

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

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

COUNTY OF OXFORD OFFICIAL PLAN

SECTION	PAGE
3.1.5.3	Infrastructure and Public Works Yards..... 3.1-35
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

COUNTY OF OXFORD OFFICIAL PLAN

SECTION	PAGE
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
3.2.4.3.3	South-East Woodstock Secondary Plan 3.2-21
3.2.5	Open Space Area 3.2-23
3.2.5.1	Description and Criteria for Designation of Open Space Areas 3.2-24
3.2.5.1.1	Permitted Uses in Open Space Areas 3.2-24
3.2.5.2	Development Review Policies for Open Space Areas 3.2-26
3.2.5.2.1	Earth Science Areas of Natural and Scientific Interest (ANSI) 3.2-28
3.2.5.3	Special Policy Areas 3.2-28
3.2.5.3.1	Part Lot 36, Concession 12 (East Nissouri) Township of Zorra 3.2-29
3.2.5.3.2	West Side Oxford Road 4, North of Township Road 3, Pt Lot 13, Con 3 (Blandford) City of Woodstock 3.2-29
3.2.5.3.3	Parts 1, 2 & 3, Reference Plan 41R-8475 Town of Ingersoll 3.2-30
3.2.5.3.4	Lots 6, 6A, 7, 7A, 8 & 8A, Plan 279..... 3.7-30
3.2.6	Environmental Impact Studies 3.2-30
3.2.6.1	Adjacent Lands 3.2-30
3.2.6.2	Circumstances Where an Environmental Impact Study May be Waived..... 3.2-31
3.2.6.3	Environmental Impact Study Requirements..... 3.2-32
3.2.6.4	Protection Measures 3.2-33
3.2.6.5	Environmental Impact Study Review and Interpretation 3.2-34
3.2.7	General Policies for Environmental Resource Protection 3.2-35
3.2.7.1	Locally Important Environmental Features..... 3.2-35
3.2.7.1.1	Non Provincially Significant and Unevaluated Wetlands 3.2-36
3.2.7.1.2	Woodlands and Trees 3.2-37
3.2.7.1.3	Locally Important Habitat Areas 3.2-38
3.2.7.2	Water Quality and Quantity 3.2-39
3.2.7.2.1	Watershed & Subwatershed Planning 3.2-39
3.2.7.2.2	Stormwater Management Policies 3.2-41
3.2.7.2.3	Water Quality 3.2-43
3.2.7.2.4	Water Quantity 3.2-49
3.2.7.2.5	New Municipal Supply Wells 3.2-51

COUNTY OF OXFORD OFFICIAL PLAN

SECTION	PAGE
3.2.7.3	Soil Preservation 3.2-52
3.2.7.3.1	Development Review Policies for Soil Preservation 3.2-53
3.2.7.3.2	Topsoil and Peat Extraction 3.2-53
3.2.7.4	Energy Efficiency and Air Quality 3.2-55
3.2.7.4.1	Alternative and/or Renewable Energy Systems .. 3.2-57
3.2.8	Environmental Constraints 3.2-59
3.2.8.1	Flood Plains 3.2-60
3.2.8.1.1	One Zone Flood Plain Policies 3.2-62
3.2.8.1.2	Two Zone Flood Plain Policies 3.2-64
3.2.8.1.3	Special Policy Areas 3.2-66
3.2.8.2	Erosion Hazard and Unstable Soils 3.2-67
3.2.8.2.1	Erosion Hazard 3.2-68
3.2.8.2.2	Unstable Soils 3.2-70
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
3.3.2.5	South-East Woodstock Secondary Plan 3.3-6
3.3.2.5.1	Archaeological Assessments 3.3-6
3.3.2.5.2	Cultural Heritage Evaluation Reports And Heritage Impact Assessments 3.3-6
3.3.3	Human-made Constraints 3.3-7
3.3.3.1	Noise, Vibration and Safety 3.3-8
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..... 3.3-14
3.3.3.3	Former Waste Disposal Sites..... 3.3-17
3.3.3.4	Improperly Rehabilitated Oil and Gas Well Sites 3.3-19
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

COUNTY OF OXFORD OFFICIAL PLAN

SECTION	PAGE
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 .....3.4-3

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

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
6.2.3.2.3 Part Lot 21, Conc. 1 (North Dorchester) 233 Dundas Street West, Thamesford	6.2-16
6.2.4 Site Design Policies for Multiple Unit Residential Development in Rural Settlements	6.2-17
6.2.4.1 Buildings	6.2-17
6.2.4.2 Driveways and Parking Areas	6.2-18

COUNTY OF OXFORD OFFICIAL PLAN

SECTION	PAGE
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	6.2-21
6.2.4.7 Safety/Comfort	6.2-21
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	6.5-4
6.5.1.2.2 Part Lots 4-6, Concession 4 (North Norwich) Township of Norwich	6.5-5
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
6.6 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

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	7.2-18
7.2.4.1.3 Infill Subdivision	7.2-29
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	7.2-26
7.2.4.4.1 Springbank Avenue South at Parkinson Road	7.2-26
7.2.4.4.2 Historical Residential District	7.2-28
7.2.4.4.3 Southside Community Planning District	7.2-29
7.2.4.4.4 Sally Creek Development District	7.2-31
7.2.4.4.5 Northeast Community Planning District	7.2-31
7.2.4.4.6 North of Athlone, East of Finkle	7.2-34
7.2.4.4.7 South of Juliana adjacent to Sierra Pit Operation	7.2-34

COUNTY OF OXFORD OFFICIAL PLAN

7.2.4.4.8	North Side of Township Road 3.....	7.2-34
7.2.4.4.9	North Woodstock Area Planning District.....	7.3-34
7.2.4.4.10	Havelock Corners	7.3-35
7.2.4.4.11	Former Woodstock General Hospital Lands	7.3-36
7.2.5	Medium Density Residential Districts	7.2-37
7.2.5.1	Redevelopment and Conversion of Non-Residential Buildings	7.2-39
7.2.5.2	Specific Development Policies	7.2-40
7.2.5.2.1	Lands North of Juliana Drive, East of Cedar Creek and West of Norwich Avenue	7.2-41
7.2.5.2.2	Southside Community Planning Area	7.2-42
7.3.5.2.3	North Woodstock Area Planning District.....	7.3-43
7.3.5.2.4	Part Lot 30, Plan 1600 & Part Lot 11, Plan 1613 South side of Juliana Drive	7.3-44
7.2.6	High Density Residential Districts	7.2-44
7.2.6.1	Redevelopment and Conversion of Non-Residential Buildings	7.2-47
7.2.6.2	Specific Development Policies	7.2-48
7.2.6.2.1	Lands North of Juliana Drive, East of Cedar Creek and West of Norwich Avenue	7.2-48
7.2.6.2.2	Southside Community Planning District.....	7.2-49
7.2.6.2.3	Northeast Community Planning District	7.2-50
7.2.6.2.4	Corner of Juliana and Finkle Street	7.2-50
7.2.6.2.5	Southwest Corner of Lansdowne Avenue and Nellis Street.....	7.2-50
7.2.6.2.6	Lot 2 & Part Lot 6, Plan 495.....	7.2-50
7.2.6.2.7	Part Lot 10, Plan 163 (Ferguson Drive)	7.2-51
7.2.6.2.8	Park Lot 6, s/s Ingersoll Avenue, Plan 10 Drew Street	7.2-51
7.2.7	Residential Reserve Land Use Designations.....	7.2-51
7.2.7.1	Specific Development Policies	7.2-52
7.2.7.1.1	West of Mill Street	7.2-52
7.2.8	Site Design Policies for Multiple Unit Residential Development.....	7.2-52
7.2.8.1	Buildings	7.2-52
7.2.8.2	Driveways and Parking Areas	7.2-53
7.2.8.3	Pedestrian Activity	7.2-54
7.2.8.4	Landscaping	7.2-55
7.2.8.5	Play/Recreation Opportunities.....	7.2-56
7.2.8.6	Utilities and Operational Facilities	7.2-57
7.2.8.7	Safety/Comfort	7.2-57
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

COUNTY OF OXFORD OFFICIAL PLAN

7.3.1.3	South-East Woodstock Secondary Plan.....	7.3-4
7.3.1.3.1	Objectives	7.3-4
7.3.1.3.2	Land Use Concepts	7.3-5
7.3.1.3.3	Design, Development and Sustainability	7.3-6
7.3.1.3.4	Servicing and Stormwater Management.....	7.3-8
7.3.2	Central Area	7.3-10
7.3.2.1	Central Area Vision	7.3-10
7.3.2.2	Central Area Strategy	7.3-11
7.3.2.2.1	Employment Function	7.3-11
7.3.2.2.2	Residential Function	7.3-12
7.3.2.2.3	Retail Function	7.3-12
7.3.2.2.4	Heritage Resources	7.3-13
7.3.2.2.5	Parking, and Vehicular and Active Transportation.....	7.3-14
7.3.2.3	Policies for Central Area Sub-Districts	7.3-18
7.3.2.3.1	Central Business District.....	7.3-19
7.3.2.3.2	Entrepreneurial Districts	7.3-23
7.3.2.4	Specific Development Policies	7.3-27
7.3.2.4.1	s/e corner Victoria St. and Adelaide St.	7.3-27
7.3.2.4.2	Northwest corner of Main St & Wellington St S .	7.3-27
7.3.3	Shopping Areas	7.3-27
7.3.3.1	Shopping Area Hierarchy	7.3-27
7.3.3.2	New Sites and Expansions to Higher Functional Categories	7.3-30
7.3.3.3	Shopping Area Zoning and Site Plan Control.....	7.3-32
7.3.3.4	Specific Development Policies	7.3-33
7.3.3.4.1	Springbank Avenue at Devonshire Avenue	7.3-34
7.3.3.4.2	Norwich Avenue and Juliana Drive	7.3-34
7.3.3.4.3	Site Specific Policies for the Northeast corner of Norwich Avenue and Juliana Drive	7.3-35
7.3.3.4.4	West Side of Norwich Avenue North of Juliana Drive	7.3-37
7.3.3.4.5	South Half of Lot 17, Concession 2 (Blandford) Parts 1 & 2, 41R-3249 (951 Devonshire Avenue)	7.3-38
7.3.3.4.6	Part Lot 19, Plan 1600 (510 Norwich Avenue)...	7.3-38
7.3.3.4.7	Northeast Corner of Norwich Avenue and Montclair Drive	7.3-39
7.3.3.4.8	East Side of Norwich Avenue between Montclair Drive & Parkinson Road	7.3-40
7.3.3.4.8(a)	East Side of Norwich Avenue between Montclair Drive & Parkinson Road	7.3-41
7.3.3.4.9	South Side of Juliana Drive abutting Hwy 401 East of Norwich Avenue.....	7.3-42
7.3.3.4.10	Southeast Corner of Norwich Avenue and Juliana Drive abutting Hwy 401.....	7.3-43
7.3.3.4.11	Devonshire Avenue and Cardinal Drive.....	7.3-44

COUNTY OF OXFORD OFFICIAL PLAN

7.3.3.4.12	East side of Lampman Place, North of Juliana Drive	7.3-45
7.3.4	Service Commercial Areas	7.3-46
7.3.4.1	Service Commercial Areas Zoning and Site Plan Control	7.3-48
7.3.4.2	Expansions and New Service Commercial Areas	7.3-50
7.3.4.3	Specific Development Policies	7.3-51
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)	7.3-51
7.3.4.3.2	Lot 11, Plan 164, Southeast Corner of Norwich Avenue and Juliana Drive	7.3-51
7.3.4.3.3	Part Park Lot 8, Plan 187 (Norwich Avenue)	7.3-51
7.3.4.3.4	Southwest Corner of Devonshire Avenue (Oxford Road 35) and Oxford Road 4.....	7.3-52
7.3.4.3.5	Northwest Corner of Dundas Street (Hwy 2) And County Road 4	7.3-52
7.3.4.3.6	Part Lot 13, Concession 1 715011 and 715013 Bond's Corner Road	7.3-52
7.3.4.3.7	South-East Woodstock Secondary Plan	7.3-53
7.3.5	Business Parks	7.3-54
7.3.5.1	Business Parks – Site Plan Control.....	7.3-57
7.3.5.2	Expansions and New Business Parks	7.3-58
7.3.5.3	Specific Development Policies	7.3-59
7.3.5.3.1	Land Adjacent to the Brick Wetlands Complex..	7.3-59
7.3.5.3.2	Part Lots 15 & 16, Concession 2 Former Township of East Oxford (Parkinson Road)	7.3-62
7.3.5.3.3	Part Lots 14 & 15, Concession 2 - Former Township of East Oxford (Pattullo Avenue)	7.3-62
7.3.5.3.4	East Woodstock Secondary Plan.....	7.3-63
7.3.5.3.5	Part Lot 16, Concession 2 Former Township of East Oxford; (SE corner Parkinson and Springbank)...	7.3-64
7.3.5.3.6	Part Lot 18, Plan 1654, & Parts 1 & 2, Plan 41R-7810 (1101 & 1117 Ridgeway Rd)	7.3-65
7.3.5.3.7	Part Lots 7 & 9, Plan 491 (1055 Parkinson Road)	7.3-65
7.3.5.3.7	South-East Woodstock Secondary Plan	7.3-65
7.3.6	Traditional Industrial Areas	7.3-66
7.3.6.1	Transitional Industrial Areas - New Uses.....	7.3-66
7.3.6.2	Traditional Industrial Areas – Established Industrial Uses	7.3-67
7.3.6.3	Transitional Industrial Areas	7.3-69

COUNTY OF OXFORD OFFICIAL PLAN

7.3.6.4	Traditional Industrial Areas – Zoning and Site Plan Control	7.3-71
7.3.6.5	Specific Development Policies	7.3-72
7.3.6.5.1	Bysham Park Drive Industrial Park	7.3-73
7.3.6.5.2	Former Gardner-Denver Building	7.3-74
7.3.6.5.3	Dundas Street East of Springbank Avenue	7.3-76
7.3.6.5.4	South of Nellis Street, East of Lansdowne Avenue	7.3-76
7.3.6.5.5	Lots 6, 7 and 8, Plan 34, and Parts 1 and 2, Plan 41R-3663 (572 Main Street)	7.3-78
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	7.3-79
7.3.6.5.7	Lot 8, Plan 1654 (815 Juliana Drive).....	7.3-79
7.3.6.5.8	Part Lots 13, 14, 15 & 16, Concession 2 (East Oxford)), South of Parkinson Road to Highway 401.....	7.3-79
7.3.6.5.9	Part Lots 3 and 4, Plan 723 (Devonshire Avenue)	7.3-80
7.3.6.5.10	Part Lots 15 & 16, Concession 2 Former Township of East Oxford (Parkinson Road)	7.3-81
7.3.6.5.11	Part Lot 14, Concession1 (East Oxford) (1322 Dundas Street).....	7.3-81
7.3.6.5.12	Lot 14, Concession 1 (East Oxford) (Parkinson Road at Oxford Road 4).....	7.3-81
7.3.6.5.13	Part Lots 14 & 15, Concession 2 - Former Township of East Oxford (Pattullo Avenue)	7.3-82
7.3.6.5.14	Part Lots 14 & 15, Concession 2 - Former Township of East Oxford (Pattullo Avenue)	7.3-82
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.....	7.3-83
7.3.6.5.16	East Woodstock Secondary Plan.....	7.3-84
7.3.6.5.17	Parts 1, 2, 3 & 4, Plan 41R-7209 840 Parkinson Road	7.3-86
7.3.6.5.18	Part Block 2, Plan 41M-206 1050 Parkinson Road	7.3-86
7.3.6.5.19	Part Lots 6 & 8, Plan 495 Dufferin Street.....	7.3-86
7.3.6.5.19	South-East Woodstock Secondary Plan	7.3-86
7.4	Community Facilities and Minor Institutional Uses	7.4-1
7.4.1	Strategic Approach	7.4-1

COUNTY OF OXFORD OFFICIAL PLAN

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
7.6.5	Pedestrians	7.6-7
7.6.6	Bicycling	7.6-8
7.6.7	Inter-Urban Transportation	7.6-9
7.6.8	South-East Woodstock Secondary Plan	7.6-9
7.6.8.1	Road Network	7.6-9
7.6.8.2	Site Access	7.6-10
7.6.8.3	Active Transportation	7.6-11
7.6.8.4	Carpool Lots	7.6-11
7.6.8.5	Public Transit	7.6-11
7.6.8.6	CNR Rail Line	7.6-12

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	

COUNTY OF OXFORD OFFICIAL PLAN

	and King Street to the Railway	8.2-23
8.2.5.2.2	Block 21, Registered Plan 41M-169	8.2-25
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

COUNTY OF OXFORD OFFICIAL PLAN

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
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

COUNTY OF OXFORD OFFICIAL PLAN

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

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
9.2.4.4.2 Part Lots 20 & 21, Concession 1 (West Oxford) (formerly Ingersoll Golf Club property)	9.2-22
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

COUNTY OF OXFORD OFFICIAL PLAN

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
9.2.5.2.4	Southeast corner of Whiting St & Holcroft St	9.2-26
9.2.5.2.5	Part Lots 20 & 21, Concession 12 (West Oxford) (formerly Ingersoll Golf Club property)	9.2-27
9.2.6	High Density Residential Areas	9.2-27
9.2.6.1	Redevelopment and Conversion of Non-Residential Buildings	9.2-30
9.2.6.2	Specific Development Policies	9.2-31
9.2.6.2.1	Part Lots 20 & 21, Concession 12 (West Oxford) (formerly Ingersoll Golf Club property)	9.2-31
9.2.7	Site Design Policies for Multiple Unit Residential Development.....	9.2-31
9.2.7.1	Buildings	9.2-31
9.2.7.2	Driveways and Parking Areas	9.2-32
9.2.7.3	Pedestrian Activity	9.2-33
9.2.7.4	Landscaping	9.2-33
9.2.7.5	Play/Recreation Opportunities.....	9.2-35
9.2.7.6	Utilities and Operational Facilities	9.2-35
9.2.7.7	Safety/Comfort	9.2-36
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	Service Commercial Areas	9.3-17
9.3.3.1	Scale Related Policies and Study Requirements	9.3-18

COUNTY OF OXFORD OFFICIAL PLAN

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
9.3.3.4.6	Part Block 66, Registered Plan 309 Northwest corner of Clarke Road East and Hollingshead Road.....	9.3-25
9.3.4	Industrial Areas	9.3-25
9.3.4.1	Industrial Areas – New Uses	9.3-26
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	9.3-35
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

COUNTY OF OXFORD OFFICIAL PLAN

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

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 Plattsville - Land Use Plan	6
B-3	Village of Drumbo - Land Use Plan	6
B-4	Village of Plattsville - 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 3.2-60
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	3.3-9
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	Mineral and Petroleum Resources
2-2	County of Oxford	Aggregate Licenses
3	City of Woodstock	Brick Wetlands Development Boundary
4	County of Oxford	Heritage Resources Inventory