

AMENDMENT NUMBER 308
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes
Amendment Number 308 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands in the Town of Tillsonburg from 'Low Density Residential' to 'Medium Density Residential', to facilitate the development of two 4-storey 39-unit apartment buildings, comprising a total of up to 78 units, and 21 townhouse units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 8, Concession 12 (Dereham), Part 1 of 41R-6017, Tillsonburg. The subject lands are located on the north side of the extension of Dereham Drive, west of Quarter Town Line Road, and are municipally known as 102 Dereham Drive in the Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of the lands as indicated in the 'Purpose of the Amendment' section above.

It is the opinion of Council that the amendment is consistent with the policies of the Provincial Policy Statement (PPS) as the development is an efficient use of land and municipal services within a settlement area. The development also contributes to providing housing types and densities necessary to meet the projected requirements of current and future residents of the Town and the broader regional market area. Further, the proposed development supports the strategic initiatives and objectives of the Official Plan with respect to ensuring that adequate affordable housing is available for low and moderate income households in the Town of Tillsonburg.

Council is further satisfied that the Official Plan criteria respecting the designation of additional Medium Density Residential areas have been adequately addressed. The subject lands will front on the future Dereham Drive extension, west of Quarter Town Line. Surrounding land uses include institutional and residential land uses to the south (Westfield Public School, single detached dwellings), and residential land uses to the east (single detached dwellings). The lands to the north and west of the subject property are within the recently draft approved Victoria Wood Subdivision, which includes a mix of low density, medium density and high density residential development. Adequate servicing capacity exists to serve the proposed development, and the development will be subject to the site plan approval process, where matters related to servicing, storm water management, grading, access, and parking will be addressed to the satisfaction of the Town and County.

The proposed net residential density of the site is within the limits contemplated by the Medium Density Residential designation.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by changing the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Low Density Residential" to "Medium Density Residential".

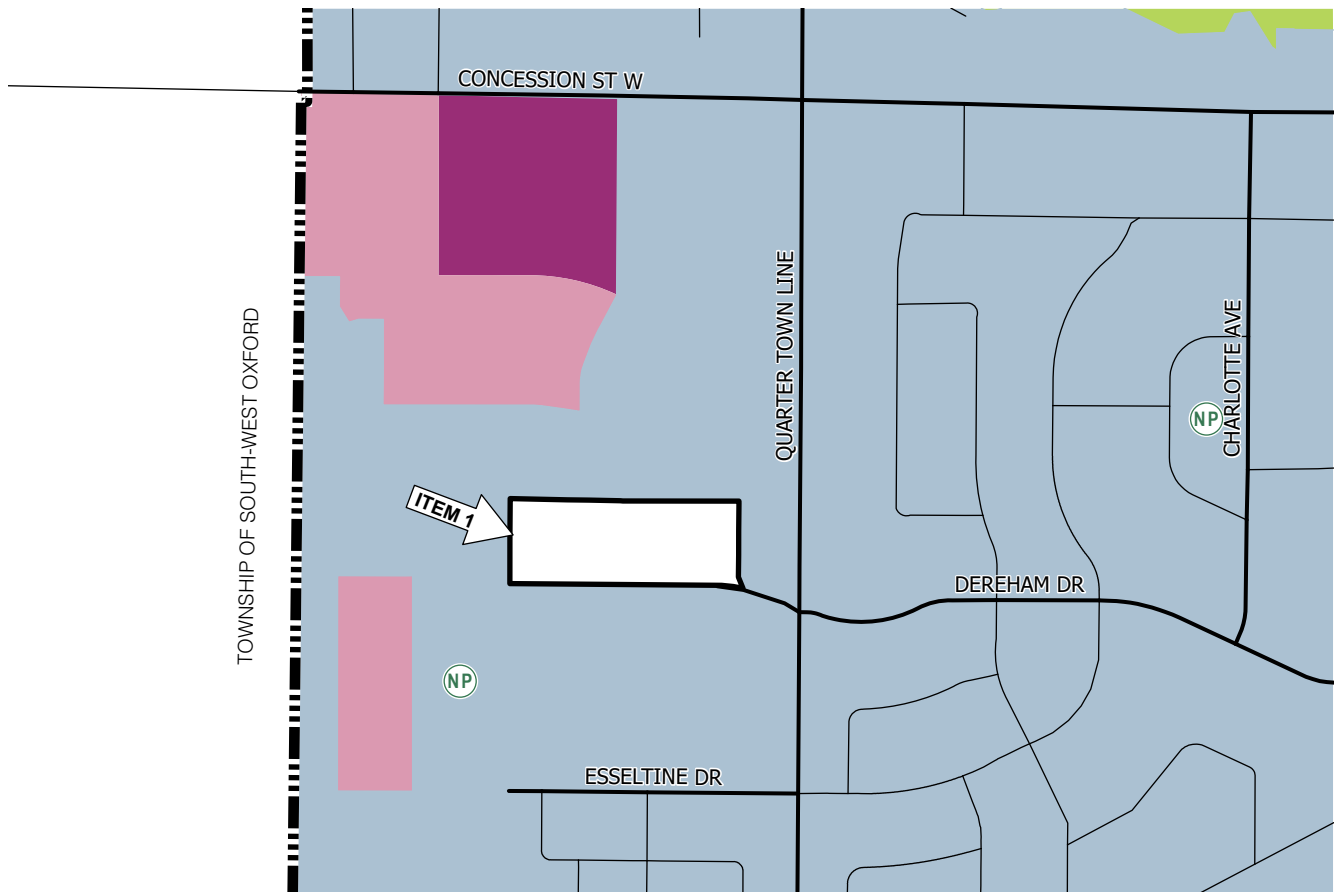
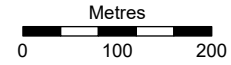
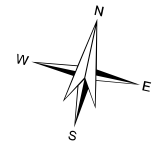
5.0 IMPLEMENTATION

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.






SCHEDULE "A"
 AMENDMENT No. 308
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-2"
TOWN OF TILLSONBURG
RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

RESIDENTIAL DENSITY PLAN LEGEND

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  ENVIRONMENTAL PROTECTION
-  NEIGHBOURHOOD PARK