

AMENDMENT NUMBER 300
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text attached hereto constitutes
Amendment Number 300 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Official Plan amendment is to designate certain lands within the Township of South-West Oxford as a site-specific policy area to facilitate a severance which would result in the creation of one new lot occupied by a single detached dwelling for non-farm rural residential use within an area identified as a Sand and Gravel Resource Area.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Lot 3, Concession 4 (West Oxford), Township of South-West Oxford. The lands are located on the south side of Sweaburg Road, between Dodge Line and Cedar Line, and are municipally known as 484820 Sweaburg Road.

3.0 BASIS FOR THE AMENDMENT

The subject property comprises approximately 61.58 ha (152.1 ac) with frontage on Sweaburg Road and contains two existing single detached dwellings, private wells and septic systems, and significant agricultural lands (used for cash cropping purposes). The applicant proposes to sever one of the dwellings on a lot comprising approximately 0.24 ha (0.58 ac) and to retain approximately 61.35 ha (151.6 ac) of agricultural land which will contain the other dwelling.

Council is of the opinion that the proposed amendment to the Official Plan to facilitate the above-noted severance is consistent with the 2020 Provincial Policy Statement (PPS) with respect to the severance of surplus dwellings in prime agricultural areas. Further, Council is satisfied that the applicant's proposal to amend the policies of the Official Plan related to consents within lands identified as a significant aggregate resource on a site-specific basis to facilitate the above-noted consent will have no impact on the future potential for the extraction of aggregate resources in this area.

In light of the foregoing, Council is also satisfied that the proposed amendment to the Official Plan supports the strategic initiatives and objectives of the Official Plan with respect to the protection of aggregate resources, and preventing conflicts between resource extraction activities and non-farm rural residential land uses. Council is further satisfied that the proposal is unlikely to generate further land use conflicts than what is currently in place presently. Accordingly, site-specific Official Plan policies to facilitate a severance for a non-farm rural residential lot are appropriate in this instance.

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

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 3.1.5.4 – *Rural Residential Uses*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 3.1.5.4.7:

“3.1.5.4.7.2 Lot 3, Concession 4 (West Oxford), Township of South-West Oxford

Location The lands to which this subsection applies comprise approximately 61.6 ha (152 ac) with frontage on Sweaburg Road and are described as Lot 3, Concession 4 (West Oxford), Township of South-West Oxford. The lands are located on the south side of Sweaburg Road, between Dodge Line and Cedar Line, and are municipally known as 484820 Sweaburg Road.

Policies Notwithstanding Section 3.1.5.4 or any other relevant policies of the Official Plan, a parcel of land with frontage on Sweaburg Road intended for non-farm rural residential use, comprising approximately 0.24 ha (0.58 ac) of land containing a single detached dwelling may be severed from the subject property by means of a consent approved by the County Land Division Committee.

The severed parcel shall be zoned to reflect the use of the lands for non-farm rural residential use while the remaining agricultural lot will be rezoned to prohibit future construction of a new residential dwelling of any type and an agreement for such prohibition will be registered on the property title.

The County Land Division Committee will ensure that the requirement for Zoning By-law amendment(s) and agreement, as noted above, are implemented through conditions of consent at the time that provisional consent is given.”

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

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