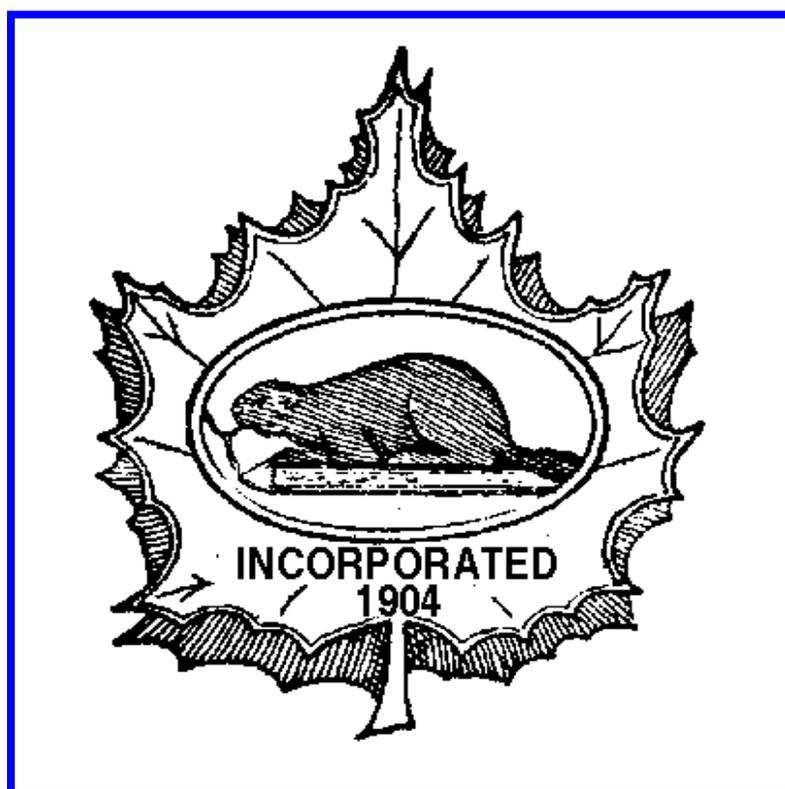


# **TOWN OF OXFORD**

## **MUNICIPAL PLANNING STRATEGY**

*2009 - 2029*



**BYLAW: P-1**  
**PASSED BY COUNCIL: JULY 13, 2009**

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## **1.0 INTRODUCTION**

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### **1.1 Preface**

This document is the official Municipal Planning Strategy (Planning Strategy) of the Town of Oxford (Town), Nova Scotia, Canada. This Planning Strategy replaces the previous municipal planning strategy adopted by Town Council in 1992.

This Planning Strategy sets forth Council's long term policies to guide future development, land-use and public services within the Town in a manner that is both sustainable and beneficial for present and future generations. The document is written to be flexible and adaptable to changing circumstances. Amendments to the policies contained herein are possible; however, they should not be required unless substantial changes are desired.

### **1.2 Purpose**

The purpose of this Planning Strategy is to establish a broad policy framework for guiding development, land use and the provision of public services within the Town. Underpinning the policies contained herein, is a vision statement and set of key objectives identified by the public and Town Council regarding the future growth and development of the Town. It is the desire of both residents and Council that the Town evolve into a complete and sustainable community, which supports live-work-play opportunities, and offers a high quality-of-life living environment.

The policies contained herein shall inform future Council and Administration decisions regarding land-use, development and the provision of public services. The Land Use and Subdivision Bylaws shall have a particularly important role in supporting the policies of this Planning Strategy, and shall be in conformity with this Planning Strategy. Likewise, this Planning Strategy shall be in conformity with the Municipal Government Act (Statute of Nova Scotia) and its associated Regulations and Statements of Provincial Interest.

Ultimately, the intent of this Planning Strategy is to ensure that growth and development occurs in an orderly and sustainable manner over time, in accordance with the vision, goals and objectives identified by the Town residents and Council. This Planning Strategy is considered to be proactive, in addressing identified issues, and progressive, by striving towards high ideals of sustainability and a high quality-of-life for present and future generations.

### **1.3 Background**

This Planning Strategy replaces a municipal planning strategy that was adopted by Town Council in 1992. Since the adoption of the previous planning strategy, the Town has changed significantly in terms of its overall population, its demographic composition and its employment opportunities. The context within which the Town operates has also changed. Significantly, Provincial legislation that enables municipal governance has been substantially amended, and the regional context surrounding the Town has changed.

However, key issues are as relevant today as they were when the previous planning strategy was implemented. The potential for flooding and flood damage remains a significant issue; protection of the Town's identity and built heritage remains an objective and coping with a changing economic and employment environment remains a significant challenge.

Therefore, the need for a relevant Planning Strategy that addresses current issues is obvious. This Planning Strategy responds to current issues, and provides a framework for managing development, land use and the provision of public services into the future. Periodic review of this Planning Strategy will ensure that that the policies remain relevant and effective.

### **1.4 Legislative and Legal Conformity**

This Planning Strategy complies with all relevant Provincial laws and policies. Specifically, this Planning Strategy complies with the Municipal Government Act of Nova Scotia, as well as the Canada – Nova Scotia Agreement on Transfer of Federal Gas Tax Revenue.



### Municipal Government Act

The Municipal Government Act is the premier enabling legislation that authorizes municipalities in Nova Scotia to engage in local governance. Importantly, the Municipal Government Act authorizes municipalities to regulate land-use and the built environment through prescribed tools, including Municipal Planning Strategies. The Municipal Government Act states:

#### *Municipal planning strategy*

*212 A council may adopt a municipal planning strategy for all, or part, of the municipality and there may be separate strategies for different parts of the municipality.*

#### *Purpose of municipal planning strategy*

*213 The purpose of a municipal planning strategy is to provide statements of policy to guide the development and management of the municipality and, to further this purpose, to establish*

- (a) policies which address problems and opportunities concerning the development of land and the effects of the development;*
- (b) policies to provide a framework for the environmental, social and economic development within a municipality;*
- (c) policies that are reasonably consistent with the intent of statements of provincial interest; and*
- (d) specify programs and actions necessary for implementing the municipal planning strategy.*

Municipal Planning Strategies must be in conformity with the Municipal Government Act, and must be reasonably consistent with the Provincial Statements of Interest. The Province of Nova Scotia has established specific statements of interest relating to the following key issues: Drinking Water, Flood Risk Areas, Agricultural Land, Infrastructure and Housing. This Planning Strategy includes specific objectives and policies relating to the Provincial Statements of Interest, which are contained throughout the document. Furthermore, the objectives of the Town, and the guiding policies of this Planning Strategy, operate within the legislative parameters set forth in the Municipal Government Act.

### Canada – Nova Scotia Agreement on Transfer of Federal Gas Tax Revenue

The federal government has committed to transfer funds equivalent to a portion of the federal excise tax on gasoline to municipalities. In September 2005, the federal government and Nova Scotia entered into an agreement that sets out the terms and conditions of the program. The Province of Nova Scotia, in conformity with the Federal/ Provincial agreement, has further defined specific tasks municipalities in Nova Scotia must undertake as a prerequisite for gas tax funding procurement.

An essential requirement for gas tax procurement is the preparation of an Integrated Community Sustainability Plan, which provides a strategy for achieving objectives and targets relating to social, economic, environmental and cultural sustainability. This Planning Strategy meets the Federal/ Provincial Integrated Community Sustainability Plan requirements by setting forth goals, objectives and policies for supporting sustainability.

The sustainability objectives of this Planning Strategy are rooted in a desire by Town residents and Council to achieve a balance of social, economic and environmental forces and elements, in the future. At the time this Planning Strategy was adopted, the Town was experiencing significant demographic and economic challenges, which are explained in Section 2.0. Considering the identified challenges, the overall objective of this Planning Strategy is not to achieve sustainability, per se, but to initiate policies and programs for promoting sustainability.



## 1.5 Planning Process

The process undertaken to prepare this Planning Strategy was framed by several key factors and requirements. The process was to:

- Be inclusive in nature, and community driven;
- Follow a logical progression, ultimately resulting in a policy framework;
- Conform with Provincial requirements;
- Reflect staff and budget opportunities and limitations.

### Plan Preparation

The preparation process for this Planning Strategy spanned a one year period, between 2008 and 2009. The process followed a logical progression, starting with the identification of issues and opportunities, and resulting in the preparation of a unique policy framework for guiding development, land-use and the provision of public serves within the Town, as follows:



### Public Participation

Public and stakeholder engagement was a significant component of the plan preparation process. Public engagement is important in order to:

- Identify, comprehensively, the issues that may be addressed by this Planning Strategy, as well as potential solutions;
- Ensure long-term community support and buy-in regarding the policies and implementation strategy of this Planning Strategy;
- Ensure transparency and democratic participation.

Public and stakeholder engagement included an open house, questionnaire and a public hearing. An open house, held in February 2009, allowed Town residents and stakeholders an opportunity to consider, and comment on, the draft Planning Strategy. A take-home questionnaire provided an additional opportunity for comments. Following this open house process, the draft Planning Strategy was amended based on community feedback.

In addition to the open house, a formal public hearing was held, pursuant to Section 205(3) of the Municipal Government Act, which provided an opportunity for the public and stakeholders to express their comments directly to Town Council.

## 1.6 Municipal Planning Strategy Format

This Municipal Planning Strategy is organized into seven sections. They are:

- **Section 1.0 – Introduction:** This section introduces the Planning Strategy, and explains this document’s purpose and background.
- **Section 2.0 – Town Profile:** This section describes the Town’s geographic, demographic and economic profile, and outlines key issues and trends currently affecting the Town.
- **Section 3.0 – Goals and Objectives:** Key to this section, is a vision statement, which



describes the Town's aspirations respecting future growth and development. The vision statement forms the foundation for a set of goals and objectives that, in turn, form the foundation for a comprehensive set of policies.

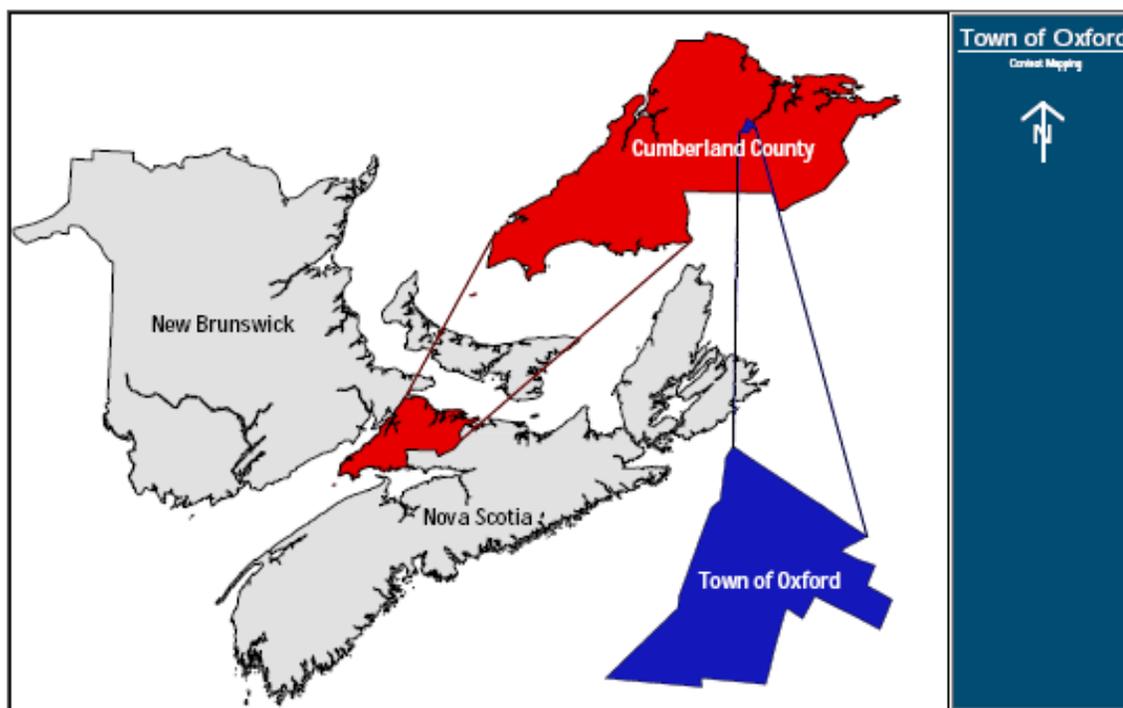
- **Section 4.0 – Policies:** This section contains specific policies for each of the key elements of this Planning Strategy. These policies will guide Council and Administrative decisions regarding land-use, development and the provision of public services. In some cases, the policies also identify issues which require further study and action.
- **Section 5.0 – Implementation:** This section explains how the Planning Strategy is to be implemented, monitored and revised, and summarizes further action required to be undertaken by the Town to execute the objectives of this Planning Strategy.
- **Section 6.0 – Generalized Future Land Use Map:** The GFLUM identifies the desired land use pattern of the Town, including the desired location of residential, commercial, industrial and open space land uses.
- **Section 7.0 – Reference Maps:** This section contains various reference maps. These maps do not form an official part of this Planning Strategy.



## 2.0 TOWN PROFILE

### 2.1 Town of Oxford – Location

The Town of Oxford is located within Cumberland County, Nova Scotia, approximately 40 km south-east of the New Brunswick/ Nova Scotia border and 160 km north-west of Halifax, and is along the Trans-Canada Highway (Hwy. 104). The Town is 18 km from the Gulf of St. Lawrence, and is located at the confluence of the Black River and the River Philip. The Little River joins the River Philip downstream, 200 metres south of the Town.



The topography of the Town is substantially flat, with the exception of a formation referred to as "Sandy Hill". The Oxford watershed consists of a mixture of deciduous and coniferous forest, cultivated land and limited urban landscapes. Most of the agriculture in the area is low-bush blueberry cultivation located in the Cobequid Highlands. There are also small farms located along the River Philip, which grow more traditional crops, such as corn and wheat. Much of the Town is located within the flood plains of the Black River and the River Philip.

The Town is transected by the Main Street corridor, which provides access to the majority of residential and commercial development in the Town. Another key corridor is Water Street, which runs perpendicular to Main Street, and also accommodates a diversity of land uses. Much of the Town's peripheral areas contain agricultural land uses and low density residential development; larger areas are in a natural state, especially the flood plain of the River Philip.

### 2.2 Town of Oxford – A Brief History

The Town of Oxford was founded in 1791 by settler Richard Thompson. The name "Oxford" is derived from the shallow river that was used to enter Oxford. Early settlers often found it easy to use oxen to cross, or "ford," the river, and thus the Town's name was born.

The earliest Town industry was based on the processing of lumber. In the very early 1800's sawmills were established near, what is today, the Black River Bridge on Black River. The three rivers surrounding the Town provided food, transportation and an easy source of power. In addition to lumber processing, agricultural was a mainstay of the economy. The Town's economy



was intimately linked with the regional economy, and the Town's lumber would have been used for both ship building and housing construction. In the mid 1800's, the Town's economy began to diversify. In 1867, the Woollen Mills was established; around 1858, a store was established on the bank of the Black River.

The Town continued to thrive until the early 1900's. However, it was during the early 1900's that the regional economy, fuelled by ship building, textiles and lumber, began to significantly decline; as a result, the employment foundation for many small towns, including Oxford, began to disappear. Evidence of the Town's rich and vibrant past is evident today in the stock of beautiful heritage buildings found all over Town, and the stories of the people.

### 2.3 Town of Oxford – Economy

At the time this Planning Strategy was adopted, the economy of the Town was intimately linked with the local agricultural industry. Blueberry production thrives on the landscape surrounding the Town, and Oxford boasts of being the “Wild Blueberry Capital of the World”. A major spin-off industry, resulting from blueberry production, is the *Oxford Frozen Foods* production facility. At the time this Planning Strategy was adopted, Oxford Frozen Foods employed a significant number of Town, and out-of-town, residents, and was producing a diversity of food products.

Other major sources of employment are the general retail and manufacturing industries and health care and social services. The Town is providing services to the broader area outside of its boundaries, but is competing with larger centers, such as Amherst. In addition to its intimate connection with the agricultural industry, the Town has a close link with the Trans Canada Highway, and benefits from passing traffic. A summary of the Town's employment sources, as of 2006, are as follows:

#### 2006 Stats Canada statistics

(Percentage of total labor force relative to particular employment categories)

- Other services: 20.0%
- Retail trade: 15.5%
- Health care and social services: 15.5%
- Manufacturing: 11.5%
- Construction: 10.0%
- Agriculture/ resource-based: 07.6%
- Educational services: 07.6%
- Business services : 04.6%
- Wholesale trade: 04.6%
- Finance and real estate: 02.3%

### 2.4 Town of Oxford – Population

Population is directly linked to housing, services and employment opportunities. With an overall decline in employment opportunities, the Town has witnessed a continuing decline in population. At the same time, the demographic composition of the Town is changing; however, only minimally. According to Statistics Canada, the Town's population was 1,178 in 2006. This represents a 12% decline from 2001, and a 15% decline between 1991 and 2001.

Table 1 – Oxford Population 1991 - 2006						
1991 Pop.	1996 Pop.	1991 – 1996 % Change	2001 Pop.	1996 – 2001 % Change	2006 Pop.	2001 – 2006 % Change
1,384	1,352	-2.3%	1,332	-1.5%	1,178	-11.6



<b>Table 2 - 1996 – 2006 Comparison of % of Total Population Belonging to Age Groups</b>				
Year	Age Group			
	5 - 19	25 - 55	Over 65	Average Age
2006	19%	50%	18%	43
1996	20%	40%	18%	39

The demographic data reveals two obvious conclusions:

- The Town's population has substantially declined between 1991 and 2006, with an exceptional decrease between 2001 and 2006.
- The demographic composition of Town residents in 2006 is similar to the demographic composition of 1996; however, in 2006, there was a higher percentage of people between 25 and 55 years of age, (10% increase), and the median age was higher.

## 2.5 Issues and Opportunities

A basic overview of the Town's key characteristics, at the time this Planning Strategy was adopted, revealed both issues and opportunities for the Town's future. This information was derived through the following sources:

- 1991 to 2006 Stats Canada statistics;
- 2005 Strategic Action Plan<sup>1</sup>;
- Inventory of existing development and land use information.

Key issues result from the Town's shifting population and economic conditions, while key opportunities relate to the Town's heritage and cultural resources, its ability to capitalize on adjacent resources and its proximity to the Trans Canada Highway. The land-use, development and public servicing strategy described in this Planning Strategy will address the following issues and opportunities in a proactive way:

<b>Table 3 – Town of Oxford: Issues and Opportunities</b>	
<b>Issues</b>	<b>Opportunities</b>
<ul style="list-style-type: none"> <li>▪ Decline in population</li> <li>▪ Ageing population</li> <li>▪ Limited employment opportunities</li> <li>▪ Lack of housing diversity<sup>2</sup></li> <li>▪ Flooding and flood damage</li> <li>▪ Condition of parks</li> </ul>	<ul style="list-style-type: none"> <li>▪ Access to Trans Canada Highway</li> <li>▪ Heritage and cultural resources</li> <li>▪ Quality public utilities</li> <li>▪ Regional agricultural resources</li> <li>▪ Oxford Development Lands</li> </ul>



### 3.0 GOALS, OBJECTIVES AND VISION

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The policies of Section 4.0 of this Planning Strategy shall serve as a framework for guiding Council and Administrative decisions relating to land-use, development and the provision of public services. Underpinning the policies of this Planning Strategy is the community's vision for the future, as well as a set of goals and objectives.

The **vision** of this Planning Strategy “paints a picture of the future”, and describes where the community wants to be in 20 years time. The community vision is general, subjective, descriptive, and is intended to be inspirational and motivational.

The **goals** of this Planning Strategy provide substance to, and a more specific articulation of, the community vision. The goals are generally broad in scope, but, ultimately, have a specific intent. Ultimately, the objectives and policies of this Planning Strategy are oriented towards fulfilling the goals described herein.

The **objectives** are more specific statements derived from the goals, which provide realistic targets for achieving community goals. The objectives also reflect the issues and concerns that are unique to the Town of Oxford. The objectives are presented at the beginning of each policy section to provide a frame of reference for the subsequent policies.

#### 3.1 Community Vision

By 2029, the Town of Oxford will be a stable and diverse community with a high quality-of-life. Employment, housing and public service opportunities will provide a live-work-play environment for many Town residents.

The downtown will be the heart of Oxford in 2029, and will provide important shopping, civic and cultural opportunities. Surrounding the downtown will be distinct residential neighborhoods offering a diversity of housing types. Main Street will be increasingly built-out with a diversity of commercial and residential land uses.

The streets of Oxford will enhance the community by providing a safe environment for vehicles, pedestrians and cyclists. The streets will be valued as an important public space, and will receive ongoing attention from the Town in terms of beautification and maintenance. An interconnected system of greenways and trails will provide for alternative transportation choices.

The Town will provide excellent public utilities and community services. Utility infrastructure will provide for the safe and efficient provision of potable water, as well as the removal of waste-water and storm-water. Community services will provide important public amenities for both Town residents and the regional community, in the context of regional servicing agreements. Existing schools will provide excellent educational opportunities for the area's youth.

The natural environment will flourish in 2009, thanks to both private and public stewardship. Privately owned lands containing important natural features, such as floodplains, will be carefully regulated; public parks will support the open space needs of the community. Public parks will have increased by 2009, and will be evolving towards an interconnected system of greenways.

The Town will be a prosperous community within a prosperous region, and will be known for its motto: ***Oxford: A vibrant community, surrounding by natural beauty – a great place to live, work and play!***

#### 3.2 Community Goals

The ultimate goal of the Town of Oxford is to achieve social, economic and environmental sustainability. The Town Council and public desire a sustainable community that balances employment opportunities with housing opportunities and the provision of public services and amenities. Furthermore, a live-work-play, or “complete”, community is desired, where everyone, of all ages, can achieve most of their everyday needs within the community.

##### **Sustainability – Broad Goals**

For the Town of Oxford, sustainability may be broken down into the following 3 elements (“pillars of sustainability”): social, economic and environmental, as follows:



- Social Sustainability: Means a stable and diverse population. Social sustainability requires opportunities for civic engagement and social networking, and a diversity of housing and employment options. Culture and heritage are important components of social sustainability, and must be supported.
- Economic Sustainability: Means a diversity of employment options and a balanced land-use mix and jobs-to-housing ratio. In order to achieve economic sustainability, the intrinsic value of the natural landscape, in terms of its resource yield and “ecological services”, must be supported. The servicing of development must be fiscally sustainable.
- Environmental Sustainability: Means supporting and promoting clean land, air and water, as well as the sustainable use of natural resources. Environmental sustainability must be regarded from both a local and a global context, as local land use and consumption affects the global bio-sphere.

### **Sustainability – Specific Goals**

The Town of Oxford believes that the best way to achieve the broad goals of sustainability that the Town has identified is through comprehensive land-use planning, fiscal pragmatism and through the responsible provision of public services and amenities. Therefore, the following specific goals have been generated, which the Town believes will ultimately support the identified “pillars of sustainability”:

- To achieve a municipal budget that is balanced over the long-term, where excellent municipal services and capital improvements are paid for through annual revenues;
- To improve the stability and diversity of the population, and to promote a more balanced jobs-to-housing ratio;
- To have effective strategies and regulations in place for protecting identified important natural features and ecosystem services within the Town and region;
- To have effective strategies and regulations in place for protecting and promoting the heritage and character of the downtown and identified important historic buildings;
- To have a full suite of public service and amenity programs in place, for all ages;
- To achieve a complete community, that is defined by live-work-play opportunities, and a built-fabric consisting of pedestrian-oriented neighborhoods and commercial districts that are interconnected through a complementary transportation network.

### **3.3 Community Objectives**

The objectives of this Planning Strategy consist of specific targets the Town would like to achieve between 2009 and 2029. Ultimately, the objectives are intended to promote the fulfillment of the sustainability goals outlined in Section 3.2. It is important to note, however, that the sustainability goals are very broad in scope, and, due to the social and economic issues outlined in Section 2.0, will be difficult, but not impossible, to achieve.

Considering the challenges confronting Oxford, the complete fulfillment of the goals and objectives of this Planning Strategy should not be regarded as the ultimate measure of success. Alternatively, establishing a progressive and ascending trajectory towards the fulfillment of the goals and objectives should be the measure of success, characterized by the establishment of concrete policies and programs.

The objectives of this Planning Strategy are contained within each of the policy sections (Section 4.0) of this Planning Strategy, and are summarized as follows:



### **General Land Use Objectives**

- To facilitate the orderly and sustainable growth and development of the Town;
- To support a cohesive and pedestrian-oriented community through a compact and inter-connected development form and transportation network;
- To support a broad array of compatible land uses and residential types;
- To support compatibility and synergy between land uses through building and site design.

### **Residential Objectives**

- To allow for a variety of housing types and densities within the Town;
- To ensure that residential development enhances the streetscape through the design and placement of buildings;
- To encourage residential infill development on appropriate under-utilized lands;
- To ensure that the location of new residential development reflects the logical expansion of existing neighborhoods, and is fiscally sustainable from a cost of servicing perspective.

### **Commercial Objectives**

- To facilitate commercial development within the Town to ensure that the employment, shopping and service requirements of Town residents are satisfied within the Town;
- To encourage new commercial and industrial development, such as commercial parks, within the Town with the intent of ensuring long-term economic sustainability;
- To foster the development of the downtown as the focus of specialty retail, new office, government employment and cultural amenities;
- To ensure that commercial development, and parking, is sensitively integrated with the natural environment and adjacent land uses, and enhances the streetscape through good design.

### **Mixed Use Objectives**

- To facilitate the development of Mixed Use areas within the Town, which allow for an appropriate and compatible mix of residential and commercial activity;
- To foster and support a pedestrian-oriented built environment where differing land uses are within walking distance;
- To create vibrant, dynamic and diverse areas within the Town where commercial and residential land uses synergize;
- To provide flexible and diverse opportunities for new business enterprises.

### **Industrial Objectives**

- To encourage new industrial development within the Town with the intent of ensuring long-term economic sustainability;
- To ensure that industrial development, and associated parking, is compatible with surrounding land uses, and is sensitively integrated with the natural environment;
- To encourage the development of low pollution emitting industrial uses;
- To require that defunct industrial sites undergo active remediation and restoration.

### **Rural Development Objectives**

- To ensure that the Town residential and commercial areas remain compact, by limiting the residential and commercial development potential of peripheral areas;
- To support the efficient use of Town infrastructure by avoiding the premature development of



peripheral areas of the Town;

- To support a broad array of appropriate and compatible agriculture related land uses;
- To ensure that peripheral areas have a land use compatible with adjacent County lands.

#### **Municipal Servicing Objectives**

- To control the development of new residential and commercial land uses through the careful expansion of municipal water and waste-water infrastructure;
- To ensure that a coordinated approach is taken to the planning, upgrading and extension of infrastructure services, and the planning and approval of new development;
- To improve the functioning and quality, as well as the efficient and economic management, of utility services in the Town, in order to meet the existing and future needs of the community;
- To enhance quality-of-life and well-being through the provision of community recreation and municipal emergency services.

#### **Transportation Objectives**

- To establish an interconnected street system, which provides a safe and enjoyable environment for vehicles, pedestrians and cyclists;
- To support an array and hierarchy of streets standards, which provide a context sensitive solution to specific and unique areas of the Town;
- To provide alternative transportation routes, in addition to streets, such as pathways and trails;
- To ensure that timing and location of new streets and street extensions are the result of comprehensive planning considerations, and facilitate the logical extension of the Town.

#### **Environmental Objectives**

- To protect important natural features and systems within the Town in order to support the retention of important ecosystem services;
- To cooperate within a regional context to protect important natural features of regional value;
- To limit development within or on environmentally sensitive land;
- To provide a broad array of inter-connected public open space features.

#### **Implementation Objectives**

- To ensure that the policies in this Municipal Planning Strategy are implemented in a consistent manner;
- To ensure that all development proposals, the Land Use By-law and all other planning and development decisions of Council and Planning Advisory Committee are consistent with the intent of the policies contained in this Strategy;
- To ensure that public awareness and active participation in the planning process is encouraged;
- To ensure that the Council undertakes actions, where deemed appropriate, in order to achieve the objectives outlined in the Strategy.



## 4.0 POLICIES

The policies of Section 4.0 shall serve as a framework for guiding Council and Administrative decisions relating to land-use, development and the provision of public services. These policies are intended to support and promote the vision, goals and objectives of this Planning Strategy. Although the Town shall strive to fulfill the policies of this Planning Strategy, it is important to note that many of the policies are intended to be flexible in nature, in recognition of the complex and dynamic context within which the Town operates; however, the ultimate objective is a sustainable future through good land use planning.

### SUSTAINABILITY



#### NATURE

#### ECONOMY



#### COMMUNITY



#### 4.1 GENERAL LAND USE AND DEVELOPMENT

At the time this Planning Strategy was adopted, population decline was a key issue confronting the Town. Notwithstanding this, the previous Planning Strategy identified large tracts of undeveloped land, and land within floodplains, for general development. A component of this Planning Strategy is to limit development within the major floodplain and to restrict undeveloped peripheral areas to rural land uses only. The overall goal is to maximize the efficiency of existing infrastructure, promote infill and to support the existing traditional neighborhood fabric of the Town. Should there be a demand for new residential subdivisions, the Town shall support the infill of existing built-out areas, and may consider comprehensively planned development in the identified peripheral areas.

##### Objectives

- a) To facilitate the orderly and sustainable growth and development of the Town;
- b) To support a cohesive and pedestrian-oriented community through a compact and inter-connected development form and transportation network;
- c) To support a broad array of compatible land uses and residential types;
- d) To support compatibility and synergy between land uses through building and site design.

General Future Land Use and Development Policies		
<i>Generalized Future Land Use Map</i>	<b>GP-1</b>	It shall be the intent of Council to provide for the overall development of the Town in accordance with the Generalized Future Land Use Map, which constitutes Schedule A, Part 6.0, of this Planning Strategy.
	<b>GP-2</b>	It shall be the intent of Council to designate, on the Generalized Future Land Use Map, areas to be predominantly used for residential, commercial, industrial, Mixed Use, rural development, downtown, open space and other uses, in accordance with the policies of this Planning Strategy.
	<b>GP-3</b>	It shall be the intent of Council to allow a range of compatible uses in each designation, subject to the policies of this Planning Strategy, and the Land Use Bylaw.
<i>Amendments to Generalized Future Land Use Map</i>	<b>GP-4</b>	It shall be the intent of Council to consider amendments to the Generalized Future Land Use Map in accordance with Policy GP-5, E-6, A-6 and A-7.
	<b>GP-5</b>	Land designated as Rural Development, according to the General Future Land Use Map, may be used to accommodate future residential subdivisions and commercial parks, in accordance with the following provisions: <ol style="list-style-type: none"> <li>a) For proposed new residential subdivisions and commercial parks, an amendment to the Generalized Future Land Use Map of this Planning Strategy, in accordance with Policy GP-6, and the Land Use Bylaw, shall be required;</li> <li>b) The preparation of a secondary plan, in accordance with Policy GP-7, GP-8 and GP-9, shall be required.</li> </ol>
	<b>GP-6</b>	An amendment to the Generalized Future Land Use Map to accommodate a commercial park or residential development on land designated as Rural Development shall not be allowed, unless the proposed land use and/ or development and location is deemed to be appropriate, in accordance with Policy A-7.



<i>Secondary Plans</i>	<b>GP-7</b>	As a prerequisite for an amendment to the Generalized Future Land Use Map to accommodate a commercial park or residential development on land designated as Rural Development, Council shall undertake, or require, the preparation of a secondary plan for part of the Town. Conceptual boundaries for future secondary plan areas are shown on Schedule B, Part 7.0, of this Planning Strategy.
	<b>GP-8</b>	Where Council requires the preparation of a secondary plan, Council may require that a secondary plan address one or more of the following: <ul style="list-style-type: none"> <li>a) The proposed location of future land uses, lots, streets, street reserves and open space;</li> <li>b) Design principles and standards for blocks, parks, streets, buildings, landscaping, etc.</li> <li>c) The proposed location of utility infrastructure, easements and rights-of-way;</li> <li>d) A plan for phasing and staging development over time;</li> <li>e) A strategy for retaining and protecting important natural features, including floodplains;</li> <li>f) A circulation strategy for pedestrians, cyclists and vehicles;</li> <li>g) A strategy for public input into the planning process;</li> <li>h) Any other matter authorized by the Municipal Government Act.</li> </ul>
	<b>GP-9</b>	Secondary plans shall be appended to this Planning Strategy, and shall become binding policy, following the adoption of a bylaw amending this Planning Strategy.
<i>Sustainable Development</i>	<b>GP-10</b>	It shall be the intent of Council to ensure that growth and development within the Town is sustainable and cost effective by: <ul style="list-style-type: none"> <li>a) Concentrating new development in adequately serviced and properly planned areas;</li> <li>b) Encouraging and facilitating infill development on underutilized properties within the built-up area of Town;</li> <li>c) Providing opportunities for higher density and Mixed Use development in the downtown and along Main Street;</li> <li>d) Ensuring that un-serviced development is well planned and located in appropriate areas of the Town;</li> <li>e) Locating development away from identified significant natural areas;</li> <li>f) Facilitating the contiguous expansion of the built up areas of the Town, through the extension of utilities, when appropriate.</li> </ul>
<i>Land Use Bylaw</i>	<b>GP-11</b>	It shall be the intent of Council to adopt a Land Use Bylaw to implement the goals, objectives and policies of this Planning Strategy. The Land Use Bylaw shall include a range of zoning districts with development standards for the form, massing, height, design and placement of buildings, as well as other requirements, as authorized by the Municipal Government Act and this Planning Strategy.



<i>Subdivision Bylaw</i>	<b>GP-12</b>	It shall be the intent of Council to adopt a Subdivision Bylaw to implement the policies of this Planning Strategy and the regulations of the Land Use Bylaw; however, until such time as a Subdivision Bylaw is adopted, the Provincial Subdivision Regulations shall act as the primary source of subdivision regulations for the Town.
<i>Heritage</i>	<b>GP-13</b>	It shall be the intent of Council to support the retention and rehabilitation of important heritage buildings.
	<b>GP-14</b>	It shall be the intent of Council to prepare, maintain and enforce a Heritage Strategy.
<i>Institutional Development</i>	<b>GP-15</b>	It shall be the intent of Council to permit institutional development primarily in residential, commercial, Mixed Use and downtown areas of the Town, in accordance with the relevant policy sections of this Planning Strategy and the Land Use Bylaw.
<i>Compatibility</i>	<b>GP-16</b>	It shall be the intent of Council to ensure a compatible mix of development and land uses in all areas of the Town by: <ul style="list-style-type: none"> <li>a) Locating intense commercial and industrial development away from low density residential areas;</li> <li>b) Situating high traffic streets and major electrical transmission lines, and other above ground utilities, so as to minimize their impact on surrounding land uses, especially residential.</li> </ul>
	<b>GP-17</b>	It shall be the intent of Council to allow a mix of compatible land uses and to minimize their impacts by: <ul style="list-style-type: none"> <li>a) Requiring adequate buffering and setbacks;</li> <li>b) Screening development by the use of visual barriers;</li> <li>c) Regulating the location of parking, storage buildings or other accessory uses or facilities.</li> </ul>
<i>Density</i>	<b>GP-18</b>	Council shall support higher density residential within the downtown and along lower Main Street, and other identified areas, with the intent that higher density residential (e.g. multi-unit buildings) are in close proximity to commercial land uses and parks.
<i>Non-conforming Uses (1)</i>	<b>GP-19</b>	It shall be the intent of Council to support the continuation of a use of land or a use of structure where the use was legally developed, but rendered non-conforming due to amendments to the Land Use Bylaw; however, should the non-conforming use of land or structure cease, it is expected that future use of land or structure, on the same property, shall be in conformity with the Land Use Bylaw.
	<b>GP-20</b>	Notwithstanding GP-19, it shall be the intent of Council to permit, in all zones or designations, any non-conforming use a period of up to 12 month to re-open after a closure, as apposed to the 6 month

1 Non-conforming uses are those that are no longer permitted in particular (zoned) areas, but are allowed to remain because they legally existed prior to the adoption of the Land Use By-law. Council supports the continued operation of non-conforming uses; however, Council must also consider and protect the overall interests of the community. Consequently, Council will consider alterations, changes of use, and expansions by development agreement. A successful, expanding business should, however, be encouraged to locate in a permitted area where benefits such as a larger potential customer base, reduced servicing costs, and less restrictive land use requirements exist.



		minimum permitted in the MGA.
<i>Non-Conforming Uses</i>	<b>GP-21</b>	<p>It shall be the intent of Council to permit, in all zones or designations, a non-conforming use to expand or change to another use not normally permitted on the property by way of Development Agreement. In considering such a development agreement, Council shall consider the following:</p> <ul style="list-style-type: none"> <li>a) That the proposed use exerts a similar, or less, impact on the surrounding neighborhood;</li> <li>b) The use of buffering, landscaping or fencing to reduce possible impacts, to improve the property;</li> <li>c) That adequate parking is provided for the new use; or the existing parking situation is improved by virtue of the development agreement;</li> <li>d) The proposal will not involve any expansion of the use onto a lot not originally occupied by the use except for the provision of parking;</li> <li>e) Signage on the property;</li> <li>f) Hours of operation;</li> <li>g) The adequacy of the transportation network to accommodate the proposed use.</li> </ul>
<i>General Quality Controls</i>	<b>GP-22</b>	It shall be the intent of Council to include in the Land Use Bylaw a full range of provisions to ensure a high quality urban environment in all land use designations. Such provisions shall include, but not be limited to regulations concerning signage, landscaping and buffering, accessory buildings, separation distances and obnoxious uses.
<i>Fences and Signs</i>	<b>GP-23</b>	The Land Use Bylaw shall include regulations, within any or all zoning districts, for ensuring that the design of fences and signs enhance the pedestrian and streetscape environment through appropriate requirements, which may relate to dimensions, material, design, illumination, etc.
<i>Illumination</i>	<b>GP-24</b>	<p>The Land Use Bylaw shall establish regulations regarding the amount, type and direction of lighting and illumination, with the intent that illumination:</p> <ul style="list-style-type: none"> <li>a) Does not interfere with vehicular traffic;</li> <li>b) Does not offend neighboring land uses, especially residential;</li> <li>c) Promotes “dark skies” ;</li> <li>d) Contributes to the streetscape from an aesthetic/ design perspective.</li> </ul>
<i>Flag Lots</i>	<b>GP-25</b>	The Town may approve flag lot subdivisions within all zones or designations in order to support the efficient use of land and infrastructure.
	<b>GP-26</b>	In the context of flag lots, the Land Use Bylaw shall require an approved site-plan as a prerequisite for the development of new main buildings, in accordance with Policy A-11, A-12 and A-13.
<i>Subdivision with two main</i>	<b>GP-27</b>	It shall be the intent of Council to permit the subdivision of existing lots, with two or more main buildings, which cannot meet the



<i>buildings</i>		minimum lot area, frontage, and yard requirements of the Land Use Bylaw.
<i>Temporary Uses</i>	<b>GP-28</b>	It shall be the intent of Council, under the Land Use Bylaw, to allow temporary uses such as those incidental to construction or special events, for a specific time period
<i>Variances</i>	<b>GP-29</b>	It shall be the intent of Council, in accordance with Section 235 of the Municipal Government Act, to permit the Development Officer to grant a variance in one or more of the following terms of a development agreement or requirements of the land use bylaw: a) the number of parking spaces and loading spaces; b) ground area and height of a structure; c) floor area occupied by a home based business; d) height and area of a sign.
<i>Stormwater Drainage</i>	<b>GP-30</b>	It shall be the intent of Council to require that all new development protect topsoil, and prevent conditions that result in erosion and/or the creation of stormwater management problems.



## 4.2 RESIDENTIAL

Residential development in the Town of Oxford exists in the context of traditional downtown neighborhoods “ribbon” development along arterial roads, and low density development interfacing with the rural peripheral areas of Town. The majority of dwellings are single-detached and are connected to Town public utility infrastructure. In accordance with the Town’s sustainability goals and objectives, this Planning Strategy supports development of a variety of housing types, including accessory dwelling units, and promotes the location of new residential development in existing serviced and built-up areas.

### Objectives

- a) To allow for a variety of housing types and densities within the Town;
- b) To ensure that residential development enhances the streetscape through the design and placement of buildings;
- c) To encourage residential infill development on appropriate under-utilized lands;
- d) To ensure that the location of new residential development reflects the logical expansion of existing neighborhoods, and is fiscally sustainable from a cost of servicing perspective.

Residential Policies		
<i>Generalized Future Land Use Map</i>	<b>RP-1</b>	Council shall designate areas in the Town as Downtown Residential on the Generalized Future Land Use.
<i>Downtown Residential</i>	<b>RP-2</b>	<p>It shall be the intent of Council that areas designated as Downtown Residential on the Generalized Future Land Use Map evolve into primarily residential neighborhoods, in accordance with the following provisions:</p> <ol style="list-style-type: none"> <li>a) Land uses may include residential and land uses authorized by Policy RP-4;</li> <li>b) Streets and blocks shall contribute to an inter-connected pedestrian-oriented neighborhood design;</li> <li>c) Parks and public land uses shall serve as community destinations and focal points;</li> <li>d) The size and location of buildings shall enhance the streetscape through appropriate development standards;</li> <li>e) For new non-residential main buildings, excluding group homes and boarding houses, the exterior siding or cladding shall consist of stone, brick, stucco or wood, or a high quality synthetic material that resembles one of these materials;</li> <li>f) Where applicable, sufficient on-site parking and loading shall be required;</li> <li>g) For new non-residential development and multi-unit residential buildings with 3 or more units, landscaping and parking design shall ensure compatibility between adjacent land uses and shall contribute to an aesthetically pleasing and enhanced streetscape;</li> <li>h) Hours of operation, where applicable, may be limited according to appropriate considerations, such as compatibility with adjacent residential uses;</li> <li>i) Accessory buildings shall be limited, and not situated in front yard areas;</li> <li>j) The design of fences and signs shall enhance the pedestrian and streetscape environment;</li> </ol>



		<p>k) On-site illumination shall be focused away from adjacent properties;</p> <p>l) Outdoor storage shall be limited and screened from view.</p> <p>m) Storm water drainage shall be managed onsite or be directed to the public stormwater drainage system, and may not be directed onto adjacent properties.</p>
<i>Downtown Residential Zone</i>	<b>RP-3</b>	The Land Use Bylaw shall include a Downtown Residential zone, which shall apply to areas identified on the General Future Land Use Map as Downtown Residential. The Downtown Residential zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy RP-2, and other land use and development considerations, as permitted in the Municipal Government Act.
<i>Development Agreement</i>	<b>RP-4</b>	<p>It shall be the intent of Council to require a development agreement for the following land uses in the Downtown Residential zone:</p> <p>a) Neighbourhood day care centres;</p> <p>b) Multi-unit residential with seven or more dwelling units, including townhouse dwellings.</p> <p>Where a development agreement is required, Council shall consider, and the development agreement may address any of the applicable policies or requirements of this Planning Strategy, including Policy RP-2.</p>
<i>Site Plans</i>	<b>RP-5</b>	<p>It shall be the intent of Council to require Site Plan approval for the following uses in the Downtown Residential Zone:</p> <p>a) Public schools;</p> <p>b) Churches and church halls;</p> <p>c) Groups homes and homes for special care;</p> <p>d) Neighborhood day care centers;</p> <p>e) Health care facilities and public clinics;</p> <p>f) Convenience stores;</p> <p>g) Bed and breakfasts;</p> <p>h) Multi-unit residential buildings with 3 or more units.</p> <p>Where Site Plan approval is required, the Development Officer shall consider Policy RP-2, and any other applicable policy of this Planning Strategy.</p>
<i>Main Street Residential</i>	<b>RP-6</b>	<p>It is the intent of this Planning Strategy to support the existing pattern of residential development adjacent to Lower Main Street, north of the downtown, and to limit new non-residential development in this area. It is expected that this area of the Town will continue to evolve, in accordance with the following provisions:</p> <p>a) Land uses shall include single and semi-detached residential;</p> <p>b) Accessory buildings shall be limited, and not situated in front yard areas;</p> <p>c) The design of fences and signs shall enhance the pedestrian and streetscape environment;</p> <p>d) On-site illumination shall be focused away from adjacent properties;</p> <p>e) Where Town sanitary-sewer is not available, lot sizes shall be of</p>



		<p>sufficient dimensions to support private, on-site waste-water systems, until such time as Town sanitary sewer is provided;</p> <p>f) Outdoor storage shall be limited and screened from view.</p>
<i>Main Street Residential Zone</i>	<b>RP-7</b>	The Land Use Bylaw shall include a Main Street Residential zone, which shall apply to areas identified on the General Future Land Use Map as Main Street Residential. The Main Street Residential zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy RP-5, and other land use and development considerations, as permitted in the Municipal Government Act.
<i>Affordable Housing</i>	<b>RP-8</b>	<p>It shall be the intent of Council to encourage and promote the provision of affordable housing units within all residential areas of the Town by:</p> <p>a) Encouraging a mix of housing types and densities in specified areas;</p> <p>b) Supporting accessory dwelling units (garden suites), where appropriate;</p> <p>c) Cooperating with Federal and Provincial Governments to facilitate affordable housing.</p>
	<b>RP-9</b>	<p>It shall be the intent of Council to undertake a <i>Housing Affordability Feasibility Study</i> in order to identify:</p> <p>a) A definition of affordability, as it relates to Oxford;</p> <p>b) The number and type of affordable units that will be required within the time horizon of this Planning Strategy;</p> <p>c) Land and infrastructure requirements;</p> <p>d) Required amendments to this Planning Strategy, and the Land Use Bylaw, including incentive tools;</p> <p>e) Public/ Private Partnership options;</p> <p>f) Provincial and Federal Government funding potential.</p>
<i>Garden Suites</i>	<b>RP-10</b>	<p>Within areas zoned or designated residential or Mixed Use, Council may permit a Garden Suite on a lot containing a single-detached residential building, subject to a Development Agreement. In negotiating such an agreement Council shall have regard for the following:</p> <p>a) The garden suite be secondary to the main dwelling on the lot, and may be located on top of an accessory building;</p> <p>b) Water and sewer services be provided independent from the main dwelling;</p> <p>c) One additional off-street parking space shall be provided;</p> <p>d) Setbacks relating to accessory buildings shall apply;</p> <p>e) The garden suite not be located in the front yard of the property;</p> <p>f) No home occupation, group home, boarding house, day care or other such secondary use be permitted on the property;</p> <p>g) The development agreement be discharged should the garden suite be removed from the property.</p>
<i>New Streets/ Multi-lot Residential by Development</i>	<b>RP-11</b>	It shall be the intent of Council to require, in any zone, a development agreement for all new multi-lot residential developments that include new streets, or the extension of existing street(s). Such a development



<i>Agreement</i>		<p>agreement shall ensure that:</p> <ul style="list-style-type: none"> <li>a) The proposed street and associated services are constructed to a minimum acceptable standard and quality;</li> <li>b) The street and associated infrastructure are primarily paid for by the landowner or developer;</li> <li>c) The design and layout of the proposed development makes efficient use of land, infrastructure, and services (if provided);</li> </ul>
<i>Neighborhood Stabilization</i>	<b>RP-12</b>	<p>It shall be the intent of Council to provide for the stabilization of existing residential neighborhoods by:</p> <ul style="list-style-type: none"> <li>a) Encouraging the maintenance and rehabilitation of the existing housing stock;</li> <li>b) Discouraging the encroachment of non-compatible land uses;</li> <li>c) Enforcing the “Dangerous and Unsightly Premises” section of the MGA.</li> </ul>
<i>Mobile and Manufactured Homes and Parks</i>	<b>RP-13</b>	<p>The development of new mobile and manufactured homes shall be limited to areas of the Town zoned Main Street Residential, General Mixed Use and Rural Development.</p>
	<b>RP-14</b>	<p>In order to ensure quality public transportation and utility servicing, and the creation of stable and diverse neighborhoods, multiple residential buildings on a single lot shall generally be prohibited, except where authorized by this Planning Strategy.</p>
<i>Number of Residential Buildings Per Lot</i>	<b>RP-15</b>	<p>The Land Use Bylaw shall stipulate a maximum of one residential building (e.g. single detached building or multi-unit building) per lot, except for lots containing single detached dwellings, which may have a main building and a garden suite, where permitted under this Planning Strategy and the Land Use Bylaw.</p>

**4.3 COMMERCIAL**



Commercial development in Oxford exists in the context of traditional downtown commercial, as “ribbon” development along arterial roads, and as scattered small operations and home based businesses within the predominantly residential areas. At the time this Planning Strategy was adopted, new commercial development was minimal, and was occurring mostly in the context of new home based businesses and new commercial along Main Street. The Town welcomes new commercial development, and has identified areas for these types of land uses. It is the intent of Council to ensure that new commercial development is compatible with adjacent land uses, and enhances the streetscape environment through building and site design.

**Objectives**

- a) To promote and facilitate commercial development within the Town that provides employment, shopping and service needs of Town residents;
- b) To ensure long-term economic sustainability by encouraging new commercial and industrial development, and continue to assess the viability of a new commercial business park;
- c) To foster the development of the downtown as the focus of specialty retail, new office, government employment, and cultural amenities;
- d) To ensure that commercial development, including parking, is sensitively integrated with the natural environment and adjacent land uses, and enhances the streetscape through good design.

<b>Commercial Policies</b>		
<i>Generalized Future Land Use Map</i>	<b>CP-1</b>	It shall be the intent of Council to accommodate primarily, commercial development by designating areas of Town on the Generalized Future Land Use as Downtown Commercial.
	<b>CP-2</b>	Land designated as Rural Development, according to the Generalized Future Land Use Map, may be designated to Commercial Park, through an amendment to this Planning Strategy, in accordance with Policy GP-4.
<i>Downtown Commercial</i>	<b>CP-3</b>	It shall be the intent of Council to protect and enhance the traditional architectural and streetscape character of the downtown.
	<b>CP-4</b>	<p>It shall be the intent of Council to ensure that the area of Town designated Downtown Commercial, on the General Future Land Use Map, evolves into a Mixed Use downtown commercial core, in accordance with the following provisions:</p> <ul style="list-style-type: none"> <li>a) New residential shall be limited to Mixed Use buildings only, and shall not be located on the ground floor abutting the street;</li> <li>b) Building setbacks shall support the existing downtown character;</li> <li>c) Buildings shall be at least two stories in height above street level;</li> <li>d) The exterior siding or cladding of new main buildings shall consist of stone, brick, stucco or wood;</li> <li>e) The design of buildings shall include street oriented windows, articulated roof design and elements derived from local heritage;</li> <li>f) The design of fences and signs shall enhance the pedestrian and streetscape environment;</li> <li>g) Where applicable, sufficient on-site parking and loading shall be required;</li> <li>h) Landscaping and parking design shall ensure compatibility between adjacent land uses and shall contribute to an aesthetically pleasing and enhanced streetscape environment;</li> <li>i) Hours of operation, where applicable, may be limited according to</li> </ul>



		<p>appropriate considerations, such as compatibility with adjacent residential;</p> <p>j) Outdoor storage shall not be visible from the street, or include items for immediate sale.</p>
	<b>CP-5</b>	The Land Use Bylaw shall include a Downtown Commercial zone, which shall apply to areas identified on the General Future Land Use Map as Downtown Commercial. The Downtown Commercial zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy CP-4, and other land use and development considerations, as permitted in the Municipal Government Act.
	<b>CP-6</b>	It shall be the intent of Council to require a development agreement for all new main buildings in the Downtown Commercial zone, and any new additions to main buildings where the addition represents a 50% or greater increase to the gross floor area. Where a development agreement is required, Council shall consider, and the development agreement may address Policy CP-4, and any of the applicable policies or requirements of this Planning Strategy.
	<b>CP-7</b>	<p>It shall be the intent of Council to permit outdoor patios within the Downtown commercial zone, subject to a Development Agreement. The Development Agreement shall ensure that:</p> <p>a) The patio area does not extend beyond the frontage of the associated building;</p> <p>b) An area of sufficient width shall be maintained to permit the unhindered passage of pedestrians;</p> <p>c) The sidewalk patio is not installed prior to May 1<sup>st</sup> and removed no later than October 31<sup>st</sup> each year;</p> <p>d) The owner / occupant keep and maintain the allocated portion of the sidewalk in a clean and sanitary state;</p> <p>e) The patio operator carries sufficient public liability insurance, with the Town named as one of the ensured.</p>
	<b>CP-8</b>	<p>It shall be the intent of Council to prepare, maintain and regularly update a Downtown Development Plan, which addresses the following:</p> <p>a) Design standards for buildings, parking, signage and the streetscape, as well as a branding theme;</p> <p>b) A strategy for capital improvements to parks, streets, sidewalks, lighting and other appurtenances;</p> <p>c) A strategy for public-private collaboration regarding capital improvements and attracting new business and cultural activities;</p> <p>d) A comprehensive Implementation Strategy.</p>
	<b>CP-9</b>	It shall be the intent of Council to support the establishment of a Downtown Advisory Committee consisting of public and Council representatives, should sufficient interest exist.
<i>Commercial Park</i>	<b>CP-10</b>	It shall be the intent of Council to support the development of new commercial parks within the Town. Commercial parks shall be located on land designated as Commercial Park District on the Generalized Future Land Use Map, in accordance with Policy CP-2.



	<b>CP-11</b>	<p>New commercial parks shall be comprehensively planned developments, and:</p> <ul style="list-style-type: none"> <li>a) Shall be integrated with the Town transportation network; include an interconnected street network within the development and include street standards that are appropriate for the expected amount and type of vehicular and pedestrian traffic;</li> <li>b) Shall be sensitively integrated with any existing significant natural features, such as natural drainage courses and wetlands;</li> <li>c) Shall be serviced with appropriate levels of water, waste-water and storm-water infrastructure. Furthermore, it shall be demonstrated that the servicing solution is fiscally sustainable and will not have an undue negative impact on an important natural feature;</li> <li>d) Shall include landscaping, signage, illumination and screening to the satisfaction of the Town, in order to maximize the successful integration of the commercial park with adjacent land uses;</li> <li>e) Shall include below grade utilities, including electrical and telecommunication utilities;</li> <li>f) Shall include parking that incorporates pervious surface features (to decrease run-off), landscaping and buffering;</li> <li>g) Shall include architectural design control mechanisms, in order to ensure an overall design theme, to the satisfaction of the Town.</li> </ul>
	<b>CP-12</b>	The Land Use Bylaw shall include a Commercial Park zone, which shall apply to areas on the General Future Land Use Map designated Commercial Park. The Commercial Park zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy CP-11, and other land use and development considerations, as permitted in the Municipal Government Act.
	<b>CP-13</b>	It shall be the intent of Council to require a development agreement for the development of new commercial parks. Where a development agreement is required, Council shall consider, and the development agreement may address Policy CP-11, and any other applicable policies of this Planning Strategy.
	<b>CP-14</b>	For a proposed commercial park development, Council may require a phasing and staging plan, or concept plan, as a component of a development agreement, or subdivision, which demonstrates how the development and infrastructure will be built-out over time.
<i>Retail Development</i>	<b>CP-15</b>	It shall be the intent of Council that the downtown be the primary focus of new retail development within the Town.
<i>Home Occupations</i>	<b>CP-16</b>	<p>It shall be the intent of Council to permit home occupations, in accordance with the Land Use Bylaw. The Land Use Bylaw shall:</p> <ul style="list-style-type: none"> <li>a) Identify residential dwelling types eligible for home occupations;</li> <li>b) Ensure that home occupations are secondary to the main residential use on the lot;</li> <li>a) Ensure that the type of home occupation is compatible with residential neighborhoods;</li> <li>b) Specifically regulate the type of business, floor area used for the occupation, number of employees, hours of operation, accessory</li> </ul>



		buildings, parking, exterior alterations, outdoor storage, signage, and obnoxious uses.
	<b>CP-17</b>	It shall be the intent of Council to regulate and monitor home occupations in order to ensure that they do not expand beyond the approved parameters established in the development permit approval, and to pursue enforcement if necessary.
<i>Live/ Work Buildings</i>	<b>CP-18</b>	It shall be the intent of Council to support hybrid live/ work buildings in areas designated for Mixed Use development on the General Future Land Use Map, subject to the regulations of the Land Use Bylaw.
<i>Parking and Loading</i>	<b>CP-19</b>	The Land Use Bylaw shall include regulations for ensuring that all major commercial developments address on-site parking and loading areas.
<i>Commercial Promotion</i>	<b>CP-20</b>	It shall be the intent of Council to support the efforts of other governments and agencies, such as the Cumberland Regional Economic Development Agency (CREDA) in their attempt to attract businesses to the region. Council shall also pursue other means of providing incentives for development, as permissible under the MGA. Such incentives may include, but not be limited to, agreements for infrastructure upgrades, and cost sharing such upgrades with developers.

**4.4 MIXED USE**

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Within some areas of Oxford, commercial development has evolved in close proximity to existing residential development, in conformity with previous policy. It is the intent of Council to continue to support a mix of land uses in specific areas of the Town, in addition to the downtown. The intent of this policy is to provide flexibility, remove obstacles to new business enterprises, and to help ensure that the Town evolves into a compact, pedestrian-oriented and Mixed Use environment. In order to ensure that nuisance issues are avoided, and that new commercial development enhances the streetscape, Council may require that measures relating to building, site, and parking design be undertaken.

### Objectives

- a) To facilitate the development of Mixed Use areas within the Town, which allow for an appropriate and compatible mix of residential and commercial activity;
- b) To foster and support a pedestrian-oriented built environment where differing land uses are within walking distance;
- c) To create vibrant, dynamic and diverse areas within the Town where commercial and residential land uses synergize;
- d) To provide flexible and diverse opportunities for new business enterprises.

<b>Mixed Use Policies</b>		
<i>Generalized Future Land Use Map</i>	<b>MU-1</b>	It shall be the intent of Council to designate areas of the Town to accommodate, primarily, Mixed Use development, and shall include: <ul style="list-style-type: none"> <li>a) An area(s) identified as General Mixed Use;</li> <li>b) An area(s) south of the downtown identified as Main Street Mixed Use.</li> </ul>
<i>Definition of Mixed Use</i>	<b>MU-2</b>	Mixed Use means a development or district that combines and integrates two or more principal land uses (such as commercial, office, civic, industrial, or residential uses). The mix of uses may be combined in a vertical building(s) or combined in separate buildings.
<i>General Mixed Use</i>	<b>MU-3</b>	It shall be the intent of this Council to ensure that areas identified as General Mixed Use, according to the General Future Land Use Map, evolve into primarily Mixed Use neighborhoods, in accordance with the following provisions: <ul style="list-style-type: none"> <li>a) Land uses may include an appropriate and compatible mix of residential, commercial, light industrial, recreational and institutional land uses;</li> <li>b) Streets and blocks shall contribute to an inter-connected pedestrian-oriented neighborhood design;</li> <li>c) Parks and public land uses shall serve as community destinations and focal points;</li> <li>d) The size and location of buildings shall enhance the streetscape through appropriate development standards;</li> <li>e) Where applicable, sufficient on-site parking and loading shall be required;</li> <li>f) For new non-residential development, landscaping and parking design shall ensure compatibility between adjacent land uses and shall contribute to an aesthetically pleasing and enhanced streetscape environment;</li> <li>g) Hours of operation, where applicable, may be limited according to appropriate considerations, such as compatibility with adjacent residential;</li> </ul>



		<ul style="list-style-type: none"> <li>h) Accessory buildings shall be limited, and not situated in front yard areas;</li> <li>i) The design of fences and signs shall enhance the pedestrian and streetscape environment;</li> <li>j) On-site Illumination shall be focused away from adjacent properties;</li> <li>k) Outdoor storage shall be limited and screened from view.</li> </ul>
	<b>MU-4</b>	<p>The Land Use Bylaw shall include a General Mixed Use zone, which shall apply to areas identified on the General Future Land Use Map as General Mixed Use. The General Mixed Use zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy MU-3, and other land use and development considerations, as permitted in the Municipal Government Act.</p>
	<b>MU-5</b>	<p>It shall be the intent of Council to require a development agreement for all new main non-residential buildings, and multi-unit residential buildings with 3 or more units, in the General Mixed Use zone. Where a development agreement is required, Council shall consider, and the development agreement may address, any of the applicable policies or requirements of this Planning Strategy, including Policy MU-3, and any other applicable requirement.</p>
<i>Main Street Mixed Use</i>	<b>MU-6</b>	<p>It shall be the intent of Council to designate properties fronting on Main Street, south and north of the downtown as Main Street Mixed Use on the General Future Land Use Map. It is intended that this area evolves into a primarily Mixed Use corridor, in accordance with the following provisions:</p> <ul style="list-style-type: none"> <li>a) Land uses may include an appropriate and compatible mix of residential, commercial, recreational and institutional land uses;</li> <li>b) The size and location of buildings shall enhance the streetscape through appropriate development standards;</li> <li>c) For new non-residential main buildings, and multi-unit residential buildings with 3 or more units, the exterior siding or cladding shall consist of stone, brick, stucco or wood, or a high quality synthetic material that resembles one of these materials;</li> <li>d) Where applicable, sufficient on-site parking and loading shall be required;</li> <li>e) For new non-residential development, and multi-unit residential buildings with 3 or more units, landscaping and parking design shall ensure compatibility between adjacent land uses and shall contribute to an aesthetically pleasing and enhanced streetscape environment;</li> <li>f) Hours of operation, where applicable, may be limited according to appropriate considerations, such as compatibility with adjacent residential;</li> <li>g) Accessory buildings shall be limited, and not situated in front yard areas;</li> <li>h) The design of fences and signs shall enhance the pedestrian and streetscape environment;</li> <li>i) On-site Illumination shall be focused away from adjacent properties;</li> <li>j) Outdoor storage shall be limited and screened from view.</li> </ul>



	<b>MU-7</b>	The Land Use Bylaw shall include a Main Street Mixed Use zone, which shall apply to areas identified on the General Future Land Use Map as Main Street Mixed Use. The Main Street Mixed Use zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy MU-6, and other land use and development considerations, as permitted by the Municipal Government Act.
	<b>MU-8</b>	It shall be the intent of Council to require a development agreement for all new main non-residential buildings, and multi-unit residential buildings with 3 or more units, in the Main Street Mixed Use zone. Where a development agreement is required, Council shall consider, and the development agreement may address, any of the applicable policies or requirements of this Planning Strategy, including Policy MU-6, and any other applicable requirement.
<i>Main Street Improvements</i>	<b>MU-9</b>	The Main Street corridor between the downtown and Highway 104 is considered the most important gateway into the Town. As such, it shall be the intent of Council to enhance public space along this corridor by endeavoring to implement the following:  a) New sidewalks and tree planning on both sides of Main Street; b) New lamp posts, signage, landscaping, benches and other embellishments; c) Creative and well designed traffic calming measures; d) Pedestrian crossings and signal lighting, where needed.

**4.5 INDUSTRIAL**



Existing Industrial development in the Town is primarily located along properties adjacent to Main Street, south of the downtown. This industrial hub is generally oriented towards agriculture and food processing, and represents a significant source of employment for the Town. It shall be the intent of Council to promote economic development, including industrial, while promoting the efficient use of land and the protection of natural resources. As such, future industrial development shall be compatible with adjacent land uses and the natural environment, while such developments that are deemed to be unduly noxious and polluting shall be discouraged.

### Objectives

- a) To encourage new industrial development within the Town with the intent of ensuring long-term economic sustainability;
- b) To ensure that industrial development, and associated parking, is compatible with surrounding land uses, and is sensitively integrated with the natural environment;
- c) To encourage the development of low impact and non-polluting industrial uses;
- d) To require that defunct industrial sites undergo active remediation and restoration.

<b>Industrial Policies</b>		
<i>Generalized Future Land Use Map</i>	<b>IP-1</b>	The Generalized Future Land Use Map shall designate areas of the Town to accommodate industrial park development.
<i>Industrial Park</i>	<b>IP-2</b>	It shall be the intent of Council to ensure that areas identified as industrial, on the General Future Land Use Map evolve into an Industrial Park development. New Industrial Park development: <ol style="list-style-type: none"> <li>a) Shall be integrated with the Town transportation network;</li> <li>b) Shall be sensitively integrated with any existing significant natural features, such as natural drainage courses, floodplains and wetlands;</li> <li>c) Shall be serviced with appropriate levels of water, sanitary-sewer and storm-water infrastructure. Furthermore, it shall be demonstrated that the servicing solution is fiscally sustainable and will not have an undue negative impact on an important natural feature;</li> <li>d) Shall include landscaping, signage, illumination and screening to the satisfaction of the Town in order to maximize the successful integration of the Industrial Park with adjacent land uses;</li> <li>e) Shall include parking that incorporates pervious surface features (to decrease run-off), landscaping and buffering.</li> </ol>
	<b>IP-3</b>	The Land Use Bylaw shall include an Industrial Park zone, which shall apply to areas identified on the General Future Land Use Map as Industrial. The Industrial Park zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy IP-2, and other land use and development considerations permitted under the Municipal Government Act.
	<b>IP-4</b>	It shall be the intent of Council to require a development agreement for all new main buildings and/or structures located in the Industrial Park zone or for an addition to an existing building and/or structure. Where a development agreement is required, Council shall consider, and the development agreement may address, any of the applicable policies or requirements of this Planning Strategy, including Policy IP-2, and any other applicable requirement.



<i>Obnoxious Industrial Uses</i>	<b>IP-5</b>	It shall be the intent of Council to discourage obnoxious industrial uses from locating in the Town. Council will encourage the operation of new industries in a way that minimizes their aesthetic and environmental impacts on the surrounding community.
<i>Industrial Promotion</i>	<b>IP-6</b>	It shall be the intent of Council to support the efforts of other governments and agencies, such as the Cumberland Regional Economic Development Agency (CREDA) in their attempt to attract industry to the region. Council shall also pursue other means of providing incentives for development, as permissible under the MGA. Such incentives may include, but not be limited to, agreements for infrastructure upgrades, and cost sharing such upgrades with developers.



## 4.6 RURAL DEVELOPMENT

Oxford is fortunate to host a spectrum of land uses from rural to small town urban. Rural land uses, located on the town's periphery, provide a transition between the rural County and Town residential, which adds to the Town's economic diversity. It is therefore, the intent of Council to continue supporting rural land uses until conversion to residential and/ or commercial land uses is deemed appropriate. It is also the intent of Council to support comprehensively planned residential and commercial development in the rural peripheral areas in accordance with the policies of this Planning Strategy, and to discourage piecemeal, ad hoc development. In the near-term, low impact rural land uses, especially hobby farms, non-intensive agriculture, tree farms and greenhouses, shall be supported.

### Objectives

- a) To ensure that existing residential and commercial areas remain compact by limiting the residential and commercial development potential of peripheral areas;
- b) To support the efficient use of Town infrastructure by avoiding the premature development of peripheral areas of the Town;
- c) To support a broad array of appropriate and compatible agriculture related land uses;
- d) To ensure that peripheral areas have a land use compatible with adjacent County lands.

<b>Rural Development Policies</b>		
<i>Generalized Future Land Use Map</i>	<b>RD-1</b>	It shall be the intent of Council to designate areas as Rural Development on the Generalized Future Land Use Map.
<i>Rural Development</i>	<b>RD-2</b>	It shall be the intent of Council to ensure that areas identified as Rural Development on the General Future Land Use Map continue to support general rural development, in accordance with the following provisions: <ol style="list-style-type: none"> <li>a) Land uses shall include large-lot single detached residential and a range of appropriate and compatible agricultural land uses;</li> <li>b) Important natural features, such as wetlands and natural drainage courses, shall be retained and protected;</li> <li>c) Private individual on-site water and waste-water systems shall not have an undue negative impact on important natural features;</li> <li>d) Lot size and setbacks shall be appropriate for a low density rural context;</li> <li>e) Only low impact, non-intensive agricultural development shall be considered;</li> <li>f) New agricultural operations shall include appropriate buffering and separation where adjacent residential exists;</li> <li>g) Where an agriculture operation includes livestock, the owner shall ensure that manure is properly managed and disposed of.</li> </ol>
	<b>RD-3</b>	The Land Use Bylaw shall include a Rural Development zone, which shall apply to areas identified on the General Future Land Use Map as Rural Development. The Rural Development zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy RD-2, and other land use and development considerations as permitted in the Municipal Government Act.
	<b>RD-4</b>	Council shall require a development agreement for new developments, and the expansion of existing agricultural operations, or agriculture related commercial development within the Rural Development zone. Where a development agreement is required, Council shall consider, and the



		development agreement may address, any of the applicable policies or requirements of this Planning Strategy, including Policy RD-2 and any other applicable requirement.
	<b>RD-5</b>	Notwithstanding Policy RD-4, a development agreement shall not be required for a building that is accessory to an existing agricultural operation or agriculture related commercial development, such as a barn, outbuilding or shed.
<i>Exception to GLUM Amendment and Secondary Plan requirements</i>	<b>RD-6</b>	Notwithstanding any other policies of this Planning Strategy, Council may approve a subdivision or development for a single detached dwelling or agriculture related land use on lands designated as Rural Development, without requiring a secondary plan, or an amendment to the Planning Strategy.
<i>Agriculture Development</i>	<b>RD-7</b>	It shall be the intent of Council to continue to support non-intensive agricultural land uses in the rural peripheral areas of the Town, such as crop production, orchards, tree farms, green houses, cattle grazing, equestrian uses and hobby farms. New intensive agricultural operations shall be prohibited.
	<b>RD-8</b>	The Land Use Bylaw or a development agreement shall prescribe appropriate development standards for agriculture related buildings, and appropriate regulations regarding the keeping of livestock.



## 4.7 MUNICIPAL SERVICES

Municipal services include: water, sanitary-sewer and storm-water infrastructure (public utilities); street maintenance, emergency services; community and recreation services and solid-waste and recycling collection. The extension of new public utility infrastructure shall generally be coordinated with planned growth. The Town shall avoid the conversion of rural peripheral areas of the Town by limiting the premature extension of public utility infrastructure. It shall be the intention of Council to seek improvements to the effectiveness and efficiency of emergency services, and shall work collaboratively with its regional partners regarding regional servicing solutions, including water source protection and solid-waste management.

### Objectives

- a) To control the development of new residential and commercial land uses through the careful expansion of municipal water and sanitary-sewer infrastructure;
- b) To ensure that a coordinated approach is taken to the planning, upgrading, and extension of infrastructure services in relation to the planning and approval of new development;
- c) To meet the existing and future needs of the community by endeavoring to continuously improve the functioning, quality, efficiency, and economic management of utility services in the Town;
- d) To enhance quality-of-life and well-being of Town residents through the provision of effective and broad-based community recreation, and municipal emergency services.

<b>Municipal Servicing Policies – Public Utilities</b>		
<i>General Servicing Requirements</i>	<b>MS-1</b>	All new residential dwelling units shall generally be required to connect to Town water and sanitary-sewer infrastructure; however, Council may consider private, on-site water and waste-water systems in areas of Town where Town water and sanitary-sewer systems are absent, in accordance with Provincial regulations and this Planning Strategy.
	<b>MS-2</b>	For new development, storm-water servicing requirements shall be at the discretion of the Town, and may include surface and/or subsurface (e.g. bio-swale) solutions.
<i>Service Extensions</i>	<b>MS-3</b>	It shall be the intent of Council to limit the extension of public utility infrastructure into undeveloped peripheral areas of the Town until a comprehensive plan is completed for the area to be developed.
	<b>MS-4</b>	Any extensions of public utility infrastructure into areas of the Town designated as Rural Development shall first require an amendment to the General Future Land Use Map of this Planning Strategy, in accordance with Policy GP-4.
<i>Service Capacity (over-sizing)</i>	<b>MS-5</b>	It shall be the intent of Council to require that new public utility infrastructure be built to a capacity capable of providing service to undeveloped lands beyond the immediate development area, when the development of such an area is dependant upon use of said services.  It shall further be the intent of Council to pay the incremental cost of such excess capacity and to recoup such costs upon development of the undeveloped lands outside the immediate development.
<i>Financing Responsibilities</i>	<b>MS-6</b>	Where a developer or landowner is proposing new development or lots that require an extension of new or upgraded public utilities, it shall generally be the responsibility of the developer or landowner to construct the public utilities in accordance with the Town's standards, and to pay for the construction.



<i>Infrastructure Charges</i>	<b>MS-7</b>	The Town may establish a Subdivision Bylaw that prescribes appropriate infrastructure charges for the provision of new or upgraded public utilities, which are constructed by the Town in order to service a new subdivision or lot. Should the Town adopt infrastructure charges, the Subdivision Bylaw shall address the requirements for this levy prescribed in the Municipal Government Act.
<i>Service Standards</i>	<b>MS-8</b>	It shall be the intent of Council to maintain a “Development Standards Bylaw”, in order to establish the required servicing standards for development within the Town, and a “Local Improvement Bylaw”, in order to establish the financial responsibility of public utility infrastructure extensions and improvements.
<i>Fire Flows</i>	<b>MS-9</b>	It shall be the intent of Council to require that a Subdivision Bylaw set forth regulations regarding the maximum separation distance between a development and a fire hydrant.
<i>Capital Works Program</i>	<b>MS-10</b>	It shall be the intent of Council to ensure that a long term capital works program is established and updated in order to ensure a plan is in place to improve and maintain the Town’s public utility infrastructure.
<i>Regional Collaboration</i>	<b>MS-11</b>	It shall be the intent of Council to cooperate with other municipal units regarding the following: a) The protection of water sources and well fields; b) Emergency and Protective Services; c) Solid-waste and recycling services; d) Community and recreation services.
<i>In-fill Development</i>	<b>MS-12</b>	It shall be the intent of Council to encourage and facilitate the development of vacant land located on existing public utility infrastructure in order to make more efficient use of such services.
<b>Municipal Servicing Policies – Community and Recreation</b>		
<i>Recreation Services</i>	<b>MS-13</b>	It shall be the intent of Council to ensure that a full range of recreation programs and facilities are available to meet the diverse needs of all residents.
	<b>MS-14</b>	Public recreation related development and land use shall be allowed in all areas of the Town, in accordance with the relevant policy sections of this Planning Strategy and the Land Use Bylaw.
	<b>MS-15</b>	It shall be the intent of Council to cooperate with other municipal units to provide recreational facilities that may be beyond the financial capability of an individual municipal unit.
	<b>MS-16</b>	It shall be the intent of Council to encourage the cooperation and interaction with the Chignecto Central Regional School Board and other organizations, to provide the widest possible range of recreational opportunities to the general public.
<i>“Age Friendly” Improvements</i>	<b>MS-17</b>	It shall be the intent of Council to promote an age-friendly community by supporting: a) Parks and recreation services that cater to all age groups; b) Senior citizen and child care related development;



		<ul style="list-style-type: none"> <li>c) Social and cultural programs that cater to all age groups;</li> <li>d) A regional shuttle bus service.</li> </ul>
	<b>MS-18</b>	It shall be the intent of Council to seek funding and other forms of cooperation, from all relevant stakeholders to support age friendly programs, development and infrastructure.
<i>Needs Assessment</i>	<b>MS-19</b>	<p>It shall be the intent of Council to conduct a “needs assessment” relating to the provision of community and recreation services and facilities. Such an assessment shall include, but not be limited to, an analysis of:</p> <ul style="list-style-type: none"> <li>a) Demographics;</li> <li>b) Potential market;</li> <li>c) Revenue opportunities;</li> <li>d) Service provision partnership opportunities;</li> <li>e) Funding partnership opportunities;</li> <li>f) Needs of target groups; and</li> <li>g) Benefit to the overall community.</li> </ul>
<i>Government Financing</i>	<b>MS-20</b>	It shall be the intent of Council to seek any available Provincial, Federal, or other potential financial assistance, for new, and the improvement of existing, municipal services.



## 4.8 TRANSPORTATION

The Town's transportation network allows for the movement of people, vehicles and cyclists, and includes roads and streets, sidewalks and pathways and parking. It shall be the intent of Council to improve existing streets and to ensure that new streets support orderly and beneficial growth and development. Council intends to also support improvements to the transportation network in order to promote walking and cycling. Streets shall be regarded as an important component of the community fabric, and the Town shall adopt and maintain a spectrum of appropriate street standards.

### Objectives

- a) To establish an interconnected street network that facilitates all forms of transportation, including vehicles, pedestrians and cyclists;
- b) To support an array and hierarchy of streets standards, which provide a context sensitive solution to specific and unique areas of the Town;
- c) To provide alternative transportation routes in addition to streets, such as pathways and trails;
- d) To ensure that timing and location of new streets and street extensions are the result of comprehensive planning considerations, and facilitate the logical extension of the Town.

Transportation Policies		
<i>Street Standards</i>	<b>T-1</b>	It shall be the intent of Council to establish a street network classification to meet the transportation requirements of the Town. Such a classification will determine the standards of construction, maintenance priorities, emergency access priorities etc. for all streets. The street network classification is outlined on Schedule D, Part 7.0, of this Planning Strategy, and all streets will fall into one of the following classifications: <ol style="list-style-type: none"> <li>a) Arterial: A high volume street which connects different parts of the town to each other as well as to the provincial highway network; traffic movement is of primary importance, however access to individual properties is also provided.</li> <li>b) Collector: Streets that provide land access to individual properties and move traffic to and from arterial streets.</li> <li>c) Local: Streets that provide direct land access to individual properties, and where efficient movement of traffic is of secondary importance.</li> </ol>
	<b>T-2</b>	It shall be the intent of Council to require that all new streets be designed to reflect their capacity and intended use.
<i>Financing Responsibilities</i>	<b>T-3</b>	Where a developer or landowner is proposing new development or lots which require an extension of new or upgraded streets, it shall generally be the responsibility of the developer or landowner to construct the streets, in accordance with the Town's standards, and to pay for the construction.
<i>Infrastructure Charges</i>	<b>T-4</b>	Council may establish a Subdivision Bylaw that prescribes appropriate infrastructure charges for the provision of new or upgraded streets, which are constructed by the Town in order to service a new subdivision or lot. Should the Town adopt infrastructure charges, the Subdivision Bylaw shall address the requirements for this levy prescribed in the Municipal Government Act.
<i>Street Access</i>	<b>T-5</b>	It shall be the intent of Council to control and regulate access from individual properties to the street network.
	<b>T-6</b>	It shall be the intent of Council to require connecting pedestrian pathways from cul-de-sacs and other residential streets, where appropriate, in order



		to increase the safety and convenience of pedestrians.
	<b>T-7</b>	It shall be the intent of Council to ensure that all aspects of the transportation system incorporate barrier free access, where appropriate.
<i>Private Streets and Street Frontage</i>	<b>T-8</b>	It shall be the intent of Council to require that all new lots have frontage on a public street.
	<b>T-9</b>	Notwithstanding T-8, a lot may front onto public or private open space where: <ul style="list-style-type: none"> <li>a) Rear-lane access is provided, to the satisfaction of the Town;</li> <li>b) Emergency service access, along the front of the lot, is provided, to the satisfaction of the Town.</li> </ul>
<i>Sidewalks</i>	<b>T-10</b>	It shall be the intent of Council to improve the pedestrian network through the improvement of existing, and the construction of new sidewalks and crosswalks. The following pedestrian improvements are considered priorities: <ul style="list-style-type: none"> <li>a) Sidewalks, crosswalks, tree planting, benches and appropriate lighting for both sides of Main Street between the downtown and Lions Park;</li> <li>b) The installation of sidewalks along arterial and collector roads, where appropriate;</li> <li>c) Sidewalks and pathways connecting residential neighborhoods with key focal points such as schools, parks and the downtown.</li> </ul>
<i>Active Transportation</i>	<b>T-11</b>	It shall be the intent of Council to prepare, adopt and implement an active transportation plan, which will identify: <ul style="list-style-type: none"> <li>a) The Town's active transportation needs and objectives;</li> <li>b) Required infrastructure improvements;</li> <li>c) Community service and education opportunities;</li> <li>d) Funding and partnership opportunities;</li> <li>e) An implementation strategy;</li> <li>f) Any other related matters.</li> </ul>
	<b>T-12</b>	It shall be the intent of Council to seek all available funding opportunities in order to prepare and implement an active transportation plan.
<i>Parking</i>	<b>T-13</b>	It shall be the intent of Council to regulate through the Land Use Bylaw or development agreements, requirements for parking, in order to ensure that adequate, safe and efficient parking facilities are provided where required.
	<b>T-14</b>	It shall be the intent of Council to work with local property owners in order to provide safe, efficient and adequate parking facilities in the downtown.
	<b>T-15</b>	It shall be the intent of Council to accept cash-in-lieu of on-site parking on lands zoned Downtown Commercial according to the Land Use Bylaw. Funds so received shall be used to purchase, construct, and maintain public parking facilities. The Land Use Bylaw shall identify the amount of the required payment to the Town.
	<b>T-16</b>	Where a development agreement and on-site parking is required, Council may require that the developer pave all or a portion of, a parking area and/ or driveway. Paving may be required in order to:



		<p>a) Comply with storm-water management requirements;</p> <p>b) Ensure compatibility with adjacent land uses by reducing noise and dust associated with traffic</p>
<i>Capital Works Program</i>	<b>T-17</b>	It shall be the intent of Council to prepare and maintain a long-term capital works program, in order to ensure a plan is in place to improve and maintain the Town's streets and transportation network.



#### 4.9 ENVIRONMENT AND OPEN SPACE

Environmental and open space policies of this Planning Strategy address issues relating to the natural environment and public open space and parks. It is the intent of Council to support the protection of important and potentially hazardous natural features and landscapes, such as floodplains, wetlands and steep slopes. In order to protect these types of landscapes on privately owned land, Council shall regulate development accordingly, and may seek to acquire such land, where appropriate. Development shall also be regulated by placing limits on pollution. With regard to public land, it is the intent of Council to support a comprehensive and interconnected park system that caters to a broad array of age and interest groups.

##### Objectives

- a) To protect important natural features and systems within the Town in order to support the retention of important ecosystem services;
- b) To cooperate within a regional context to protect important natural features of regional value;
- c) To limit development within, or on, environmentally sensitive land;
- d) To provide a broad array of inter-connected public open space features.

Environmental and Open Space Policies		
<i>Generalized Future Land Use Map</i>	<b>E-1</b>	It shall be the intent of Council to designate a portion of the River Philip floodplain as River Philip Open Space on the Generalized Future Land Use Map.
<i>River Philip Open Space</i>	<b>E-2</b>	It shall be the intent of Council to ensure that development within the River Philip Open Space is regulated in order to: <ol style="list-style-type: none"> <li>a) Avoid potential damage to property due to flooding;</li> <li>b) Protect the natural integrity of the River Philip floodplain;</li> <li>c) Protect the water quality of the River Philip.</li> </ol>
	<b>E-3</b>	It shall be the intent of Council to ensure that areas designated as River Philip Open Space be developed in accordance with the following provisions: <ol style="list-style-type: none"> <li>a) Land uses shall be limited to the following: non-intensive agriculture, public infrastructure, private open space and public parks;</li> <li>b) Accessory buildings shall have a minimal development footprint and impact, and shall be flood-proofed;</li> <li>c) Where an agriculture operation includes livestock, the owner shall ensure that manure is properly managed and disposed of;</li> <li>d) The use and/ or storage of herbicides, pesticides, or otherwise hazardous materials shall be prohibited;</li> <li>e) Outdoor storage shall be prohibited;</li> <li>f) Private waste-water systems shall be prohibited;</li> <li>g) The removal of trees shall be prohibited, unless the tree removed is replaced by another tree. The removal and planting of trees shall be to the satisfaction of the Town;</li> <li>h) The storage, removal, or infill of topsoil shall be prohibited.</li> <li>i) Undue disturbance of the topography including wetlands, or natural drainage networks shall be prohibited.</li> </ol>



	<b>E-4</b>	The Land Use Bylaw shall include a River Philip Open Space zone, which shall apply to areas identified on the General Future Land Use Map as River Philip Open Space. The River Philip Open Space zone may include regulations for addressing any applicable requirements of this Planning Strategy, including Policy E-3, and other land use and development considerations, as permitted in the Municipal Government Act.
	<b>E-5</b>	It shall be the intent of Council to require a development agreement for a new, or an expansion to, an agricultural operation or building in the River Philip Open Space zone. Where a development agreement is required, Council shall consider, and the development agreement may address, any of the applicable policies or requirements of this Planning Strategy, including Policy E-3, and any other applicable requirement.
<i>Removal of River Philip Open Space Designation</i>	<b>E-6</b>	It shall be the intent of Council to consider an amendment to the General Future Land Use Map of this Planning Strategy in order to remove land from the River Philip Open Space designation; however, the landowner/ applicant must demonstrate, to the satisfaction of Council, that the subject property is not located within the 1:100 year floodplain of the River Philip.
<i>Flood Mapping</i>	<b>E-7</b>	It shall be the intent of Council to cooperate with other stakeholders, including the Province, to undertake the preparation of flood mapping in order to better identify areas within the floodplains where development should be prohibited or regulated. Should such mapping be completed, this Planning Strategy and the Land Use Bylaw shall be amended accordingly.
	<b>E-8</b>	Where the floodplain is not adequately delineated, it shall be the intent of Council to make any applicant provide such information
<i>Expansion to Public Parks and Greenways</i>	<b>E-9</b>	It shall be the intent of Council to ensure that all residential areas of Town be within reasonable distance of public open space.
	<b>E-10</b>	It shall be the intent of Council to support the creation of linear public parks and greenways along the major watercourses transecting the Town, especially along the River Philip. In order to achieve this, the Town shall actively engage the support of applicable government agencies and non-profit organizations.
<i>Parks and Trails Strategy</i>	<b>E-11</b>	The Town shall prepare and maintain a strategy for maintaining, improving and developing the Town's parks and trails.
<i>Abandoned Rail Rights-of-way</i>	<b>E-12</b>	It shall be the intent of Council to support the conversion of obsolete rail corridors to trails, where appropriate.
<i>Land Dedication at Time of Subdivision</i>	<b>E-13</b>	It shall be the intent of Council to require the dedication of public open space at the time of a residential subdivision. The required public open space dedication shall be, at minimum, 5% of the area of land shown on the final plan of subdivision, exclusive of public streets and walkways.
<i>Cash-in-lieu of Open Space</i>	<b>E-14</b>	Notwithstanding E-12, where the Town does not require public open space within the proposed subdivision, Council may accept cash in lieu of land, equivalent to 10% of the area of land shown on the final plan of subdivision, exclusive of public streets and walkways. Funds derived through cash in lieu of land dedication shall be used to purchase public open space along the River Philip, in accordance with Policy E-9, which is considered a Town priority.
<i>Land Outside Subdivision</i>	<b>E-15</b>	As an alternative to open space dedication within the proposed subdivision, or cash in lieu of open space dedication, the Town may accept land outside of the proposed subdivision, equivalent to 10% of the area of land shown



		on the final plan of subdivision, exclusive of public streets and walkways, where the Town does not require public open space within the proposed subdivision, and where the alternative land dedication is located within a proposed public open space, in accordance with Policy E-9, which is considered a Town priority.
	<b>E-16</b>	It shall be the intent of Council to adopt a Subdivision Bylaw to implement Policies E-12 – E-14.
<i>High Density Open Space</i>	<b>E-17</b>	It shall be the intent of Council to require multiple unit residential dwellings to provide usable open space for use of residents on the site.
<i>Air Quality</i>	<b>E-18</b>	It shall be the intent of Council to discourage the development of industries which could have an undue negative impact on air quality.
<i>Water Source Protection</i>	<b>E-19</b>	It shall be the intent of Council to work proactively with its regional partners to protect the Town’s well fields and water source areas, which are located outside of the Town.
<i>Tree Strategy</i>	<b>E-20</b>	It shall be the intent of Council to undertake an annual tree planting program to offset the impact of probable future losses of trees to disease, and to increase tree amenities, generally. It shall further be the intent of Council to regard the following areas as priorities for tree planting: the downtown area, Main Street, between the downtown and Highway 104, the Town’s parks.
<i>Stakeholder Collaboration</i>	<b>E-21</b>	The Town shall seek funding, and other forms of cooperation, from all relevant stakeholders to develop park, pathway and recreation related studies and infrastructure.



## 5.0 IMPLEMENTATION

It is Council's intent that polices of this Planning Strategy be implemented to the greatest extent possible, in consideration of financial and resource limitations. Council shall strive to complete the various tasks, studies and improvements contemplated by this Planning Strategy as staff and financial resources permit; however, it must be recognized that for a variety of factors, not all of the objectives of this Planning Strategy may be completed within the anticipated lifespan of this Planning Strategy. The following implementation policies address general implementation matters, and summarize the various actions and tasks the Town should carry out in accordance with this Planning Strategy. These actions and tasks are intended to reify the sustainability and goals and objectives of this Planning Strategy.

### Objectives

- a) To ensure that the policies in this Municipal Planning Strategy are implemented in a consistent manner;
- b) To ensure that all development proposals, the Land Use By-law, and all other land use decisions of Council and the Planning Advisory Committee are consistent with the intent of the policies contained in this Strategy;
- c) To ensure that public awareness and active participation in the planning process is encouraged;
- d) To ensure that the Council undertakes actions, where deemed appropriate, in order to achieve the objectives outlined in the Strategy.

Implementation Policies		
<i>Implementation</i>	<b>A-1</b>	It shall be the intent of Council to implement this Municipal Planning Strategy through the powers conferred upon it by the Municipal Government Act, December 3, 1998, and any amendments thereto.
	<b>A-2</b>	It shall be the intent of Council to adopt the following bylaws in order to implement this Planning Strategy: <ol style="list-style-type: none"> <li>a) A Land Use Bylaw, in accordance with Policy GP-11;</li> <li>b) A Subdivision Bylaw, in accordance with Policy GP-12;</li> <li>c) A Development Standards Bylaw, in accordance with Policy MS-8;</li> <li>d) A Local Improvement Bylaw, in accordance with Policy MS-8;</li> <li>e) Any other bylaw that may be required to implement this Planning Strategy.</li> </ol>
<i>Generalized Future Land Use Map</i>	<b>A-3</b>	It is Council's intent to utilize the lands depicted on the Generalized Future Land Use Map, appended as Schedule A, Part 7.0, as the desired general pattern for future development in the Town, based on the policies of this Planning Strategy.
<i>Intent to Monitor and Review</i>	<b>A-4</b>	It shall be Council's intent to periodically review this Planning Strategy and the Land Use Bylaw.
	<b>A-5</b>	It shall be the intent of Council to continually track and record development and land use trends and statistics within the Town, and to consider this data as part of periodic reviews of the Planning Strategy.
<i>Amendment Criteria – Planning Strategy</i>	<b>A-6</b>	It is Council's intent to consider amendments to the Municipal Planning Strategy when: <ol style="list-style-type: none"> <li>a) There is a need to change a policy due to additional information, changing conditions or changing public attitudes;</li> <li>b) Re-zoning requests supported by Council conflict with the</li> </ol>



		<p>Generalized Future Land Use Map;</p> <p>c) There is a conflict with a provincially adopted land use policy;</p> <p>d) There is a need to replace an original Generalized Future Land Use Map, or when property line information is updated;</p> <p>e) Council supports an amendment to the Generalized Future Land Use Map in accordance with Policies GP-4 and E-6.</p>
<i>Amendment Criteria – General</i>	<b>A-7</b>	<p>It is Council's intent, when considering an amendment to this Planning Strategy and/or Land Use Bylaw (re-zoning), or a Development Agreement, to have regard, in addition to all other criteria as set out in various policies of this Planning Strategy, to the following matters:</p> <p>a) That the proposal is generally consistent with the goals and objectives of this Planning Strategy, the requirements of the Land Use Bylaw, and all other Town bylaws and regulations;</p> <p>b) The proposal is not premature or inappropriate by reason of:</p> <ol style="list-style-type: none"> <li>1. The financial capability of the Town to absorb any capital or operating costs related to the development;</li> <li>2. The adequacy of municipal water and sewer services, or if services are not provided, the adequacy of the physical site conditions for private on-site sewer and water systems;</li> <li>3. The adequacy of street networks in, and adjacent to, the development with respect to congestion, traffic hazards, and the adequacy of existing and proposed access routes;</li> <li>4. The adequacy, capacity and proximity of schools, recreation and other community facilities;</li> <li>5. Incompatibility with adjacent uses and the existing development in the area in terms of the use and bulk;</li> <li>6. Extensions to, or enlargement of, municipal services or facilities while other such services or facilities remain underutilized.</li> </ol> <p>c) The suitability of the proposed site in terms of environmental constraints such as steepness of grades, soil and/or geological conditions, and the relative location of watercourses, marshes, swamps, or bogs. For the purposes of this Planning Strategy, any lands comprising twenty-five (25) percent of the lot area with a slope gradient of twenty (20) percent or greater shall be considered "steep";</p> <p>d) That the development does not precipitate, or contribute to, a pollution problem in the area relating to emissions to the air or discharge to the ground or water bodies of chemical pollutants;</p> <p>e) That the use of equipment is not obnoxious by virtue of noise, odor, dust, vibration, smoke, or other emissions;</p> <p>f) The presence of significant natural features or historical buildings and sites.</p>
<i>Information to Support Amendment Application</i>	<b>A-8</b>	<p>To provide Council with a clear outline of the nature and scope of a proposed development, and to assist with the evaluation of applications for Municipal Planning Strategy Amendments, Land Use Bylaw Amendments, and development agreements, Council may require the proponent(s) to provide the following information:</p>



		<ul style="list-style-type: none"> <li>a) An overall concept plan showing the location of all proposed land uses;</li> <li>b) A plan showing the location, area, shape, landscaping and surface treatment of all public and private open spaces and parking areas;</li> <li>c) Information regarding the physical and environmental characteristics of the proposed site, including topography, contours, elevations (existing and/or finished), dimensions, natural drainage, soils, existing watercourses, vegetative cover, size and location of the lands;</li> <li>d) Information regarding natural drainage of the site;</li> <li>e) Information regarding the proposed location, height, dimensions and use of all buildings or structures proposed to be built or erected on the lands;</li> <li>f) Information regarding the type and amount of site clearing required, if any;</li> <li>g) Information regarding the proposed provisions for proper site drainage and servicing with water supply and sewage disposal;</li> <li>h) Information regarding the proposed access and egress to and from the lands and estimated traffic flows to be generated;</li> <li>i) Information regarding the intended hours of operation;</li> <li>j) Information regarding the architectural design, including renderings, scaled site plans, profiles, grade elevations and building cross-sections;</li> <li>k) Information regarding the provision and maintenance of appropriate buffers;</li> </ul>
<i>Secondary Plans</i>	<b>A-9</b>	The preparation of a secondary plan for part of the Town may be required as a prerequisite for an amendment to the General Future Land Use Map of this Planning Strategy, which may be required as a prerequisite for new residential and commercial development in areas of the Town identified as Rural Development, in accordance with Policy GP-4.
<i>Development Agreements</i>	<b>A-10</b>	Where a development agreement is required by this Planning Strategy and the Land Use Bylaw, the Town may require that the development agreement address, in addition to more specific requirements found elsewhere in this Planning Strategy, any matter authorized by Section 227 of the Municipal Government Act.
<i>Site-Plans</i>	<b>A-11</b>	Where a site-plan is required by this Planning Strategy and the Land Use Bylaw, the Town may require that the site-plan address, in addition to more specific requirements found elsewhere in this Planning Strategy, any matter authorized by Section 231(4) of the Municipal Government Act.
	<b>A-12</b>	<p>Where a site-plan is required by this Planning Strategy, the Land Use Bylaw may identify:</p> <ul style="list-style-type: none"> <li>a) The use that is subject to site-plan approval;</li> <li>b) The area where site-plan approval applies;</li> <li>c) The matters that are subject to site-plan approval;</li> <li>d) Those provisions of the land-use by-law that may be varied by a site-plan approval;</li> </ul>



		<p>e) The criteria the development officer shall consider prior to granting site-plan approval;</p> <p>f) The notification area;</p> <p>g) The form and content of an application for site-plan approval.</p>
	<b>A-13</b>	Notwithstanding any other policy of this Planning Strategy, where both a development agreement and a site-plan is required, the site-plan requirement shall be waived.
<i>Variance</i>	<b>A-14</b>	<p>The Development Officer may grant a variance in one or more of the following terms of a development agreement or Land Use Bylaw requirement:</p> <p>a) The number of parking spaces and loading spaces;</p> <p>b) Ground area and height of a structure;</p> <p>c) Floor area occupied by a home based business;</p> <p>d) Height and area of a sign.</p> <p>However, with respect to a variance Site Plan may be required, in accordance with the Land Use Bylaw.</p>
	<b>A-15</b>	The Town may include in a development agreement, and shall include in the Land Use Bylaw, provisions relating to the granting of a variance in accordance with Section 235(2) of the Municipal Government Act.
<i>Capital Budget</i>	<b>A-16</b>	It shall be the intent of Council to incorporate, to the greatest extent possible, the provisions and policies of this Planning Strategy into the municipal capital budget process.
<i>Development Officer</i>	<b>A-17</b>	It shall be the intent of Council, in accordance with Section 243 of the Municipal Government Act, to appoint a development officer(s) to administer this Planning Strategy, the Land Use Bylaw, the Subdivision Bylaw, Subdivision Regulations, and the granting of development permits, variances, site plans and any other such regulatory tool permitted by the Municipal Government Act.

## 6.0 SUSTAINABILITY

<b>Action Policies – Sustainability</b>			
<b>ENVIRONMENTAL SUSTAINABILITY</b>	<i>Expansion to Public Parks and Greenways</i>	<b>A-18</b>	It shall be the intention of Council to support the creation of linear public parks and greenways along the major watercourses transecting the Town, in accordance with Policy E-9.
	<i>Parks and Trails Strategy</i>	<b>A-19</b>	The Town shall prepare and maintain a strategy for maintaining, improving and developing the Town's parks and trails, in accordance with Policy E-10.
	<i>Flood Mapping</i>	<b>A-20</b>	It shall be the intention of Council to undertake the preparation of flood mapping in order to identify areas within the floodplains of the Town's major watercourses where development should be prohibited or regulated, in accordance with Policy E-17.
	<i>Water Source</i>	<b>A-21</b>	It shall be the intention of Council to work proactively with its regional partners to protect the Town's well fields and water



	<i>Protection</i>		source areas, in accordance with Policy E-18.
	<i>Tree Strategy</i>	<b>A-22</b>	It shall be the intention of Council to undertake an annual tree planting program, in accordance with Policy E-19.
	<i>Active Transportation</i>	<b>A-23</b>	It shall be the intention of Council to improve opportunities for pedestrian mobility through the strategic improvements of sidewalks and pathways, in accordance with Policy T-10 and Policy E-10.
	<i>Active Transportation</i>	<b>A-24</b>	It shall be the intention of Council to prepare, adopt and implement an active transportation plan, in accordance with Policy T-11 and T-12.
	<i>Stakeholder Collaboration</i>	<b>A-25</b>	The Town shall seek funding, and other forms of cooperation, from all relevant stakeholders to develop park, pathway and recreation related studies and infrastructure, in accordance with Policy E-20.
<b>SOCIAL SUSTAINABILITY</b>	<i>Heritage Strategy</i>	<b>A-26</b>	It shall be the intention of Council to adopt a Heritage Strategy, in accordance with Policy GP-14.
	<i>“Age Friendly” Improvements</i>	<b>A-27</b>	The Town shall seek funding, and other forms of cooperation, from all relevant stakeholders to support age friendly programs, development and infrastructure, in accordance with Policy MS-17 and MS-18.
	<i>Affordable Housing Study</i>	<b>A-28</b>	The Town shall undertake a <i>Housing Affordability Feasibility Study</i> , in accordance with Policy RP-8.
	<i>Capital Works Program</i>	<b>A-29</b>	It shall be the intention of Council to establish a long-term capital works program, in accordance with Policy MS-10 and Policy T-17.
	<i>Inter-Municipal Collaboration</i>	<b>A-30</b>	It shall be the intention of Council to cooperate with other municipal units regarding inter-municipal services and resources, in accordance with Policy MS-11.
	<i>Government Financing</i>	<b>A-31</b>	It shall be the intention of Council to seek any available government funding for municipal services, in accordance with Policy MS-20.
	<i>Needs Assessment</i>	<b>A-32</b>	It shall be the intention of Council to prepare a “needs assessment” relating to the provision of community and recreation services and facilities, in accordance with Policy MS-19.
<b>ECONOMIC SUSTAINABILITY</b>	<i>Downtown Development Plan</i>	<b>A-33</b>	The Town shall prepare, maintain and regularly update a Downtown Development Plan, in accordance with Policy CP-8.
	<i>Downtown Advisory Committee</i>	<b>A-34</b>	The Town shall support the establishment of a Downtown Advisory Committee, in accordance with Policy CP-9.
	<i>Commercial and Industrial Promotion</i>	<b>A-35</b>	It is Council’s intention to support the efforts of other governments and agencies in their attempt to attract businesses to the region, and to pursue other means of providing incentives for development, in accordance with policies CP-20 and IP-6.
	<i>Main Street Improvements</i>	<b>A-36</b>	The Town shall endeavor to undertake capital improvements to Main Street, between the downtown and Highway 104, in accordance with Policy MU-9.

