....	6.2-20
6.2.4.6 Utilities and Operational Facilities	6.2-20
6.2.4.7 Safety/Comfort	6.2-21

COUNTY OF OXFORD OFFICIAL PLAN

6.3	Commercial Uses in the Rural Settlements	.....	6.3-1
6.3.1	Serviced Villages	.....	6.3-1
6.3.1.1	Village Core	.....	6.3-1
6.3.1.2	Service Commercial Areas	.....	6.3-4
6.3.1.2.1	Specific Development Policies	.....	6.3-6
6.3.2	Villages and Rural Clusters	.....	6.3-7
6.4	Industrial Uses in the Rural Settlements	.....	6.4-1
6.4.1	Site Plan Approval	.....	6.4-3
6.4.2	Transitional Policies	.....	6.4-4
6.4.3	Specific Development Policies	.....	6.4-5
6.4.3.1	Hwy 59 at Airport Road	.....	6.4-6
6.5	Institutional Uses in the Rural Settlements	.....	6.5-1
6.5.1	Major Institutional Uses	.....	6.5-1
6.5.1.1	Site Planning	.....	6.5-3
6.5.1.2	Specific Development Policies	.....	6.5-4
6.5.1.2.1	Part Lot 5, Concession 17 (East Zorra) Township of East Zorra-Tavistock - Tavistock	.....	6.5-4
6.5.2	Minor Institutional Uses	.....	6.5-5
6.5.2.1	Site Planning	.....	6.5-6
6.5.2.2	Day Care Facilities	.....	6.5-7
6.5.2.3	Churches	.....	6.5-7
6.5.2.4	Schools	.....	6.5-8
6.5.2.5	Mixed Institutional/Residential Developments	.....	6.5-9
6.5.3	Specific Development Policies	.....	6.5-10
6.6	Parkland Policies	.....	6.6-1
6.6.1	Classification	.....	6.6-1
6.6.2	Amendment Required	.....	6.6-2
6.6.3	Parkland Acquisition	.....	6.6-2

COUNTY OF OXFORD OFFICIAL PLAN

CHAPTER 7
CITY OF WOODSTOCK LAND USE POLICIES
TABLE OF CONTENTS

SECTION	.....	PAGE
7.1 Municipal Development Strategy	.....	7.1-1
7.1.1 Strategic Initiatives	.....	7.1-1
7.1.2 Land Use Categories	.....	7.1-4
7.2 Housing Development and Residential Areas	.....	7.2-1
7.2.1 Strategic Approach	.....	7.2-1
7.2.2 Housing Development	.....	7.2-2
7.2.2.1 Affordability and Housing Distribution	.....	7.2-2
7.2.2.2 Tenure Mix	.....	7.2-4
7.2.2.3 Conservation and Renewal	.....	7.2-6
7.2.2.4 Special Needs Housing	.....	7.2-6
7.2.2.5 Residential Intensification	.....	7.2-8
7.2.3 Residential Areas	.....	7.2-9
7.2.3.1 Objectives for All Residential Designations	.....	7.2-9
7.2.3.2 Community Design Criteria for Residential Areas	.....	7.2-10
7.2.3.2.1 Established Communities	.....	7.2-11
7.2.3.2.2 Newly Developing Communities	.....	7.2-11
7.2.3.3 Neighbourhood Serving Uses in Residential Areas	.....	7.2-13
7.2.3.4 Non-Residential Uses in Residential Areas	.....	7.2-15
7.2.3.5 Home Occupations in the Residential Areas	.....	7.2-16
7.2.4 Low Density Residential Districts	.....	7.2-16
7.2.4.1 Infill Housing	.....	7.2-18
7.2.4.1.1 Street Oriented Infill	.....	7.2-18
7.2.4.1.2 Backyard Infill	.....	7.2-19
7.2.4.1.3 Infill Subdivision	.....	7.2-20
7.2.4.1.4 All Infill Proposals	.....	7.2-20
7.2.4.2 Redevelopment and Conversion of Non-Residential Buildings	.....	7.2-21
7.2.4.3 Converted Dwellings	.....	7.2-22
7.2.4.4 Specific Development Policies	.....	7.2-23
7.2.4.4.1 Springbank Avenue South at Parkinson Road	.....	7.2-23
7.2.4.4.2 Historical Residential District	.....	7.2-26
7.2.4.4.3 Southside Community Planning District	.....	7.2-27
7.2.4.4.4 Sally Creek Development District	.....	7.2-28
7.2.4.4.5 Northeast Community Planning District	.....	7.2-28
7.2.4.4.6 North of Athlone, East of Finkle	.....	7.2-31
7.2.4.4.7 South of Juliana adjacent to Sierra Pit Operation	.....	7.2-31
7.2.4.4.8 North Side of Township Road 3	.....	7.2-31
7.2.4.4.9 North Woodstock Area Planning District	.....	7.3-31
7.2.4.4.10 Havelock Corners	.....	7.3-32
7.2.4.4.11 Former Woodstock General Hospital Lands	.....	7.3-33

COUNTY OF OXFORD OFFICIAL PLAN

7.2.5	Medium Density Residential Districts	7.2-34
7.2.5.1	Redevelopment and Conversion of Non-Residential Buildings	7.2-36
7.2.5.2	Specific Development Policies	7.2-37
7.2.5.2.1	Lands North of Juliana Drive, East of Cedar Creek and West of Norwich Avenue	7.2-38
7.2.5.2.2	Southside Community Planning Area	7.2-39
7.3.5.2.3	North Woodstock Area Planning District	7.3-40
7.2.6	High Density Residential Districts	7.2-41
7.2.6.1	Redevelopment and Conversion of Non-Residential Buildings	7.2-44
7.2.6.2	Specific Development Policies	7.2-45
7.2.6.2.1	Lands North of Juliana Drive, East of Cedar Creek and West of Norwich Avenue	7.2-45
7.2.6.2.2	Southside Community Planning District	7.2-46
7.2.6.2.3	Northeast Community Planning District	7.2-47
7.2.6.2.4	Corner of Juliana and Finkle Street	7.2-47
7.2.6.2.5	Southwest Corner of Lansdowne Avenue and Nellis Street	7.2-47
7.2.6.2.6	Lot 2 & Part Lot 6, Plan 495	7.2-47
7.2.6.2.7	Part Lot 10, Plan 163 (Ferguson Drive)	7.2-47
7.2.6.2.8	Park Lot 6, s/s Ingersoll Avenue, Plan 10 Drew Street	7.2-48
7.2.7	Residential Reserve Land Use Designations	7.2-48
7.2.7.1	Specific Development Policies	7.2-48
7.2.7.1.1	West of Mill Street	7.2-49
7.2.8	Site Design Policies for Multiple Unit Residential Development	7.2-49
7.2.8.1	Buildings	7.2-49
7.2.8.2	Driveways and Parking Areas	7.2-50
7.2.8.3	Pedestrian Activity	7.2-51
7.2.8.4	Landscaping	7.2-51
7.2.8.5	Play/Recreation Opportunities	7.2-53
7.2.8.6	Utilities and Operational Facilities	7.2-53
7.2.8.7	Safety/Comfort	7.2-54
7.3	Economic Development and Employment Areas	7.3-1
7.3.1	Strategic Approach	7.3-1
7.3.1.1	General Policies for Economic Development	7.3-2
7.3.1.2	Policies for Employment Areas	7.3-3
7.3.2	Central Area	7.3-4
7.3.2.1	Central Area Vision	7.3-4
7.3.2.2	Central Area Strategy	7.3-5
7.3.2.2.1	Employment Function	7.3-5
7.3.2.2.2	Residential Function	7.3-6
7.3.2.2.3	Retail Function	7.3-7
7.3.2.2.4	Heritage Resources	7.3-8
7.3.2.2.5	Parking, and Vehicular and Active Transportation	7.3-9

COUNTY OF OXFORD OFFICIAL PLAN

7.3.2.3	Policies for Central Area Sub-Districts	7.3-13
7.3.2.3.1	Central Business District.....	7.3-13
7.3.2.3.2	Entrepreneurial Districts	7.3-17
7.3.2.4	Specific Development Policies	7.3-21
7.3.2.4.1	s/e corner Victoria St. and Adelaide St.	7.3-21
7.3.3	Shopping Areas	7.3-21
7.3.3.1	Shopping Area Hierarchy	7.3-21
7.3.3.2	New Sites and Expansions to Higher Functional Categories	7.3-24
7.3.3.3	Shopping Area Zoning and Site Plan Control.....	7.3-26
7.3.3.4	Specific Development Policies	7.3-27
7.3.3.4.1	Springbank Avenue at Devonshire Avenue	7.3-27
7.3.3.4.2	Norwich Avenue and Juliana Drive	7.3-28
7.3.3.4.3	Site Specific Policies for the Northeast corner of Norwich Avenue and Juliana Drive	7.3-29
7.3.3.4.4	West Side of Norwich Avenue North of Juliana Drive	7.3-31
7.3.3.4.5	South Half of Lot 17, Concession 2 (Blandford) Parts 1 & 2, 41R-3249 (951 Devonshire Avenue)	7.3-31
7.3.3.4.6	Part Lot 19, Plan 1600 (510 Norwich Avenue)...	7.3-32
7.3.3.4.7	Northeast Corner of Norwich Avenue and Montclair Drive	7.3-32
7.3.3.4.8	East Side of Norwich Avenue between Montclair Drive & Parkinson Road	7.3-33
7.3.3.4.8(a)	East Side of Norwich Avenue between Montclair Drive & Parkinson Road	7.3-34
7.3.3.4.9	South Side of Juliana Drive abutting Hwy 401 East of Norwich Avenue.....	7.3-35
7.3.3.4.10	Southeast Corner of Norwich Avenue and Juliana Drive abutting Hwy 401.....	7.3.36
7.3.3.4.11	Devonshire Avenue and Cardinal Drive.....	7.3-38
7.3.3.4.12	East side of Lampman Place, North of Juliana Drive	7.3-39
7.3.4	Service Commercial Areas	7.3-39
7.3.4.1	Service Commercial Areas Zoning and Site Plan Control	7.3-41
7.3.4.2	Expansions and New Service Commercial Areas	7.3-43
7.3.4.3	Specific Development Policies	7.3-44
7.3.4.3.1	Part Lot 9 and Lots 10-12 West of Chapel Street, Part Lot 10 and Lots 11-13 East of Wilson Street, Plan 19 (97 Wilson Street)	7.3-44
7.3.4.3.2	Lot 11, Plan 164, Southeast Corner of Norwich Avenue and Juliana Drive	7.3-44
7.3.4.3.3	Part Park Lot 8, Plan 187 Norwich Avenue)	7.3-45

COUNTY OF OXFORD OFFICIAL PLAN

7.3.4.3.4	Southwest Corner of Devonshire Avenue (Oxford Road 35) and Oxford Road 4.....	7.3-45
7.3.4.3.5	Northwest Corner of Dundas Street (Hwy 2) And County Road 4	7.3-45
7.3.4.3.6	Part Lot 13, Concession 1 715011 and 715013 Bond's Corner Road	7.3-46
7.3.5	Business Parks	7.3-46
7.3.5.1	Business Parks – Site Plan Control.....	7.3-49
7.3.5.2	Expansions and New Business Parks	7.3-51
7.3.5.3	Specific Development Policies	7.3-51
7.3.5.3.1	Land Adjacent to the Brick Wetlands Complex..	7.3-51
7.3.5.3.2	Part Lots 15 & 16, Concession 2 Former Township of East Oxford (Parkinson Road)	7.3-55
7.3.5.3.3	Part Lots 14 & 15, Concession 2 - Former Township of East Oxford (Pattullo Avenue)	7.3-55
7.3.5.3.4	East Woodstock Secondary Plan.....	7.3-56
7.3.5.3.5	Part Lot 16, Concession 2 Former Township of East Oxford; (SE corner Parkinson and Springbank)...	7.3-57
7.3.5.3.6	Part Lot 18, Plan 1654, & Parts 1 & 2, Plan 41R-7810 (1101 & 1117 Ridgeway Rd)	7.3-57
7.3.6	Traditional Industrial Areas	7.3-58
7.3.6.1	Transitional Industrial Areas - New Uses.....	7.3-58
7.3.6.2	Traditional Industrial Areas – Established Industrial Uses	7.3-59
7.3.6.3	Transitional Industrial Areas	7.3-61
7.3.6.4	Traditional Industrial Areas – Zoning and Site Plan Control	7.3-63
7.3.6.5	Specific Development Policies	7.3-64
7.3.6.5.1	Bysham Park Drive Industrial Park	7.3-64
7.3.6.5.2	Former Gardner-Denver Building	7.3-66
7.3.6.5.3	Dundas Street East of Springbank Avenue	7.3-68
7.3.6.5.4	South of Nellis Street, East of Lansdowne Avenue	7.3-68
7.3.6.5.5	Lots 6, 7 and 8, Plan 34, and Parts 1 and 2, Plan 41R-3663 (572 Main Street)	7.3-70
7.3.6.5.6	1401 Dundas Street, Part Lot 13, Concession 1 (Blandford); North side of Dundas Street between Houser's Lane and easterly City boundary.....	7.3-70
7.3.6.5.7	Lot 8, Plan 1654 (815 Juliana Drive).....	7.3-70
7.3.6.5.8	Part Lots 13, 14, 15 & 16, Concession 2 (East Oxford)), South of Parkinson Road to Highway 401.....	7.3-71
7.3.6.5.9	Part Lots 3 and 4, Plan 723 (Devonshire Avenue)	7.3-72

COUNTY OF OXFORD OFFICIAL PLAN

7.3.6.5.10	Part Lots 15 & 16, Concession 2 Former Township of East Oxford (Parkinson Road)	7.3-72
7.3.6.5.11	Part Lot 14, Concession1 (East Oxford) (1322 Dundas Street).....	7.3-72
7.3.6.5.12	Lot 14, Concession 1 (East Oxford) (Parkinson Road at Oxford Road 4).....	7.3-73
7.3.6.5.13	Part Lots 14 & 15, Concession 2 - Former Township of East Oxford (Pattullo Avenue)	7.3-73
7.3.6.5.14	Part Lots 14 & 15, Concession 2 - Former Township of East Oxford (Pattullo Avenue)	7.3-74
7.3.6.5.15	Part Lot 13, Concession 2 – Former Township Of Blandford West Side of Oxford Road 4, N of Devonshire Northwest Corner of Oxford Road 4 and Devonshire Avenue.....	7.3-75
7.3.6.5.16	East Woodstock Secondary Plan.....	7.3-75
7.3.6.5.17	Parts 1, 2, 3 & 4, Plan 41R-7209 840 Parkinson Road	7.3-77
7.3.6.5.18	Part Block 2, Plan 41M-206 1050 Parkinson Road	7.3-77
7.4	Community Facilities and Minor Institutional Uses	7.4-1
7.4.1	Strategic Approach	7.4-1
7.4.2	Community Facilities	7.4-2
7.4.2.1	Expansions and New Community Facility Designations .	7.4-3
7.4.2.2	Community Facilities – Site Planning	7.4-4
7.4.2.3	Specific Development Policies	7.4-5
7.4.2.3.1	Woodstock Fairgrounds	7.4-5
7.4.2.3.2	Athlone Avenue East of Mill Street	7.4-7
7.4.3	Minor Institutional Uses	7.4-7
7.4.3.1	Day Care Facilities	7.4-8
7.4.3.2	Churches	7.4-8
7.4.3.3	Schools	7.4-9
7.4.3.4	Mixed Institutional/Residential Developments	7.4-11
7.5	Leisure Resources	7.5-1
7.5.1	Strategic Approach	7.5-1
7.5.2	Leisure Resources Policies	7.5-2
7.5.2.1	Parkland Classification	7.5-2
7.5.2.2	Development Standards for Municipal Parks.....	7.5-5
7.5.2.3	Parkland Acquisition	7.5-6
7.6	Transportation	7.6-1
7.6.1	Strategic Approach	7.6-1
7.6.2	Roads	7.6-2
7.6.3	Truck Traffic	7.6-6
7.6.4	Public Transportation	7.6-7

COUNTY OF OXFORD OFFICIAL PLAN

7.6.5 Pedestrians	.....	7.6-7
7.6.6 Bicycling	.....	7.6-8
7.6.7 Inter-Urban Transportation	.....	7.6-9

COUNTY OF OXFORD OFFICIAL PLAN

CHAPTER 8

TOWN OF TILLSONBURG LAND USE POLICIES

TABLE OF CONTENTS

SECTION	.....	PAGE
8.1 Municipal Development Strategy	.....	8.1-1
8.1.1 Municipal Planning Strategy	.....	8.1-1
8.1.2 Land Use Categories	.....	8.1-3
8.2 Housing Development and Residential Areas	.....	8.2-1
8.2.1 Strategic Approach	.....	8.2-1
8.2.2 Housing Development	.....	8.2-2
8.2.2.1 Affordability	.....	8.2-2
8.2.2.2 Tenure Mix	.....	8.2-4
8.2.2.3 Conservation and Renewal	.....	8.2-6
8.2.2.4 Special Needs Housing	.....	8.2-6
8.2.2.5 Residential Intensification and Redevelopment	.....	8.2-8
8.2.3 Residential Areas	.....	8.2-9
8.2.3.1 Objectives for All Residential Designations	.....	8.2-9
8.2.3.2 Residential Development Policies	.....	8.2-10
8.2.3.3 Neighbourhood Serving Uses in Residential Areas	.....	8.2-11
8.2.3.4 Non-Residential Uses in Residential Areas	.....	8.2-12
8.2.3.5 Home Occupations in the Residential Areas	.....	8.2-13
8.2.4 Low Density Residential Districts	.....	8.2-14
8.2.4.1 Infill Housing	.....	8.2-15
8.2.4.1.1 Street Oriented Infill	.....	8.2-15
8.2.4.1.2 Backyard Infill	.....	8.2-16
8.2.4.1.3 Infill Subdivision	.....	8.2-16
8.2.4.1.4 All Infill Proposals	.....	8.2-17
8.2.4.2 Redevelopment and Conversion of Non-Residential Buildings	.....	8.2-18
8.2.4.3 Converted Dwellings	.....	8.2-19
8.2.4.4 Specific Development Policies	.....	8.2-20
8.2.4.4.1 Lands Adjacent to the Easterly Boundary of Tillsonburg	.....	8.2-20
8.2.5 Medium Density Residential Areas	.....	8.2-20
8.2.5.1 Redevelopment and Conversion of Non-Residential Buildings	.....	8.2-22
8.2.5.2 Specific Development Policies	.....	8.2-23
8.2.5.2.1 North of First Street Between Queen Street and King Street to the Railway	.....	8.2-23
8.2.5.2.2 Block 21, Registered Plan 41M-169	.....	8.2-25

COUNTY OF OXFORD OFFICIAL PLAN

8.2.6	High Density Residential Areas	8.2-25
8.2.6.1	Redevelopment and Conversion of Non-Residential Buildings	8.2-28
8.2.6.2	Specific Development Policies	8.2-29
8.2.6.2.1	Bridge Street From Tillson Avenue to Lisgar Avenue	8.2-29
8.2.7	Site Design Policies for Multiple Unit Residential Development.....	8.2-29
8.2.7.1	Buildings	8.2-29
8.2.7.2	Driveways and Parking Areas	8.2-30
8.2.7.3	Pedestrian Activity	8.2-31
8.2.7.4	Landscaping	8.2-31
8.2.7.5	Play/Recreation Opportunities.....	8.2-33
8.2.7.6	Utilities and Operational Facilities	8.2-33
8.2.7.7	Safety/Comfort	8.2-34
8.3	Economic Development and Employment Areas.....	8.3-1
8.3.1	Strategic Approach	8.3-1
8.3.1.1	General Policies for Economic Development	8.3-2
8.3.1.2	Employment Areas	8.3-3
8.3.2	General Policies for Economic Development.....	8.3-4
8.3.2.1	Central Area Vision	8.3-4
8.3.2.2	Central Area Strategy	8.3-5
8.3.2.2.1	Retail Function	8.3-5
8.3.2.2.2	Employment Function	8.3-6
8.3.2.2.3	Residential Function	8.3-7
8.3.2.2.4	Pedestrian Circulation.....	8.3-7
8.3.2.2.5	Heritage Protection	8.3-8
8.3.2.2.6	Parking and Transportation	8.3-9
8.3.2.3	Policies for Central Area Sub-Districts	8.3-11
8.3.2.3.1	Central Business Districts	8.3-12
8.3.2.3.2	Entrepreneurial Districts	8.3-15
8.3.2.4	Expansions to the Central Area Sub-Districts.....	8.3-22
8.3.3	Service Commercial Areas	8.3-22
8.3.3.1	Scale-Related Policies and Study Requirements	8.3-25
8.3.3.2	Service Commercial Areas – Zoning and Site Plan Control	8.3-25
8.3.3.3	Expansions and New Service Commercial Areas	8.3-27
8.3.3.4	Specific Development Policies	8.3-28
8.3.3.4.1	Vienna Road Between Townline Road and Spruce Street	8.3-28
8.3.3.4.2	Lots 1, 2, and 6, Part Lots 3 and 16 of Taylor Lane (Closed) Plan 578	8.3-29
8.3.3.4.3	West Side of Tillson Avenue North of Concession Street	8.3-29
8.3.3.4.4	Lands North of Third Street, Between Tillson Avenue Fifth Street and the Railway	8.3-30
8.3.3.4.5	Part Lot 34, Plan 551 – 519 Broadway Street....	8.3-32
8.3.3.4.6	Part Lot 7, Plan 1033 – 584 Broadway Street....	8.3-32
8.3.3.4.7	Lt 7, Con. 10 (Dereham) - 678-680 Broadway ...	8.3-32

COUNTY OF OXFORD OFFICIAL PLAN

8.3.4	Neighbourhood Commercial Uses	8.3-33
8.3.5	Industrial Areas	8.3-33
8.3.5.1	Industrial Areas – New Uses	8.3-33
8.3.5.2	Industrial Areas – Established Industrial Uses	8.3-35
8.3.5.3	Transitional Policies	8.3-36
8.3.5.4	Industrial Areas – Zoning and Site Plan Control.....	8.3-37
8.3.5.5	Specific Development Policies	8.3-39
	8.3.5.5.1 Part Lot 1638, Plan 500 – 25 Town Line Road ..	8.3-39
8.4	Rural Buffer Policy Area	8.4-1
8.5	Community Facilities and Minor Institutional Uses	8.5-1
8.5.1	Strategic Approach	8.5-1
8.5.2	Community Facilities	8.5-2
8.5.2.1	Expansions and New Community Facility Designations	8.5-3
8.5.2.2	Community Facilities – Site Planning	8.5-4
8.5.2.3	Specific Development Policies	8.5-5
8.5.3	Minor Institutional Uses	8.5-5
8.5.3.1	Day Care Facilities	8.5-6
8.5.3.2	Churches	8.5-6
8.5.3.3	Schools	8.5-7
8.5.3.4	Mixed Institutional/Residential Developments	8.5-9
8.6	Leisure Resources	8.6-1
8.6.1	Strategic Approach	8.6-1
8.6.2	Leisure Resources Policies	8.6-2
8.6.2.1	Parkland Classification	8.6-2
8.6.2.2	Development Standards for Municipal Parks.....	8.6-5
8.6.2.3	Parkland Acquisition	8.6-6
8.6.2.4	Special Policy Area	8.6-7
8.7	Transportation	8.7-1
8.7.1	Strategic Approach	8.7-1
8.7.2	Roads	8.7-2
8.7.3	Truck Traffic	8.7-6
8.7.4	Pedestrians	8.7-7
8.7.5	Bicycling	8.7-7
8.7.6	Public Transportation	8.7-8
8.7.7	Inter-Urban Transportation	8.7-8

COUNTY OF OXFORD OFFICIAL PLAN

CHAPTER 9

TOWN OF INGERSOLL LAND USE POLICIES

TABLE OF CONTENTS

SECTION	.....	PAGE
9.1 Municipal Development Strategy	.....	9.1-1
9.1.1 Municipal Planning Strategy	.....	9.1-1
9.1.2 Land Use Categories	.....	9.1-2
9.2 Housing Development and Residential Areas	.....	9.2-1
9.2.1 Strategic Approach	.....	9.2-1
9.2.2 Housing Development	.....	9.2-2
9.2.2.1 Affordability	.....	9.2-2
9.2.2.2 Tenure Mix	.....	9.2-4
9.2.2.3 Conservation and Renewal	.....	9.2-6
9.2.2.4 Special Needs Housing	.....	9.2-6
9.2.2.5 Residential Intensification	.....	9.2-8
9.2.3 Residential Areas	.....	9.2-9
9.2.3.1 Objectives for All Residential Designations	.....	9.2-9
9.2.3.2 Residential Development Policies	.....	9.2-10
9.2.3.3 Neighbourhood Serving Uses in Residential Areas	.....	9.2-11
9.2.3.4 Home Occupations in the Residential Areas	.....	9.2-12
9.2.4 Low Density Residential Areas	.....	9.2-13
9.2.4.1 Infill Housing	.....	9.2-14
9.2.4.1.1 Street Oriented Infill	.....	9.2-14
9.2.4.1.2 Backyard Infill	.....	9.2-14
9.2.4.1.3 Infill Subdivision	.....	9.2-15
9.2.4.1.4 All Infill Proposals	.....	9.2-16
9.2.4.2 Redevelopment and Conversion of Non-Residential Buildings	.....	9.2-17
9.2.4.3 Converted Dwellings	.....	9.2-18
9.2.4.4 Specific Development Policies	.....	9.2-19
9.2.4.4.1 South Ingersoll Secondary Plan Residential Lands	.....	9.2-19
9.2.5 Medium Density Residential Areas	.....	9.2-22
9.2.5.1 Redevelopment and Conversion of Non-Residential Buildings	.....	9.2-24
9.2.5.2 Specific Development Policies	.....	9.2-25
9.2.5.2.1 Mill Street Between Charles Street and King Street	.....	9.2-25
9.2.5.2.2 Charles Street East between Taylor Street and the Town of Ingersoll Town Limits	.....	9.2-26
9.2.5.2.3 North Side of King Street between Carroll Street and Daniel Street	.....	9.2-26

COUNTY OF OXFORD OFFICIAL PLAN

9.2.6	High Density Residential Areas	9.2-26
9.2.6.1	Redevelopment and Conversion of Non-Residential Buildings	9.2-29
9.2.6.2	Specific Development Policies	9.2-30
9.2.7	Site Design Policies for Multiple Unit Residential Development.....	9.2-30
9.2.7.1	Buildings	9.2-30
9.2.7.2	Driveways and Parking Areas	9.2-31
9.2.7.3	Pedestrian Activity	9.2-32
9.2.7.4	Landscaping	9.2-33
9.2.7.5	Play/Recreation Opportunities.....	9.2-34
9.2.7.6	Utilities and Operational Facilities	9.2-35
9.2.7.7	Safety/Comfort	9.2-35
9.3	Economic Development and Employment Areas.....	9.3-1
9.3.1	Strategic Approach	9.3-1
9.3.1.1	General Policies for Economic Development	9.3-2
9.3.1.2	Employment Areas	9.3-3
9.3.2	The Central Area	9.3-3
9.3.2.1	Central Area Vision	9.3-3
9.3.2.2	Central Area Strategy	9.3-4
9.3.2.2.1	Retail Function	9.3-4
9.3.2.2.2	Employment Function	9.3-5
9.3.2.2.3	Residential Function	9.3-6
9.3.2.2.4	Pedestrian Circulation Network	9.3-6
9.3.2.2.5	Heritage Protection	9.3-7
9.3.2.2.6	Parking and Transportation	9.3-8
9.3.2.3	Policies for Central Area Sub-Districts	9.3-10
9.3.2.3.1	Central Business District.....	9.3-10
9.3.2.3.2	Entrepreneurial District	9.3-12
9.3.2.4	Expansions to the Central Area or Sub-Districts	9.3-16
9.3.3	Highway Service Commercial Areas	9.3-17
9.3.3.1	Scale Related Policies and Study Requirements	9.3-18
9.3.3.2	Service Commercial Area – Zoning and Site Plan Control	9.3-19
9.3.3.3	Expansions and New Service Commercial Areas	9.3-21
9.3.3.4	Specific Development Policies	9.3-22
9.3.3.4.1	Part Lots 9 & 10, Block 83, Plan 279 - Northwest Corner of Victoria Street And Wonham Street North.....	9.3-22
9.3.3.4.2	Part Lot 12a, Block 83, Plan 279	9.3-23
9.3.3.4.3	Part Lot 142, Block 27, Plan 279 – Southwest Corner of King Street and Whiting Street.....	9.3-23
9.3.3.4.4	South Ingersoll Secondary Plan Service Commercial Lands	9.3-23
9.3.3.4.5	Part Lot 19, Concession 1 (West Oxford) (Town of Ingersoll)	9.3-24

COUNTY OF OXFORD OFFICIAL PLAN

9.3.4	Industrial Areas	9.3-25
9.3.4.1	Industrial Areas – New Uses	9.3-25
9.3.4.2	Industrial Areas – Established Industrial Uses	9.3-27
9.3.4.3	Transitional Policies	9.3-28
9.3.4.4	Industrial Areas – Zoning and Site Plan Control.....	9.3-29
9.3.4.5	Specific Development Policies	9.3-31
9.3.4.5.1	Oakwood Street South of the Canadian Pacific Railway and Whiting Street South of the Westfield Subdivision	9.3-31
9.3.4.5.2	Ingersoll Street and Underwood Road.....	9.3-32
9.3.4.5.3	Samnah Crescent	9.3-33
9.3.4.5.4	Block 1, Plan 41M-129 - Samnah Crescent and Culloden Road	9.3-34
9.3.4.5.5	Part Lots 2, 3, 4, 5, 6 and 22, Plan 41R-3255 (250 Ingersoll Street)	9.3-37
9.3.4.5.6	South Ingersoll Secondary Plan Area	9.3-37
9.4	Community Facilities and Minor Institutional Uses	9.4-1
9.4.1	Strategic Approach	9.4-1
9.4.2	Community Facilities	9.4-2
9.4.2.1	Expansions and New Community Facility Designations	9.4-3
9.4.2.2	Community Facilities – Site Planning	9.4-4
9.4.2.3	Specific Development Policies	9.4-5
9.4.2.3.1	Part Lots 20 & 21, Concession 1	9.4-5
9.4.3	Minor Institutional Uses	9.4-5
9.4.3.1	Day Care Facilities	9.4-6
9.4.3.2	Churches	9.4-6
9.4.3.3	Schools	9.4-7
9.4.3.4	Mixed Institutional/Residential Developments	9.4-9
9.4.3.5	Specific Development Policies	9.4-10
9.5	Leisure Resources	9.5-1
9.5.1	Strategic Approach	9.5-1
9.5.2	Leisure Resources Policies	9.5-2
9.5.2.1	Parkland Classification	9.5-2
9.5.2.2	Development Standards for Municipal Parks.....	9.5-5
9.5.2.3	Parkland Acquisition	9.5-6
9.5.2.4	Specific Development Policies	9.5-7
9.6	Transportation	9.6-1
9.6.1	Strategic Approach	9.6-1
9.6.2	Roads	9.6-2
9.6.3	Truck Traffic	9.6-6
9.6.4	Pedestrians	9.6-7
9.6.5	Bicycling	9.6-7
9.6.6	Inter-Urban Transportation	9.6-8

COUNTY OF OXFORD OFFICIAL PLAN

CHAPTER 10
IMPLEMENTATION MEASURES

TABLE OF CONTENTS

SECTION	PAGE
10.1 Strategic Approach to Implementing the Official Plan.....	10.1-1
10.2 General Policies for Implementation	10.2-1
10.3 Implementation Tools	10.3-1
10.3.1 Financing	10.3-1
10.3.2 Secondary Plans, Area Studies and Issue Based Studies	10.3-2
10.3.3 Plans of Subdivision and Condominium.....	10.3-4
10.3.4 Consents (Severance)	10.3-5
10.3.5 Zoning By-Laws and Non-Conforming Uses.....	10.3-6
10.3.6 Minor Variances	10.3-9
10.3.7 Holding Zones	10.3-11
10.3.8 Interim Control	10.3-13
10.3.9 Temporary Use	10.3-14
10.3.10 Bonus Zoning	10.3-16
10.3.11 Site Plan Control	10.3-18
10.3.12 Municipal By-Laws	10.3-20
10.4 Community Improvement	10.4-1
10.4.1 General Criteria for All Community Improvement Project Areas	10.4-2
10.4.2 Criteria for Residential Improvement Areas	10.4-2
10.4.3 Criteria for Commercial Improvement Areas.....	10.4-3
10.4.4 Criteria for Industrial Improvement Areas.....	10.4-3
10.4.5 Criteria for Agricultural Improvement Areas	10.4-3
10.4.6 Designation of Community Improvement Areas	10.4-4
10.4.7 Implementation of the Community Improvement Policies.....	10.4-4
10.5 Planning and Development Approval Process	10.5-1
10.6 Monitoring of the Official Plan	10.6-1
10.7 Amendments to the Official Plan	10.7-1
10.7.1 Review of the Official Plan	10.7-1
10.7.2 Amendments to the Official Plan Resulting from Development	10.7-1
10.8 Public Participation Measures	10.8-1

COUNTY OF OXFORD OFFICIAL PLAN
TABLE OF CONTENTS
SCHEDULES

SCHEDULE	TITLE	FOLLOWS CHAPTER
County of Oxford		
C-1	Environmental Features Plan	3
C-2	Development Constraints Plan	3
C-3	Settlement Strategy Plan	5
C-4	Transportation Network Plan	5
C-5	County of Oxford Wellhead Protection Area Plan	5
Township of Blandford-Blenheim		
B-1	Land Use Plan	6
B-2	Village of Plattsburg - Land Use Plan	6
B-3	Village of Drumbo - Land Use Plan	6
B-4	Village of Plattsburg - Two-Zone Flood	6
B-5	Township of Blandford-Blenheim Wellhead Protection Area Plan	6
Township of East Zorra-Tavistock		
E-1	Land Use Plan	6
E-2	Village of Tavistock - Land Use Plan	6
E-3	Village of Innerkip – Land Use Plan	6
E-4	Township of East Zorra-Tavistock Wellhead Protection Area Plan	6
Town of Ingersoll		
I-1	Land Use Plan	9
I-2	Residential Density Plan	9
I-3	Leisure Resources and Schools Plan	9
I-4	Transportation Network Plan	9
I-5	Town of Ingersoll Two-Zone Flood	9
I-6	Town of Ingersoll Wellhead Protection Area Plan	9
Township of Norwich		
N-1	Land Use Plan	6
N-2	Village of Norwich - Land Use Plan	6
N-3	Township of Norwich Wellhead Protection Area Plan	6
Township of South-West Oxford		
S-1	Land Use Plan	6
S-2	Village of Mount Elgin - Land Use Plan	6
S-3	Township of South-West Oxford Wellhead Protection Area Plan	6
Town of Tillsonburg		
T-1	Land Use Plan	8
T-2	Residential Density Plan	8
T-3	Leisure Resources and Schools Plan	8
T-4	Transportation Network Plan	8
T-5	Town of Tillsonburg Wellhead Protection Area Plan	8
City of Woodstock		
W-1	Land Use Plan	7
W-2	Central Area Development Plan	7
W-3	Residential Density Plan	7
W-4	Leisure Resources and Schools Plan	7
W-5	Transportation Network Plan	7
W-6	City of Woodstock Wellhead Protection Area Plan	7
Township of Zorra		
Z-1	Land Use Plan	6
Z-2	Village of Thamesford - Land Use Plan	6
Z-3	Village of Embro – Land Use Plan	6
Z-4	Township of Zorra Wellhead Protection Area Plan	6

LIST OF FIGURES

FIGURE	MUNICIPALITY	TITLE	PAGE
1	County of Oxford	County of Oxford	follows 1.1-1
2	County of Oxford	Decision Making Framework for Non-Farm Rural Residential Development	3.1-38
3	County of Oxford	Point System Summary	3.1-44
4	County of Oxford	Framework for the Environmental Management Policies	follows 3.2-1
5	County of Oxford	Conservation Authority Watersheds	follows 3.2-58
6	County of Oxford	Summary of Projections	4.2-2

LIST OF TABLES

TABLE	MUNICIPALITY	TITLE	PAGE
1	County of Oxford	Application of Site Assessment Factors of the Point System by Type of Proposal	3.1-43
2	County of Oxford	Noise Level Objectives	3.3-8
3	County of Oxford	Recommended Road Standards	follows 5.1-2
4	City of Woodstock	Local Road Standards	follows Sect. 7.6
5	Town of Tillsonburg	Recommended Road Standards	follows Sect. 8.7
6	Town of Ingersoll	Recommended Road Standards	follows Sect. 9.6

APPENDICES

APPENDIX	MUNICIPALITY	TITLE
1	County of Oxford	Former Industrial and Waste Disposal Sites
1-1	Town of Ingersoll	Former Industrial and Waste Disposal Sites
1-2	Town of Tillsonburg	Former Industrial and Waste Disposal Sites
1-3	City of Woodstock	Former Industrial and Waste Disposal Sites
2-1	County of Oxford	Former Industrial and Waste Disposal Sites
2-2	County of Oxford	Mineral and Petroleum Resources
3	City of Woodstock	Aggregate Licenses
4	County of Oxford	Brick Wetlands Development Boundary
		Heritage Resources Inventory