

AMENDMENT NUMBER 304
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules, attached hereto, constitute Amendment Number 304
to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement and integrate the policies and land use designations of the Drumbo Secondary Plan in the County of Oxford Official Plan, primarily to address future land needs.

The Drumbo Secondary Plan provides a planning framework to guide the future development of Drumbo until 2046. The Plan builds on the policies established in the Provincial Policy Statement and the County Official Plan in order to provide direction for the complete and orderly development of the community and to accommodate a significant portion of the projected residential and employment growth for the Township of Blandford- Blenheim.

The Drumbo Secondary Plan includes general and specific land use and development policies, as well as urban design policies for the Village and its public spaces and streets. The Plan establishes the land use patterns and conceptual identification of community infrastructure, such as trails, parks and collector roads that are anticipated through future draft plans of subdivision and other planning applications.

The Drumbo Secondary Plan policies are intended to guide development in Drumbo in a manner that integrates new development with the existing community, while broadening the range of housing choice, making efficient use of existing and planned infrastructure and diversifying the supporting land uses.

Formal adoption and implementation of the Drumbo Secondary Plan requires amendments to the County of Oxford Official Plan to modestly refine the Drumbo settlement boundary and to re-designate select lands within the Village for residential and commercial land uses and to add/update associated mapping.

2.0 LOCATION OF LANDS AFFECTED

This Official Plan Amendment applies to all lands currently located within the existing Village of Drumbo settlement boundary. The Village of Drumbo currently comprises of approximately 130.8 ha (323.3 acres). In addition to the lands currently within the settlement boundary, the proposal would also see approximately 12.1 ha (30 acres) brought into the settlement boundary to complete minor refining of boundary lines. The lands brought into the settlement boundary would be added to the southeast and northeast areas of the existing settlement.

3.0 BASIS FOR THE AMENDMENT

The intent of this Official Plan Amendment is to adopt and implement the Drumbo Secondary Plan. The Secondary Plan is intended to become part of and to be read and applied in conjunction with the County of Oxford Official Plan.

The Drumbo Secondary Plan process has been completed concurrently with Comprehensive Reviews undertaken by the County of Oxford and the Township of Blandford-Blenheim under the 2020 Provincial Policy Statement to facilitate a coordinated, integrated, and comprehensive approach to identifying and planning to accommodate the forecasted population and employment growth in the County and the Township of Blandford-Blenheim to the year 2046.

Through the Comprehensive Review, it was concluded that there was a sufficient land supply within the Township's serviced villages to accommodate the forecasted future residential and employment growth. Further, it was identified that the existing and planned servicing capacity for the Drumbo Wastewater Treatment Plant (WWTP) currently does not meet the needs of the settlement for full projected build-out. As such, it has been determined that expansion to the settlement boundary at this time will be limited to 'rounding out' to better facilitate the efficient provision of municipal infrastructure and development patterns.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 Schedule "B-1" – *Township of Blandford-Blenheim Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 1' on Schedule "A" attached hereto from "Agricultural Reserve" to "Settlement" and those lands identified as 'ITEM 2' from "Settlement" to "Agricultural Reserve".

4.2 Schedule "B-3" – *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 1' on Schedule "A" attached hereto from "Industrial" to "Service Commercial".

4.3 Schedule "B-3" - *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 2' on Schedule "A" attached hereto from "Low Density Residential" to "Medium Density Residential"; those lands identified as 'ITEM 3' from "Low Density Residential" to "Service Commercial"; those lands identified as 'ITEM 4' from "Low Density Residential" to "Open Space"; those lands identified as 'ITEM 9' from "Low Density Residential" to "Future Urban Growth"; those lands identified as 'ITEM 11' from "Low Density Residential" to "Industrial"; and those lands identified as 'ITEM 12' from "Low Density Residential" to "Minor Institutional".

- 4.4 Schedule “B-3” - *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by designating those lands identified as ‘ITEM 5’ on Schedule “A”, attached hereto, as “Low Density Residential”, designating those lands identified as ‘ITEM 10’ as “Future Urban Growth” and removing the “Low Density Residential” designation from those lands identified as ‘ITEM 6’.
- 4.5 Schedule “B-3” – *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by delineating the settlement boundary of the Village of Drumbo as identified as ‘ITEM’ 7’ on Schedule “A” attached hereto.
- 4.6 Schedule “B-3” – *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by adding the ‘Proposed Park’ symbol to the location identified by ‘ITEM’ 8’ on Schedule “A” attached hereto.
- 4.7 Schedule “B-3” – *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as ‘ITEM 13’ on Schedule “A” attached hereto from “Open Space” to “Minor Institutional”.
- 4.8 Schedule “B-3” – *Village of Drumbo Land Use Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as ‘ITEM 14’ on Schedule “A” attached hereto from “Service Commercial” to “Low Density Residential”.
- 4.9 Schedule “B-5” – *Village of Drumbo Transportation Network Plan*, is hereby added to the County of Oxford Official Plan, as amended.
- 4.10 Schedule “C-3” – *County of Oxford Settlement Strategy Plan*, as amended, is hereby further amended by adding those lands identified as ‘ITEM 1’ on Schedule “A” attached hereto to the “Serviced Village” designation of Drumbo and removing those lands identified as ‘ITEM 2’ from the “Serviced Village” designation of Drumbo.
- 4.11 Section 5.5, County Servicing Policy, as amended, is hereby further amended by adding the following Section 5.5.5 after Section 5.5.4, *Monitoring of Servicing Capacity*:

“5.5.5 Drumbo Secondary Plan

5.5.5.1 Municipal Services

Services and utilities in the Village of Drumbo shall be provided in an orderly and coordinated manner consistent with the policies for such services contained in Chapter 5 of the Official Plan and in-keeping with the initiatives and objectives as set out in the Drumbo Secondary Plan. The phasing of development shall be aligned with the availability of servicing capacity and generally based on the phasing policies developed through the Drumbo Secondary Plan.

In addition to the servicing policies contained in Chapter 5, development in the Village of Drumbo shall generally be in accordance with the following:

- (a) Development within the Village of Drumbo shall proceed on the basis of full municipal water and sanitary services.
- (b) The Township and County shall require confirmation that adequate municipal services are, or are reasonably expected to be available to service development at the time of submission of a development application and the confirmation of such services will generally form part of a complete application submission.
- (c) Prior to the approval of new development within the Village of Drumbo, the County and Township shall be satisfied that sufficient water and wastewater servicing capacity is, or will be available to service the development.
- (d) Draft plan approval will generally only be considered where confirmation that adequate municipal water and sanitary services are, or are reasonably expected to be available to service the development. Where it is determined that such services are or will be available, the formal confirmation of servicing capacity shall be a condition of draft plan approval and the registration of plans of subdivision shall only proceed where the development, in its entirety, or portions thereof, have received formal servicing allocation from the County.
- (e) The extension of water and sanitary sewage systems within the Village shall be orderly, efficient, and financially sustainable, protect human health and the environment and shall not require the premature extension of municipal infrastructure.
- (f) The County and Township shall encourage the use of measures that support water conservation and the efficient use of municipal water supply.
- (g) The County and Township shall encourage and support, where feasible and appropriate, the implementation of innovative stormwater management approaches as part of new development, redevelopment and intensification proposals.

- (h) The County and Township may require the preparation of Master Servicing Plans with new Draft Plan of Subdivision applications that will document existing servicing conditions, capacity, and identify a phased approach for the orderly development of the lands, in accordance with available capacity.
- (i) Given the servicing capacity limitations in the Village of Drumbo, commercial, industrial and non-residentially oriented institutional uses that have low water and wastewater requirements are preferred.
- (j) Registration of plans of subdivision may be required to proceed in phases or sub-phases based on the availability of municipal services. The allocation of servicing capacity shall generally be in accordance with the principles and objectives as set out in the Drumbo Secondary Plan and Section 5.5.5.2 regarding the phasing of services, and with respect to water and sanitary services, in accordance with the County's Servicing Allocation Policy.
- (k) The allocation of water and sanitary services shall be at the sole discretion of the County.

5.5.5.2 Phasing of Services

In accordance with the principles and objectives set out in the Drumbo Secondary Plan, growth within the Village of Drumbo shall only proceed where adequate municipal servicing is available. The phasing policies outlined in this section reflect the work completed in the development of the Drumbo Secondary Plan and recognize that water and sanitary servicing may be limited in Drumbo to currently planned expansions to the Wastewater Treatment Plant and associated facilities, and the available land within the designated settlement boundary of the Village.

The phasing of development within the Village of Drumbo will be informed by the Servicing Plan contained in the Drumbo Secondary Plan, which identifies conceptual phasing for the undeveloped areas of the Village within the settlement area boundary. The Servicing Plan identifies a phasing approach that will assist the County and Township in implementing the servicing and phasing policies of the Drumbo Secondary Plan.

- a) It is the objective of these policies that the phasing of development in Drumbo will provide for and direct the logical, cost-effective extension of municipal services, ensuring that:
 - i) development only occurs where servicing is or will be available;

- ii) the registration of plans of subdivision, final approval of site plan applications and the issuance of building permits do not occur until servicing capacity is available, confirmed and secured by the respective development;
 - iii) the phasing of development occurs in a contiguous manner including the extension of roads and pedestrian/cycling infrastructure;
 - iv) that technical engineering constraints and considerations are incorporated (e.g., gravity-based systems are considered in advance of other more costly systems);
 - v) the provision of community services, such as trails, roads, and parks are coordinated and are available to new residents and or employees in a timely manner;
 - vi) that for a draft plan of subdivision that contains multiple phases, a majority of the units are completed and occupied in preceding phases before a new phase is permitted to proceed and building permits are issued.
- b) Development on full municipal services shall proceed logically and generally extend services from the existing built-up area of the community, with a view to balancing new development with opportunities for infill and re-development.
 - c) The allocation of municipal services for development shall generally prioritize development within the built-up area of the Village over new greenfield development.
 - d) In accordance with the objectives and phasing policies of the Drumbo Secondary Plan, the Township and County may require that development proponents identify phasing and the progression of development, whether by draft plan of subdivision or other phased development.
 - e) The phasing policies of this section shall not be interpreted as restricting the timing of completion of community infrastructure, including roads, pathways, trails, utilities, parks, water/wastewater lines and other related facilities.
 - f) The Township and County will generally only approve individual phases of development that have committed servicing capacity.
 - g) The County and Township may use planning tools including conditions of draft plan approval, subdivision agreements, site plan agreements, holding symbols and other appropriate measures to manage the implementation of approved developments and the phasing thereto.

- h) The phasing of development in the Village of Drumbo will generally be in accordance with the phasing as set out in the Drumbo Secondary Plan. Consideration of modifications to the phasing sequence as set out in that Plan may be considered at the discretion of the County and/or Township, depending upon the nature of the services involved.

4.12 Section 6.2.2 – Low Density Residential Areas, is hereby further amended by adding the following specific development policies at the end of Section 6.2.2.5, *Specific Development Policies*:

“6.2.2.5.5 Drumbo Secondary Plan

Lands designated Low Density Residential within the Village of Drumbo are intended to accommodate various forms of low density residential development. Notwithstanding and/or in addition to the policies of Section 6.2.2 of the Official Plan, the following specific policies shall apply to lands designated Low Density Residential within the Drumbo settlement boundary. In the case of a conflict, the following policies shall take precedence.

- a) The development of lands designated Low Density Residential shall be subject to the Servicing and Phasing policies of the Secondary Plan and set out in Section 5.5.5 of the Official Plan, together with any other relevant policies in the County Official Plan and the County Servicing Allocation policy.
- b) Notwithstanding Section 6.2.2 – Low Density Residential Areas, permitted uses within areas so designated will include single detached dwellings, semi-detached dwellings, duplex dwellings, additional residential units and all forms of townhouse dwellings.
- c) New development applications for lands greater than 2 ha (4.9 ac) within the Low Density Residential designation shall include a minimum of 20% of new residential units to be of forms other than single detached dwellings and semi-detached dwellings.
- d) Within the Village of Drumbo, the maximum net residential density for an individual development in a Low Density Residential area shall be 25 units per hectare (10 units per acre) and the minimum net residential density shall be 18 units per hectare (6 units per acre). The maximum building height shall generally be three storeys and may be further regulated in the Township’s Zoning By-law.

- 4.13 Section 6.2.3 – Medium Density Residential Areas, is hereby further amended by adding the following specific development policies at the end of Section 6.2.3.2, *Specific Development Policies*:

“6.2.3.2.4 Drumbo Secondary Plan

Lands designated Medium Density Residential within the Village of Drumbo are intended to accommodate various forms of medium density residential development. The Township and County shall encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a medium density built form and to ensure more compatible development within existing areas.

Notwithstanding and/or in addition to the policies of Section 6.2.3 of the Official Plan, the following specific policies shall apply to lands designated Medium Density Residential within the Drumbo settlement boundary. In the case of a conflict, the following policies shall take precedence.

- a) The development of lands designated Medium Density Residential shall be subject to the Servicing and Phasing policies of the Secondary Plan and set out in Section 5.5.5 of the Official Plan, together with any other relevant policies in the County Official Plan and the County Servicing Allocation policy.
- b) The Township and County will support the full range of medium density housing forms in the Village of Drumbo. New medium density designations will consider surrounding land uses, density, built form, urban design policies and the ability to provide municipal services in a financially feasible manner.
- c) Assisted living facilities and long-term care homes shall be permitted within the Medium Density Residential designation.
- d) Single detached dwellings, semi-detached dwellings, and duplexes shall not be permitted within areas designated Medium Density Residential. Additional Dwelling Units (ADU's) shall only be permitted in street townhomes.
- e) Within the Village of Drumbo, the maximum net residential density for an individual development shall be 50 units per hectare (20 units per acre) and the minimum net residential density shall be 26 units per hectare (11 units per acre). The maximum building height shall generally be four storeys and may be further regulated in the Township's Zoning Bylaw.

- f) Medium Density Residential development shall consider and demonstrate general compliance with Chapter 4.0, Community Design as contained in the Drumbo Secondary Plan, and/or the County Official Plan, and any other Urban Design Guidelines, as approved by Council from time to time.
- g) Township Council may consider modest increases to building height and/or density in the Medium Density Residential designation without the need to amend the Official Plan where it is demonstrated that such increase is compatible with the built form and physical character of the surrounding neighbourhood, considering those matters as identified in subsection g), and subject to other matters deemed to be relevant to the proposal, such as the availability of municipal services.

4.14 Section 6.3.1 – Serviced Villages, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.3.1.1, *Village Core*:

“6.3.1.1.1 Specific Development Policies

6.3.1.1.1.1 Drumbo Secondary Plan

Lands designated Village Core within the Village of Drumbo recognize the importance of the existing commercial centre of Drumbo. The policies are intended to preserve and concentrate the Village’s commercial uses within the centre of the Village, with pedestrian, cyclist and vehicular access along Wilmot and Oxford Streets. It is intended that the Village Core designation shall remain flexible and responsive to land use changes and will permit a mix of commercial and residential uses which are compatible with the surrounding area and that will provide services that meet the day-to-day or weekly needs of the community. In addition to Section 6.3.1.1, *Village Core*, as contained in the Official Plan, the following specific policies shall apply to lands designated Village Core in the Village of Drumbo. Where a conflict between the policies of Section 6.3.1.1 and this section arise, the following policies shall take precedence.

- a) In addition to the uses permitted in Section 6.3.1.1 of the Official Plan, medical clinics, restaurants (excluding drive-through facilities), bakeries, cafes or coffee shops, hotels, museums, financial services and personal services may also be permitted lands designated Village Core in the Village of Drumbo.
- b) Dwelling units above the ground floor will be permitted throughout the Village Core. New ground floor residential uses shall be prohibited on lands located within the Village Core along Wilmot Street and Oxford Street.

- c) New single detached dwellings are not permitted within the Village Core.
- d) Mix-used development, including live-work units, will be encouraged within the Village Core, with ground floor commercial uses and residential uses above.
- e) New drive-through facilities within the Village Core shall not be permitted.
- f) The maximum building height in the Village Core designation shall be 4 storeys.
- g) Development within the Village Core shall consider and demonstrate general compliance with Chapter 4.0, Community Design as contained in the Drumbo Secondary Plan, and/or the County Official Plan, and any other Urban Design Guidelines, as approved by Council from time to time.
- h) The Township may require the submission of an Urban Design Brief with any development application that evaluates the proposed development and its general conformity with the Community Design Guidelines identified in subsection g)”

4.15 Section 6.3.1.2 – *Service Commercial Areas*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.3.1.2.1, *Specific Development Policies*:

“6.3.1.2.1.3 Drumbo Secondary Plan

Lands designated Service Commercial within the Village of Drumbo are intended to provide locations for a broad range of commercial uses that, for the most part, are generally not suited to locations within the Village Core due to site area or access requirements or due to compatibility conflicts. In addition to Section 6.3.1.2 of the Official Plan, the following specific policies shall apply to lands designated Service Commercial in the Village of Drumbo. Where a conflict between the policies of Section 6.3.1.2 and this section arise, the following policies shall take precedence.

- a) Development of lands within the Service Commercial designation shall be subject to Site Plan Control.
- b) Development shall be encouraged to orient buildings away from adjacent residential lands. In particular, HVAC equipment, loudspeakers, drive-through aisles and other potential sources of noise/odour shall be directed away from adjacent sensitive land uses

such as residential or institutional uses so as to minimize adverse impacts to the extent possible.

- c) The submission of a Land Use Compatibility Study may be required and shall consider mitigation measures as screening, fencing, and landscape buffers, as appropriate, to mitigate adverse impacts. The implementation of the mitigation measures shall be through Site Plan Control, as appropriate and other tools available to the Township.
- d) Service Commercial uses that require large areas for storage of goods or vehicles may include a limited amount of retail commercial uses that cannot be accommodated in the Village Core. These retail uses are not intended to accommodate those uses typically characteristic of a Village Core location and shall not directly compete with the planned function of the Village Core.
- e) Service Commercial uses shall be located on an arterial road and shall have direct vehicular access to such road and adequate on-site parking shall be provided.
- f) Uses that have low water and wastewater requirements are preferred.
- g) The development of lands designated Service Commercial shall be subject to the Servicing and Phasing policies of Section 5.5.5 and any other relevant policies or provisions contained in the Official Plan and/or the County Servicing Allocation policy.”

4.16 Section 6.3.1.2 – *Service Commercial Areas*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.3.1.2.1, *Specific Development Policies*:

“6.3.1.2.1.4 Drumbo Secondary Plan

Specific Policies for Service Commercial Lands Located on the South Side of Oxford Street East, East of Wilmot Street

Lands designated Service Commercial within the Village of Drumbo, located on the south side of Oxford Street East, east of Wilmot Street and comprising approximately 0.8 ha (2 acres) are intended to provide limited convenience commercial uses to serve the residents and employees of Drumbo in close proximity to their homes and places of employment and assist in developing Drumbo as a complete community. It is further intended that the uses permitted within this specific area will complement the planned function of both Village Core and Service Commercial areas of the Village.

- a) Permitted uses within this specific area include a take-out restaurant,

- b) bakery, convenience variety store, café or coffee shop, childcare facilities, personal service, and pet stores and related services (excluding veterinary clinics or kennels). Notwithstanding any other provisions of the Official Plan, residential uses shall not permitted.
- c) The maximum gross floor area of an individual unit within this specific area is 300 m² (3,230 ft²) and the total gross floor area of development on the lands shall not exceed approximately 2000 m² (21,530 ft²). Multi-unit buildings that contain more than one use are encouraged.
- d) Generally, the site will be designed in a manner whereby buildings address the street and parking will be encouraged to be located at the rear of buildings with a view to enhancing the streetscape.
- e) The policies of Section 6.3.1.2.1.3 a) and g) shall apply to the development of these lands.

4.17 Section 6.4 – *Industrial Uses in Rural Settlements*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.4.3, *Specific Development Policies*:

“6.4.3.2 Drumbo Secondary Plan

Lands designated Industrial within the Village of Drumbo are generally intended to provide for a range of employment uses that will meet the forecasted employment land needs of the Township over the planning horizon. Notwithstanding and/or in addition to Section 6.4 of the Official Plan, the following specific policies shall apply to lands designated Industrial. Where a conflict between the policies of Section 6.4 and this section arise, the following policies shall take precedence.

In addition to the uses permitted in Section 6.4 - Industrial Uses in Rural Settlements, fulfillment centres, warehousing and distribution facilities, business incubators, makerspace, couriers and delivery services, data centres, offices (including Major Offices), artisan studios, craftsman shops and microbreweries may also be permitted.

- a) For the purposes of this section, the following definitions shall apply:
 - i. Fulfilment Centre - means an industrial facility used for, but not limited to, the assembly, storing, sorting, processing, packaging and distribution of goods, the management of inventory, and the temporary on-site storage of commercial motor vehicles or trailers for freight handling.

- ii. Business Incubator - means an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
 - iii. Makerspace - means a community workshop or community studio that is dedicated to nurturing creativity, collaboration and hands-on learning through the provision of shared do-it-yourself space where like-minded individuals can gather and interact together:
 - Create (make, build), invent, tinker, explore, learn; and
 - Share ideas, resources (tools, materials), knowledge and skill sets.
 - iv. Microbrewery – means the use of a building for the small-scale production of beer, wine, cider and/or spirits which may be in conjunction with a tasting bar but shall not include a restaurant.
- b) Uses that have low water and wastewater requirements are preferred.
 - c) Compatibility between the new industrial uses and existing and planned residential and other sensitive uses will be a key planning consideration through future development applications. Uses that do not generate on and off-site adverse impacts such as noise, vibration, and odours, are encouraged adjacent to residential areas or other sensitive land uses are encouraged.
 - d) Lands designated Industrial shall be subject to Site Plan Control.
 - e) Lands designated Industrial that are adjacent to existing or planned residential uses or other sensitive land uses shall provide adequate buffering through distance separation, landscaping and/or fencing, building siting, and building orientation, so as to avoid any potential impacts and ensure compatibility with adjacent sensitive land uses.
 - f) Outdoor storage of goods and materials shall be limited to areas where such storage can be screened from view of public streets. Outdoor storage shall not be permitted in yards adjacent to lands designated for residential uses.

- g) The nature of the mitigation measures shall be determined through a Land Use Compatibility Study, the scale and scope of which shall be at the discretion of the Township and the County. The Land Use Compatibility Study shall be required as part of a complete planning application required to develop the lands, unless otherwise determined by the Township and County.
- h) The development of lands designated Industrial shall be subject to the Servicing and Phasing policies of Section 5.5.5 and any other relevant policies or provisions contained in the Official Plan and/or the County Servicing Allocation policy.”

4.18 Section 6.5 – *Institutional Uses in the Rural Settlements*, as amended, is hereby amended by adding the following specific development policies at the end of Section 6.5.2.5:

6.5.2.6 Specific Development Policies:

6.5.2.6.1 Drumbo Secondary Plan

Notwithstanding and/or in addition to Section 6.5.2 of the Official Plan, the following specific policies shall apply to lands designated Minor Institutional in the Village of Drumbo. Where a conflict between the policies of Section 6.5.2 and this section arise, the following policies shall take precedence.

- a) Where a proposed plan of subdivision identifies a public elementary or secondary school, the lands shall be placed in an appropriate land use designation specifically recognizing the use for institutional purposes and shall be zoned accordingly.

4.19 Section 6.6 – *Parkland Policies*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 6.6.3.

“6.6.4 Specific Development Policies:

6.6.4.1 Drumbo Secondary Plan

The specific parkland policies for the Village of Drumbo are intended to recognize the importance of open space and leisure facilities in providing recreation opportunities to the residents of Drumbo and the Township of Blandford-Blenheim as a whole. In addition to Section 6.6 of the Official Plan, the following specific policies shall apply. It is anticipated that additional parks and other open space lands will be created and/or acquired by the Township.

- a) The Township shall consider opportunities to provide additional open space lands, and to provide connections between new and existing open space lands within the Village.
- b) The Township shall acquire parkland through development applications in accordance with the provisions of the Planning Act, and any Township Bylaws related thereto.
- c) The Township may require the submission of an Active Transportation Plan as a component of an application for Draft Plan of Subdivision which illustrates pedestrian and cyclist trails/pathways and how such trails/pathways connect to existing trails/pathways or other pedestrian and cycling infrastructure.
- d) New parks, trails and other active transportation pathways shall be strategically located and linked to the broader trail system and other key destinations.
- e) Parkland acquired through development applications shall generally be located within 400 m from the majority of the residential units within the neighbourhood in which it is located and generally in the location as conceptually shown on the Schedule B-3 of the Official Plan. The location of parks will be refined through the Subdivision / Official Plan process.
- f) Parks shall be accessible to all residents of Drumbo and shall be designed to provide activities for a variety of age groups. Parks shall be of a size and grade elevation that provides the greatest and best use for outdoor recreation and active use. Notwithstanding the foregoing, the Township shall view the collective park system with a view to providing a variety of uses and activities and will endeavour to provide connections to the park/trail system where feasible.
- g) The Township encourages the integration of stormwater management facilities as part of the open space system, including providing pathways and/or trails that link with other trails or open space lands in public ownership. Wherever feasible and appropriate, such lands shall be designed to provide a park-like setting or the character of a natural wetland and, where appropriate, may be adjacent to public parks. However, stormwater management facilities shall not be accepted as parkland under the provisions the Planning Act.
- h) Parks shall generally be located with access to and sufficient frontage upon a municipal road. The Township shall discourage parks that front on an Arterial Road.

- i) The development of condominium applications that include a private road may contain private outdoor amenity space. However private amenity space shall not be considered a substitute for public parkland. The County/Township shall encourage the integration of condominiums with the community to foster social interaction and shall ensure they do not impede the pedestrian connectivity of neighbourhoods.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policy of the Official Plan.

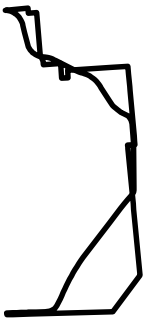
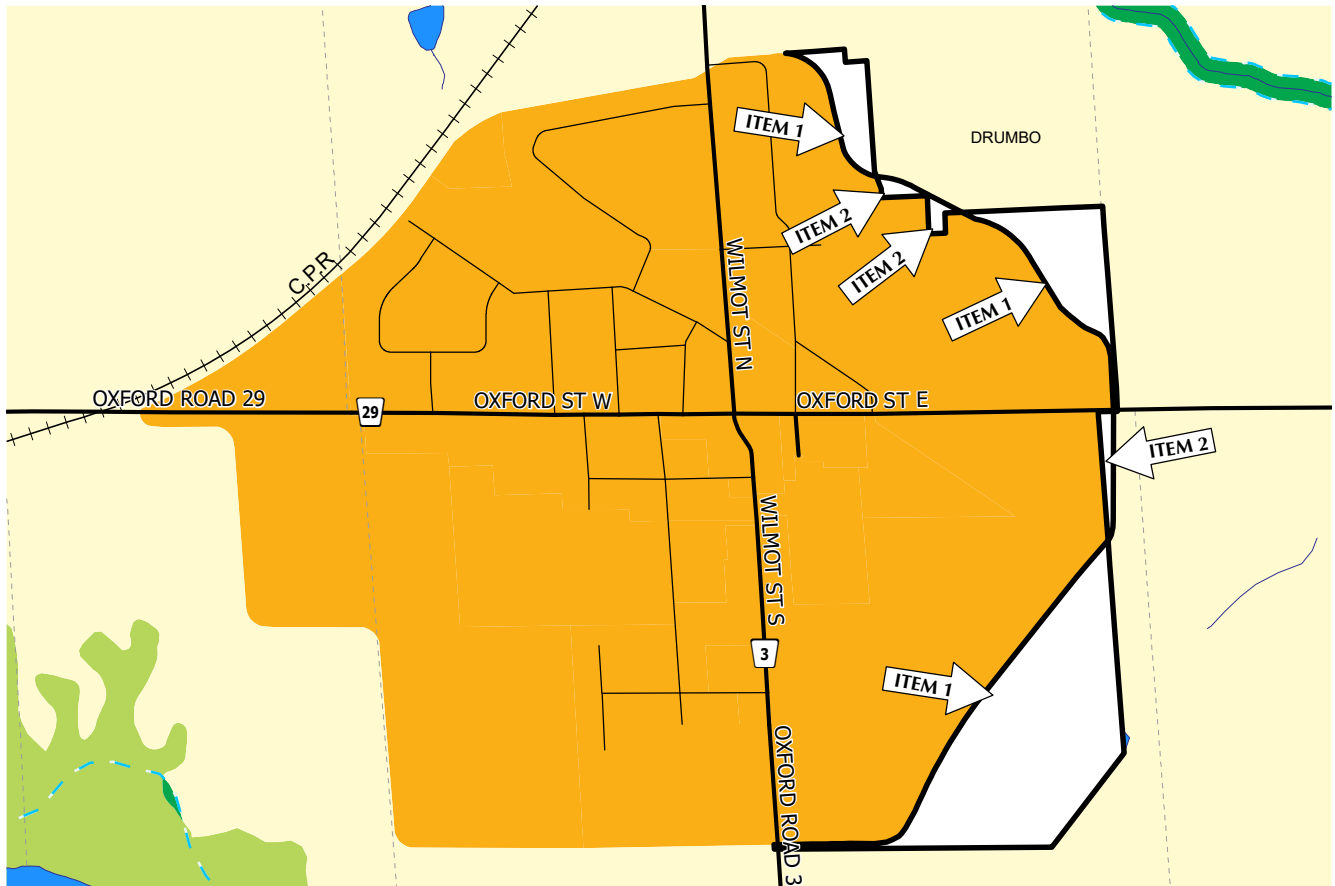
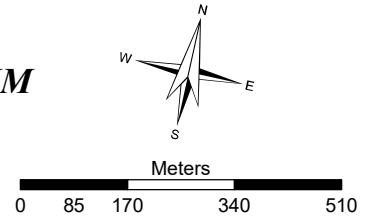
SCHEDULE "A"
 AMENDMENT No. 304

TO THE

**COUNTY OF OXFORD
 OFFICIAL PLAN**

SCHEDULE "B-1"

**TOWNSHIP OF BLANDFORD-BLENHEIM
 LAND USE PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE TO SETTLEMENT
- ITEM 2 - CHANGE FROM SETTLEMENT TO AGRICULTURAL RESERVE

**LAND USE PLAN
 LEGEND**

- AGRICULTURAL RESERVE
- SETTLEMENT
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE

SCHEDULE "A"

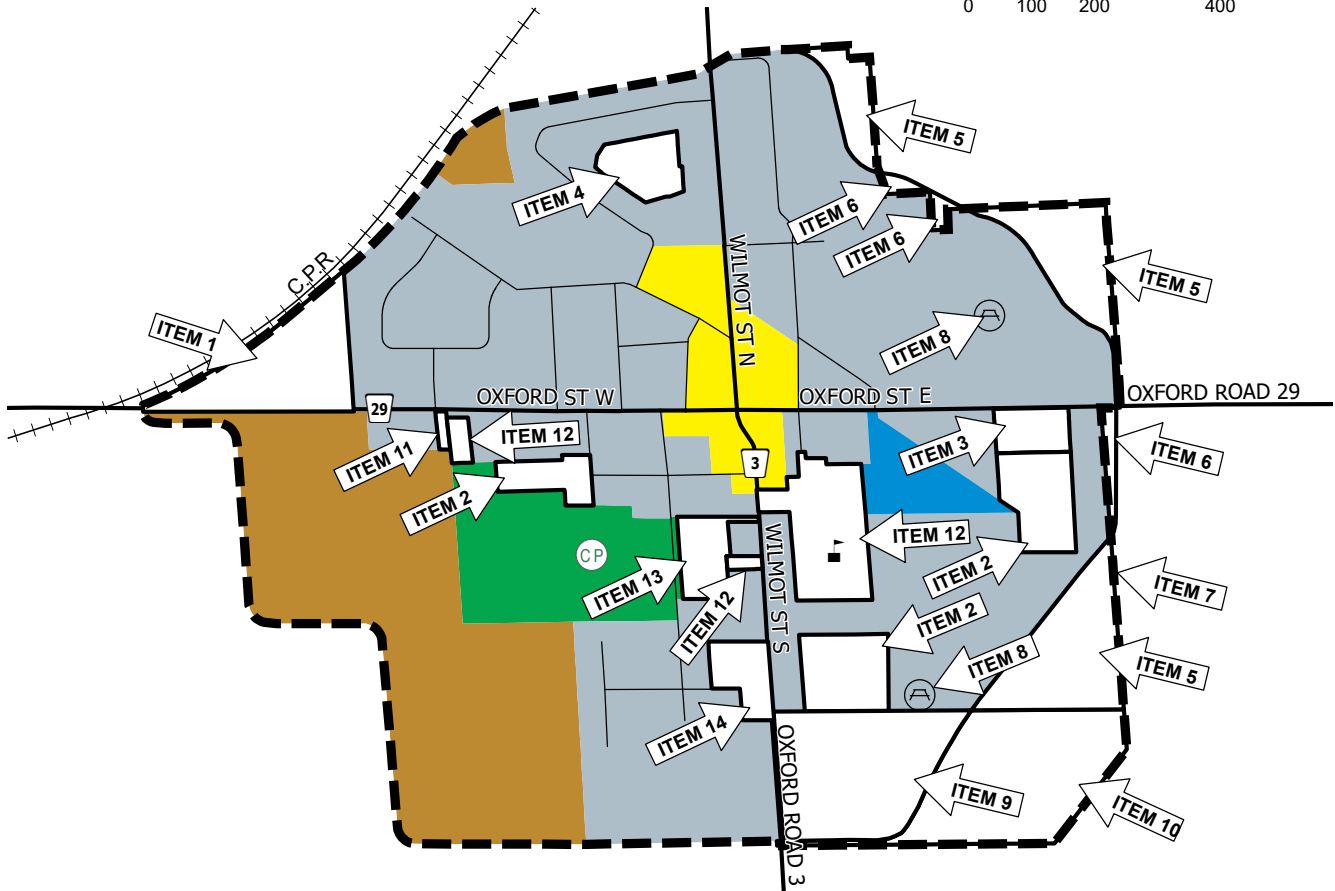
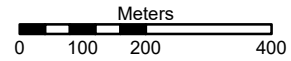
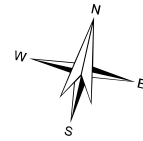
AMENDMENT No. 304

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "B-3"

**VILLAGE OF DRUMBO
LAND USE PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM INDUSTRIAL TO SERVICE COMMERCIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM LOW DENSITY RESIDENTIAL TO SERVICE COMMERCIAL
- ITEM 4 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 5 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 6 - REMOVE FROM LOW DENSITY RESIDENTIAL
- ITEM 7 - CHANGE SETTLEMENT BOUNDARY
- ITEM 8 - ADD PROPOSED PARK
- ITEM 9 - CHANGE FROM LOW DENSITY RESIDENTIAL TO FUTURE URBAN GROWTH
- ITEM 10 - ADD TO FUTURE URBAN GROWTH
- ITEM 11 - CHANGE FROM LOW DENSITY RESIDENTIAL TO INDUSTRIAL
- ITEM 12 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MINOR INSTITUTIONAL
- ITEM 13 - CHANGE FROM OPEN SPACE TO MINOR INSTITUTIONAL
- ITEM 14 - CHANGE FROM SERVICE COMMERCIAL TO LOW DENSITY RESIDENTIAL

**LAND USE PLAN
LEGEND**

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



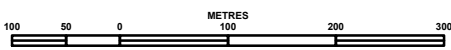
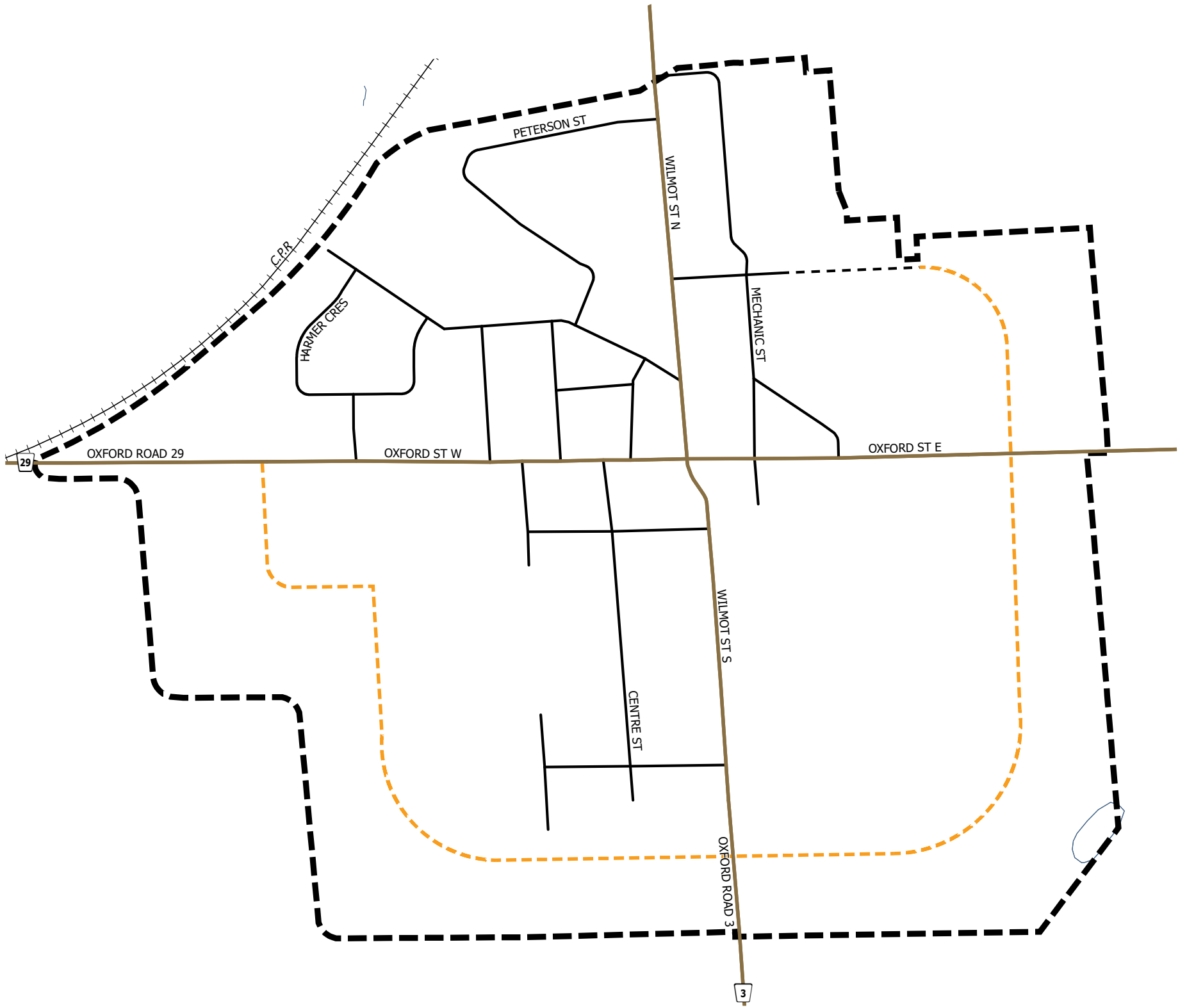
SCHEDULE "A"
To Amendment No 304

to the

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "B-5"

**VILLAGE OF DRUMBO
TRANSPORTATION NETWORK PLAN**



THIS SCHEDULE FORMS A PART OF THE COUNTY OF OXFORD OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

THIS IS AN OFFICE CONSOLIDATION PREPARED FOR CONVENIENCE ONLY. FOR ACCURATE REFERENCE RECOURSE SHOULD BE HAD TO THE ORIGINAL DOCUMENT AND AMENDMENTS THERETO.

**TRANSPORTATION NETWORK PLAN
LEGEND**

- ARTERIAL ROAD
- LOCAL ROAD
- PLANNED COLLECTOR ROAD
- PLANNED LOCAL ROAD

BASE MAP LEGEND

- SETTLEMENT BOUNDARY
- WATERCOURSE
- RAILWAY

NOTES: THIS MAP MAY INCORPORATE DATA UNDER LICENCE AGREEMENT(S) WITH THE UPPER THAMES RIVER CONSERVATION AUTHORITY, THE GRAND RIVER CONSERVATION AUTHORITY, THE LONG POINT REGION CONSERVATION AUTHORITY, THE MINISTRY OF ENERGY, NORTHERN DEVELOPMENT AND MINES, THE MINISTRY OF NATURAL RESOURCES AND FORESTRY AND THE KING'S PRINTER OF ONTARIO. ©2023

COUNTY COUNCIL APPROVAL:

SCHEDULE "A"

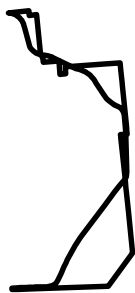
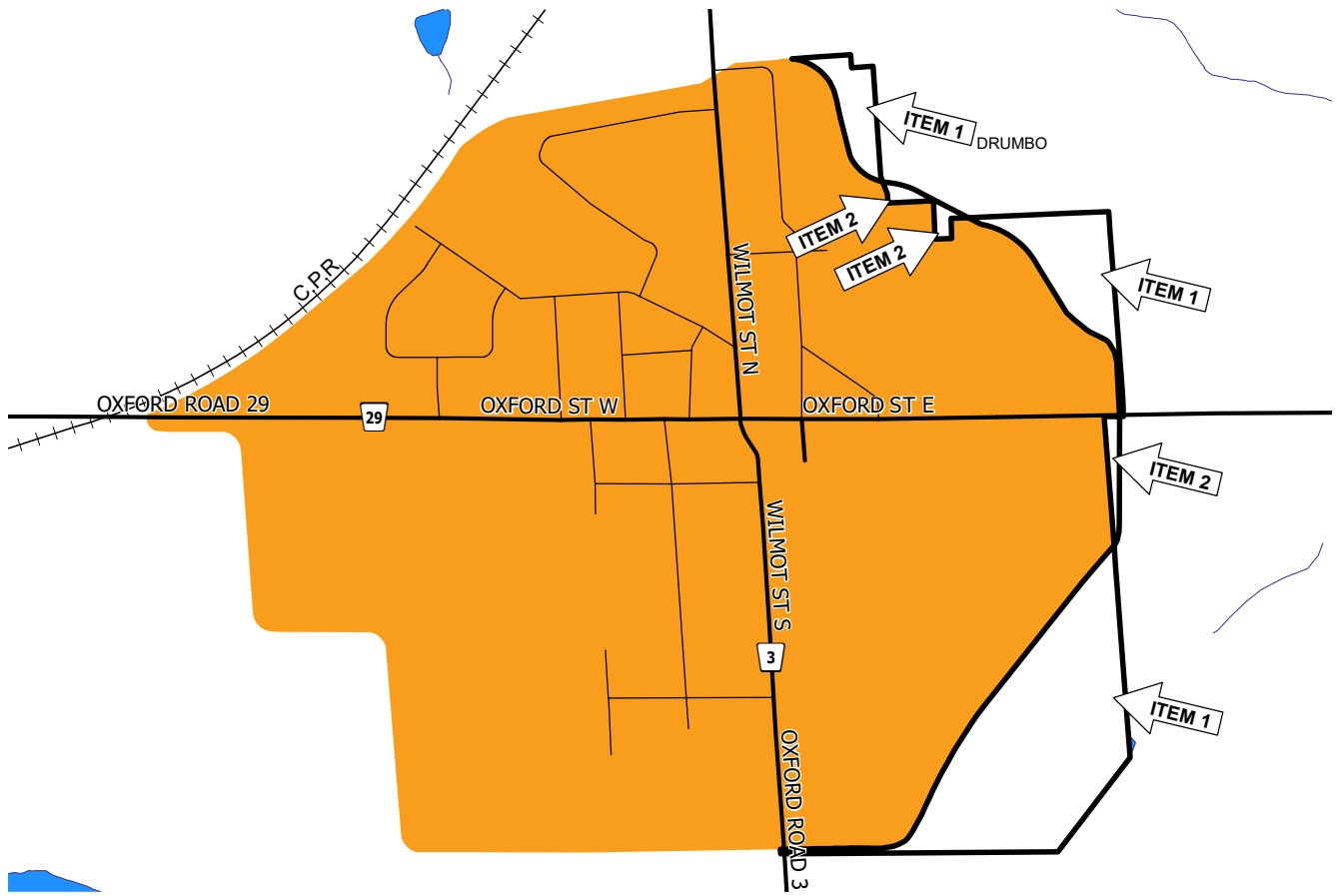
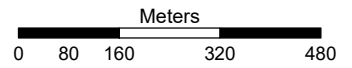
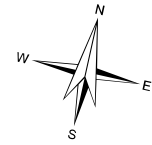
AMENDMENT No. 304

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD
SETTLEMENT STRATEGY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO SERVICED VILLAGES

ITEM 2 - REMOVE FROM SERVICED VILLAGES

**SETTLEMENT
STRATEGY PLAN
LEGEND**

 SERVICED VILLAGES