



East Zorra-Tavistock Settlement Boundary Expansion and Secondary Plan Update Council Meeting

March 19th, 2025



Presentation Overview

1. Project Background
 - Phase 1 - Foundations
 - Phase 2 – Evaluation
 - Phase 3 – Recommendations
2. Additional Tasks for Phase 3
3. Next Steps

Project Background - Timeline

1 Foundations (Summer 2022)

- Background Memo
- Determine Focused Study Area (FSA)
- Identification of Stakeholders
- Initiate Indigenous Engagement



2 Evaluation (Summer 2022 – Fall 2023)

- Community Stakeholder Meeting
- Public Open House #1
- Technical Evaluation Reports



3 Recommendations (Winter 2023 - Summer 2025)

- Council Meeting
- Updating of the Settlement Area Boundary Expansion lands
- Planning Justification Report
- Land Use Concept Plan
- Public Open House #2
- Secondary Plan & Schedules
- Planning Justification Report
- Secondary Plan & Schedules
- Meeting with Township Council

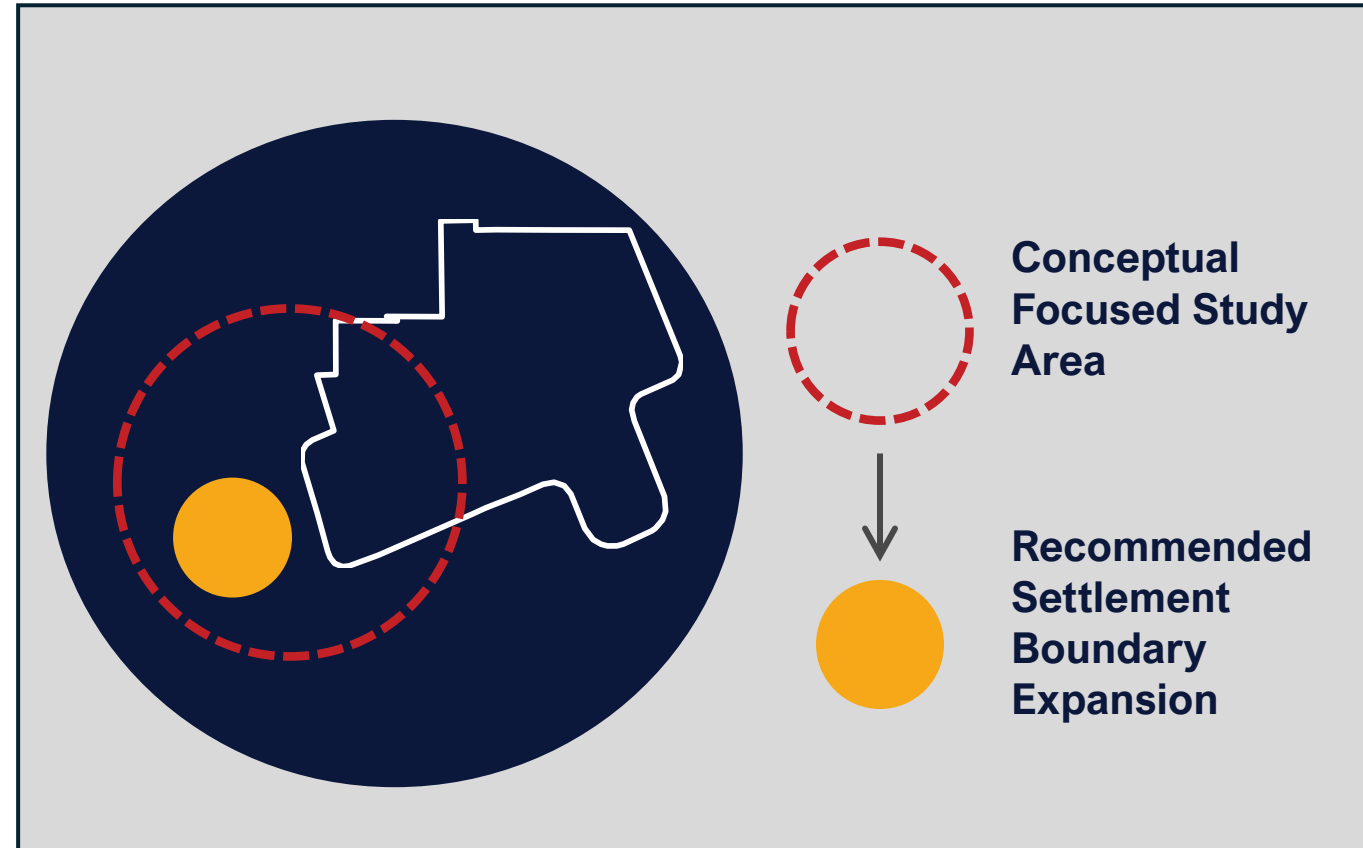
We are here!

Project Background

- SABE triggered by the County's Phase 1 Comprehensive Review
 - Tavistock and Innerkip
- WSP retained in March 2022 to assist in Settlement Area Boundary Expansion (SABE) and the development of Secondary Plan for both Tavistock and Innerkip
- Project broken down into 3 phases:
 - Phase 1: Review and Analysis of background documents/ data; and the development of the Focused Study Areas (FSA) evaluation criteria
 - Phase 2: Analysis of preliminary FSA via a Technical Land Evaluation
 - Phase 3: Development of a secondary plan for the expansion lands

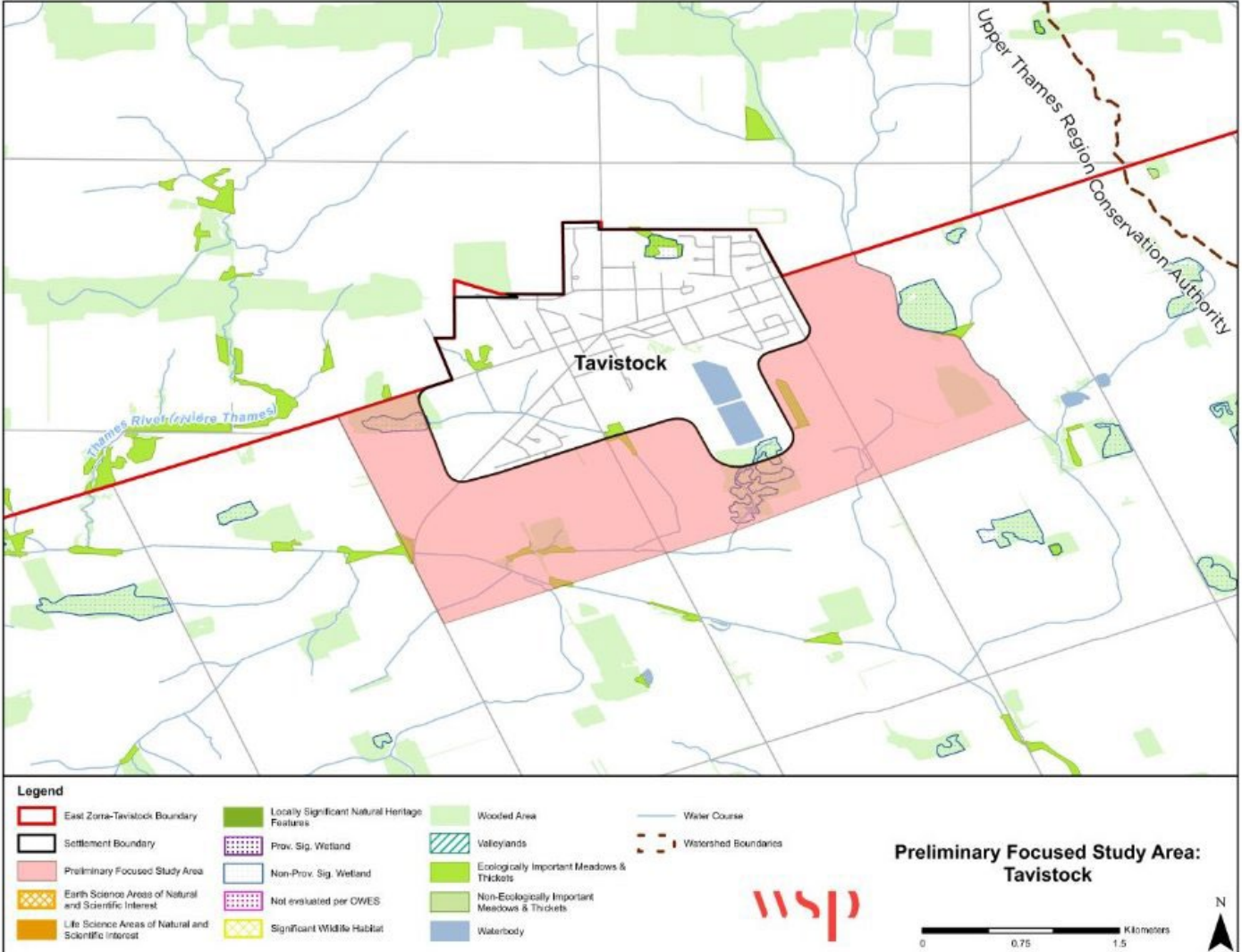
Phase 1 - Foundations

- Review and analysis of background documents and data to better understand the existing conditions and requirements
- Criteria developed for evaluation of lands in the Focused Study Areas (FSA)
- FSA presented and endorsed by Council on June 15th, 2022
- FSAs subject to further detailed analysis in Phase 2 - Technical Land Evaluation to assess preferred lands for the SABEs



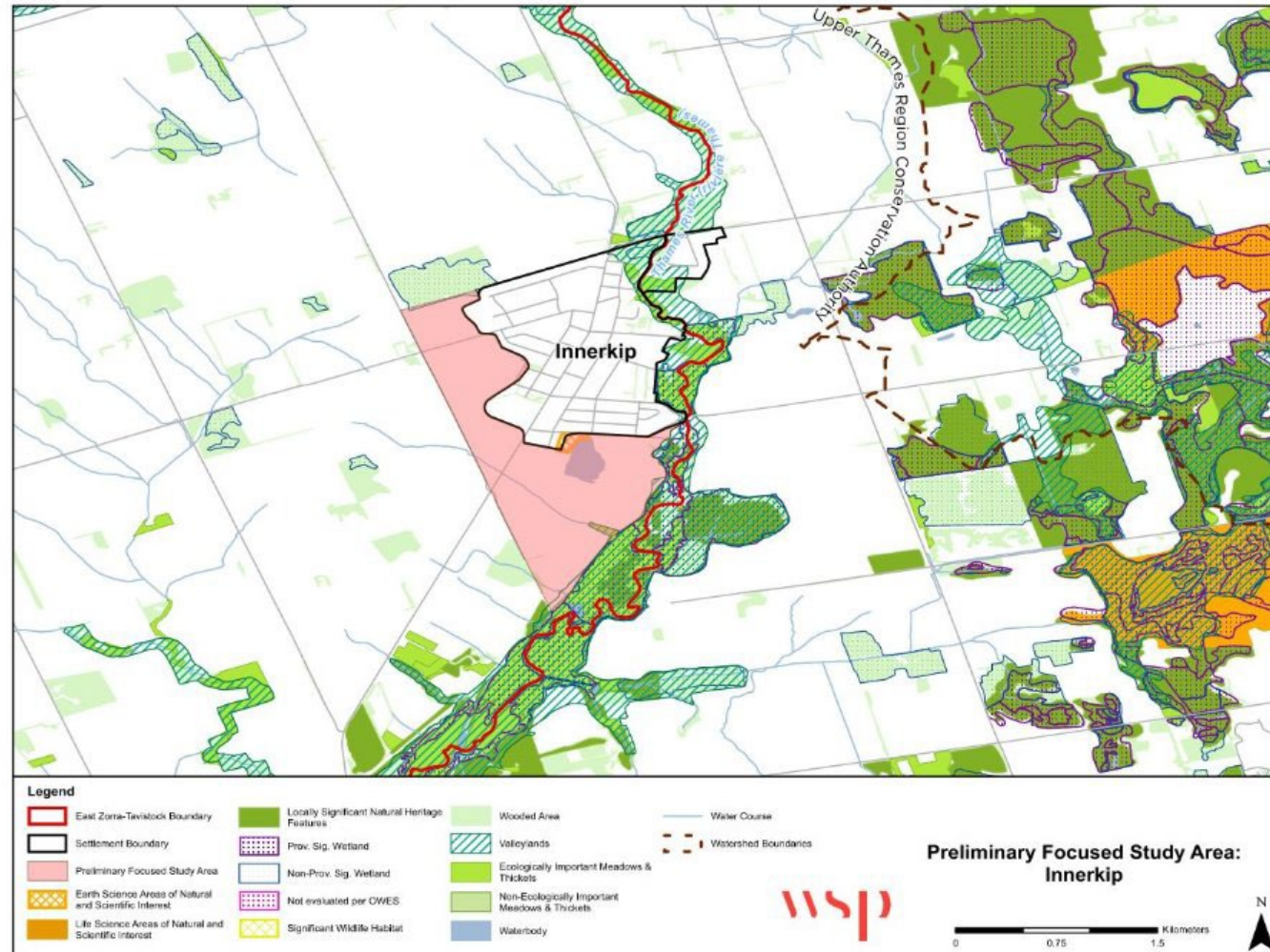
Phase 1 - Foundations

Tavistock Focused Study Area



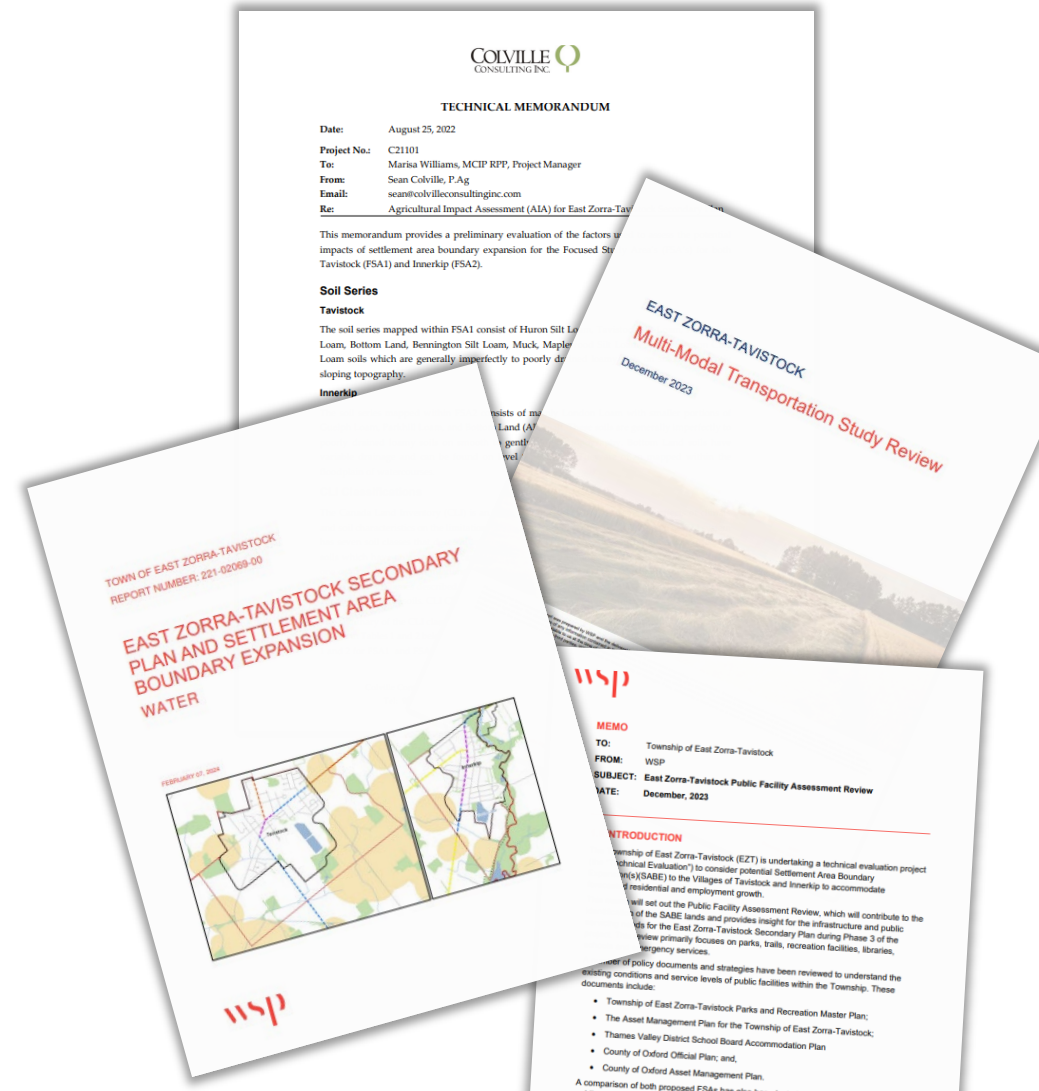
Phase 1 - Foundations

Innerkip Focused Study Area



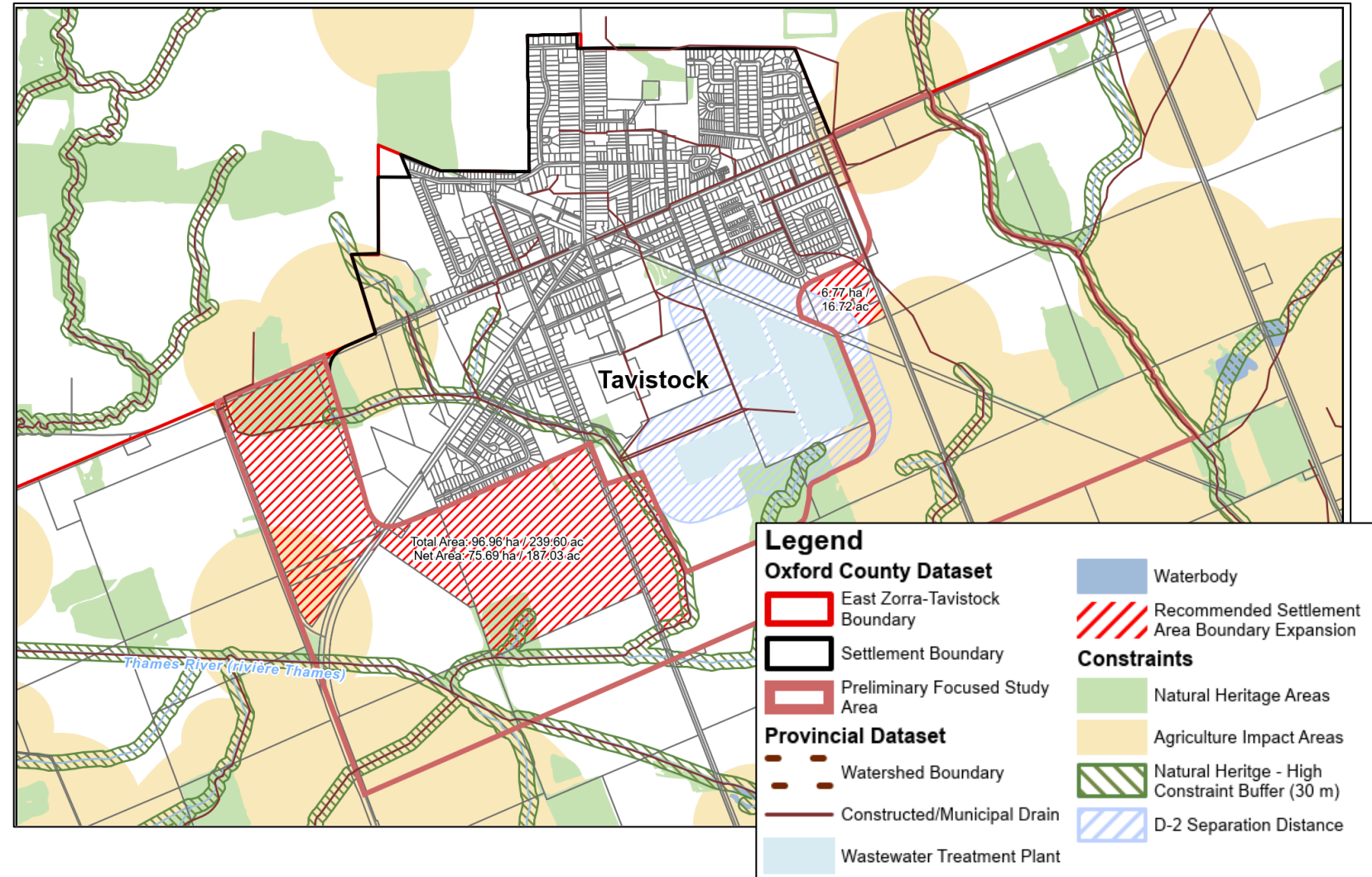
Phase 2 – Evaluation

- FSA was scoped down to the finalized Settlement Area Boundary Expansion (SABE) using a Technical Land Evaluation which consist of various reports:
 - Agricultural Impact Assessment
 - Natural Heritage System Assessment
 - Public Facility Assessment Review
 - Cultural Heritage and Archeological Resources Desktop Review
 - Multi-modal Transportation Study Review
 - Water-Wastewater Servicing Assessment



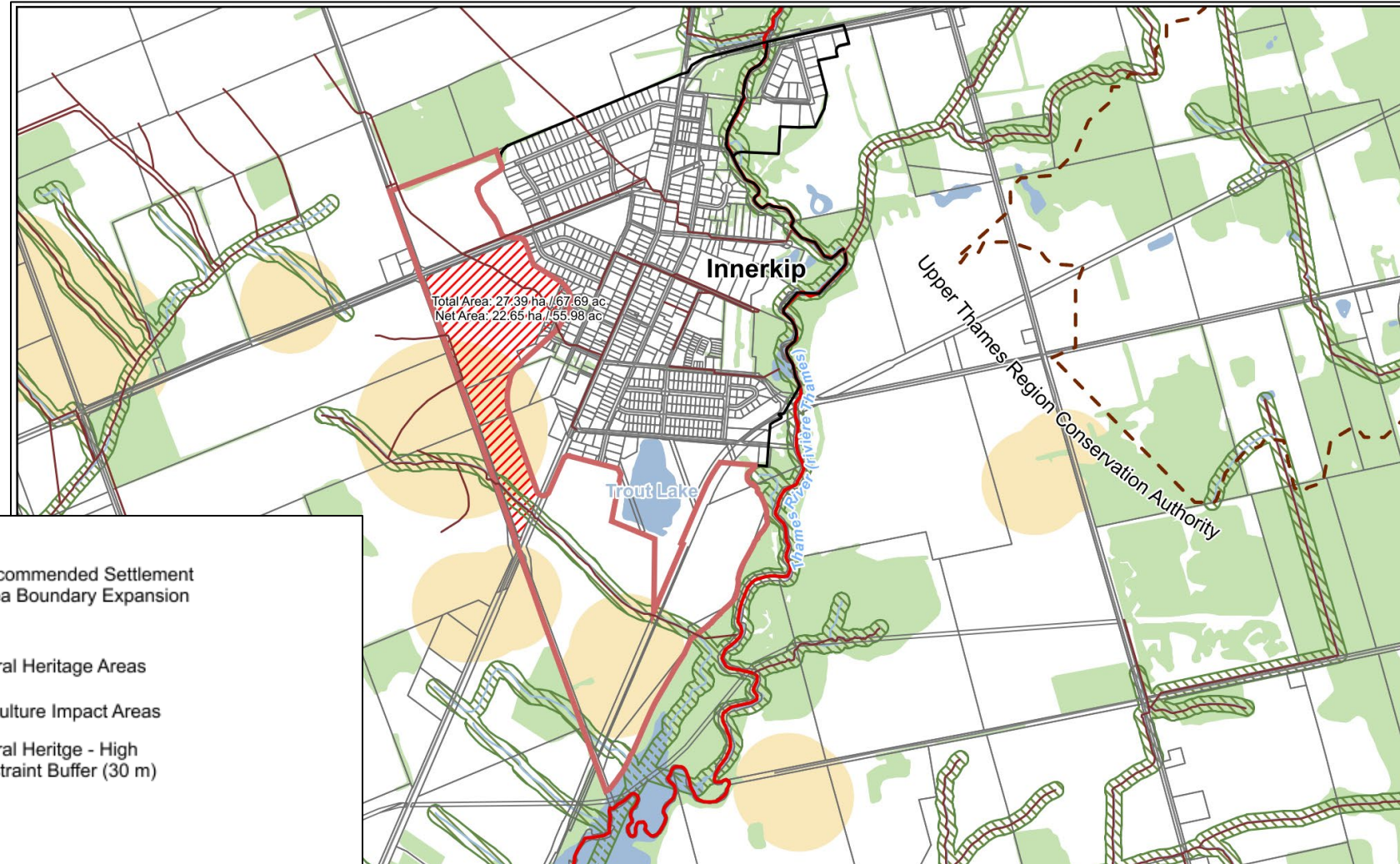
Phase 2 – Evaluation

- Upon completion of Technical Evaluation, a defined SABE was identified and presented to Council on December 20, 2023.
 - Council endorsed the proposed SABE for **Tavistock**



Phase 2 – Evaluation

- On December 20th, 2023, Council also endorsed the proposed SABE for Innerkip



Legend

Oxford County Dataset

- East Zorra-Tavistock Boundary
- Settlement Boundary
- Preliminary Focused Study Area

Provincial Dataset

- Watershed Boundary
- Constructed/Municipal Drain
- Waterbody

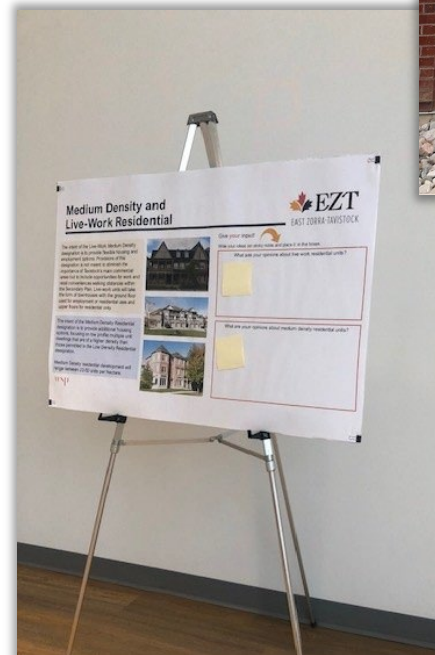
Constraints

- Recommended Settlement Area Boundary Expansion
- Natural Heritage Areas
- Agriculture Impact Areas
- Natural Heritage - High Constraint Buffer (30 m)

Phase 3 - Recommendations

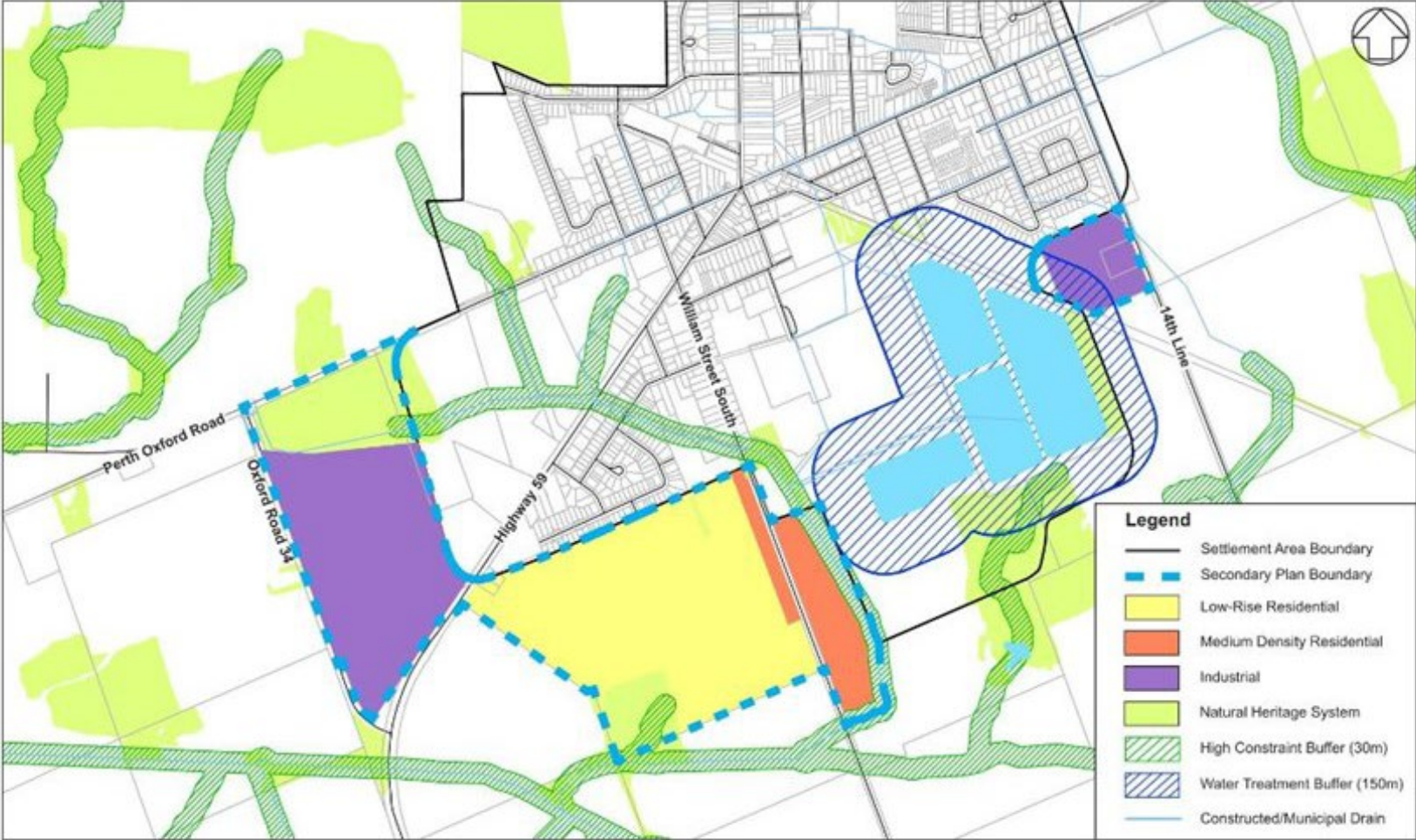
- Development of a secondary plan for the SABE lands was undertaken.
 - Visioning Workshop – May 8, 2024
 - Public Open House – June 20, 2024


40 + Participants



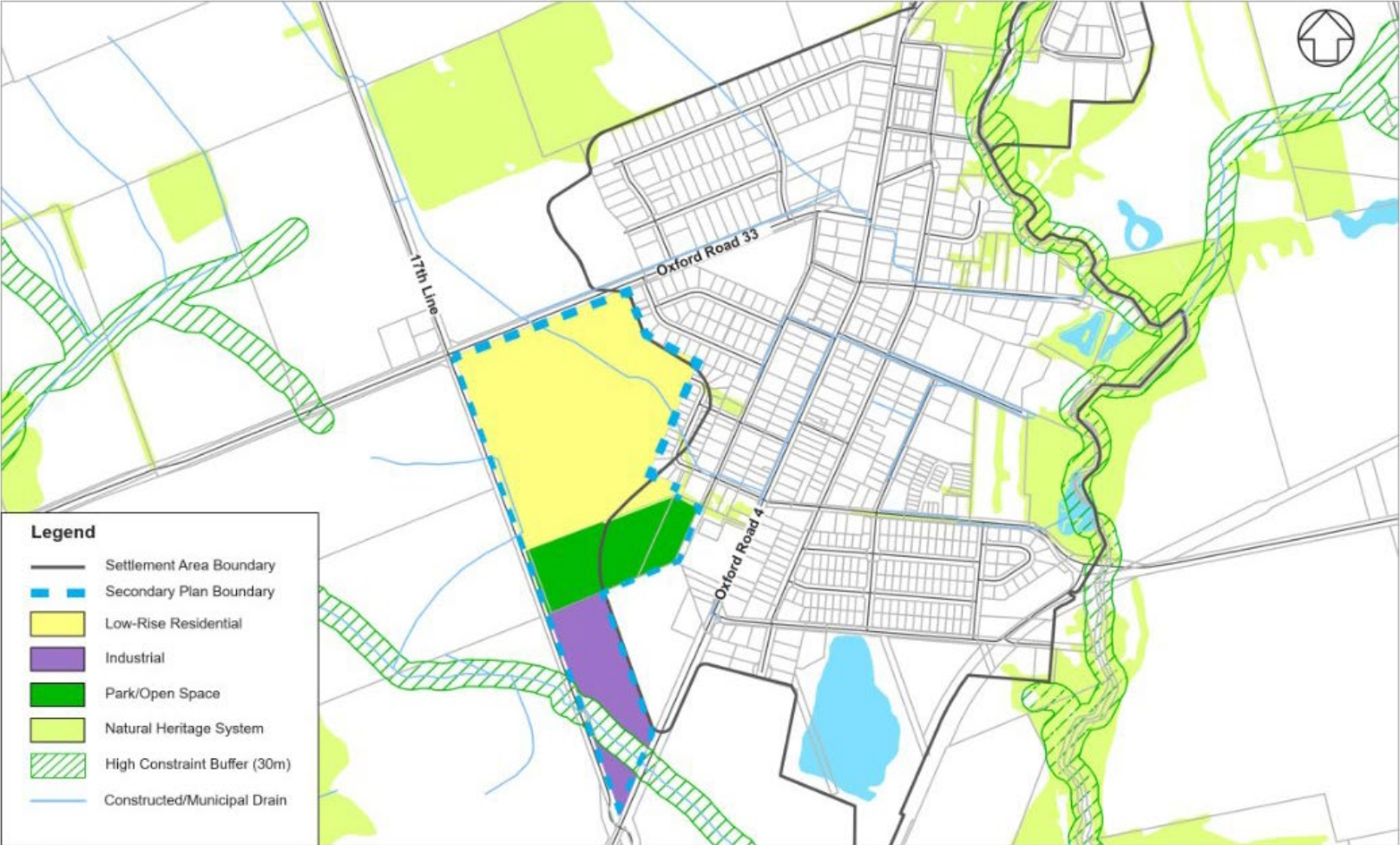
Phase 3 - Recommendations

Tavistock Land Use Concept



Phase 3 - Recommendations

Innerkip Land Use Concept



Phase 3 - Recommendations

Project paused due to sudden provincial policy changes and updated County Growth Forecast.

New information brought forth in the Agricultural Impact Assessment (AIA).

Development applications commenced and were completed reducing available land.

Growth forecast now desired supply to extend out to 30-year planning horizon.

Phase 3 – Additional Tasks

Additional tasks to update the Settlement Area Boundary Expansion, Secondary Plan and Land Use Concepts required

- Consistency with the Provincial Planning Statement 2024
- Amendment based on County's growth projections and land needs requirements
- Revise settlement area boundary expansion for Tavistock only
- Revise Land Use Concept Plan and Secondary Plan for Tavistock
- Additional public engagement for Tavistock SABE and Concept Plan for Secondary Plan

Next Steps

- Reassess the Settlement Area Boundary Expansion for Tavistock, and update technical studies (as required) and Phase 2 Summary Report based on new information
- Prepare one Secondary Plan for both Innerkip & Tavistock
- Update the Planning Justification Report for the Settlement Area Boundary Expansions (for both Tavistock and Innerkip)
- Bring forward the new SABE for Tavistock for Council endorsement
- Public Open House for Tavistock to present the updated Secondary Plan and Land Use Concept and receive public feedback
- Township Council Meeting to consider endorsement of the Secondary Plan
- County Council Meeting for adoption of the Official Plan Amendment, if endorsed by the Township Council



Questions?

Thank you!