

AMENDMENT NUMBER 288
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 288 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement a site-specific policy in the Official Plan that will allow for the severance of approximately 12.1 ha (30 acres) of land to be transferred to the Thames Talbot Land Trust for conservation purposes, and retain approximately 8.5 ha (21 acres) for agricultural purposes.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands located in the Township of South-West Oxford, described as Part Lot 28, Concession 1 (Dereham). The lands are located on the west side of Pigram Line, north of Highway 401.

3.0 BASIS FOR AMENDMENT

The subject property comprises approximately 20.6 ha (50.9 ac). Approximately 12.1 ha (30 acres) are to be transferred to the Thames Talbot Land Trust (TTLT) for conservation purposes, and the remaining, approximately 8.5 ha (21 acres), are to continue to be used for agricultural purposes. The subject property is presently occupied by a single detached dwelling and an existing barn that is used for storage purposes. A significant portion of the lands are affected by several significant natural heritage features, including significant valleylands and Provincially Significant Wetlands. It is recognized that the lands to be severed and conveyed will have no direct access to a public road, but will obtain access via an existing unopened road allowance (Pigram Line).

The 2020 Provincial Policy Statement (PPS) directs that Ontario's long-term prosperity, environmental health and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits, and further directs planning authorities to protect natural features and areas for the long term. Council is of the opinion that the proposal to create a special policy area on the subject lands to allow for the transfer of a significant portion of the property to the TTLT is consistent with the Provincial Policy Statement 2020.

Regarding the Official Plan, Council is satisfied that the goal for Environmental Protection policies, as contained in the Official Plan is being maintained. The Environmental Protection policies of the Official Plan recognize the value of the County's remaining natural areas and provide for their basic protection, but also build on the concept of a Natural Heritage System (NHS) of linked natural areas through a series of corridors. The NHS is considered an integral part of the social and economic systems in the County and the policies of the Official Plan promote development that, wherever possible, will enhance the ecological and social systems on which people depend.

Council will continue to strive to achieve a net environmental gain through the protection and conservation of existing natural features, the maintenance of existing ecological functions and the creation of new environmental features, wherever possible. The subject lands are largely occupied by a Provincially Significant Wetland, as identified by the Ministry of Natural Resources and Forestry, as well as several features identified in the recently completed Oxford Natural Heritage Systems Study (ONHSS) as being of significant ecological importance.

It is a priority of Council to preserve and enhance important environmental areas and features while protecting them from land use impacts that would detrimentally alter their size and physical form, impair their ecological, hydrologic or hydrological functions or degrade their quality.

Council is of the opinion that the severance and conveyance of the proposed parcel to the TTLT maintains the intent and purpose of the Official Plan with respect to the County's policies related to the protection of natural areas and the concept of building and preserving a Natural Heritage System.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 3.2.4 – *Environmental Protection Area*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.2.4.3 – *Special Policy Areas*:

“3.2.4.3.3 Part Lot 28, Concession 1 (Dereham), Township of South-West Oxford

Location The lands to which this subsection applies comprise approximately 20.6 ha (50.9 ac) with frontage on Pigram Line and are described as Part Lot 28, Concession 1 (Dereham) in the Township of South-West Oxford. The lands are located on the east side of Pigram Line, north of Highway 401.

Policies Notwithstanding any policies of the Official Plan to the contrary, a parcel of land comprising approximately 12.1 ha (30 ac) may be severed from the larger holding by means of a consent by the County Land Division Committee where the said parcel is to be conveyed to the Thames Talbot Land Trust, or other similarly purposed and incorporated non-profit organization, for conservation purposes.

For the purposes of this subsection, and notwithstanding any policies of the Official Plan to the contrary, the lands severed in accordance with the above-noted paragraph do not require direct frontage on a permanent public road.

The County Land Division Committee will ensure, through zoning, conditions of consent and/or any other means deemed to be appropriate, that the above-noted conveyance is completed prior to the completion of the consent, including any conditions that may be necessary regarding the retained lands resulting from the conveyance.”

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

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