

AMENDMENT NUMBER 312
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto constitutes
Amendment Number 312 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 'Residential' to 'Community Facility', to facilitate the development of a 3-storey Long Term Care Facility (up to 160 beds), a 5-storey Retirement Home (up to 150 beds) and a 4-storey apartment building (up to 50 units).

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 380 Plan 500, 41R-9104, Town of Tillsonburg. The subject lands are located on the west side of Maple Lane, between Brock Street East and Concession Road East, and are municipally known as 25 Maple Lane.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Residential' to 'Community Facility' 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 PPS as the development is an efficient use of land and municipal services within a settlement area. The development also represents an efficient re-use of underutilized lands within the Town of Tillsonburg and contributes to providing housing types and long term care options for 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 housing and healthcare services are available in the Town of Tillsonburg.

Council is further satisfied that the Official Plan criteria respecting the designation of Community Facility areas have been adequately addressed. The subject lands front on Maple Lane and surrounding land uses (including medium density residential, commercial and institutional uses to the north, south and west) and low density residential uses to the east are considered compatible with the proposed 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.

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-1” – Town of Tillsonburg Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Residential” to “Community Facility”.

4.2 That Schedule “T-3” – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto by removing the lands from the Public Elementary School designation.

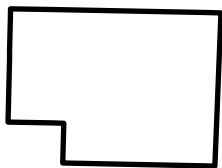
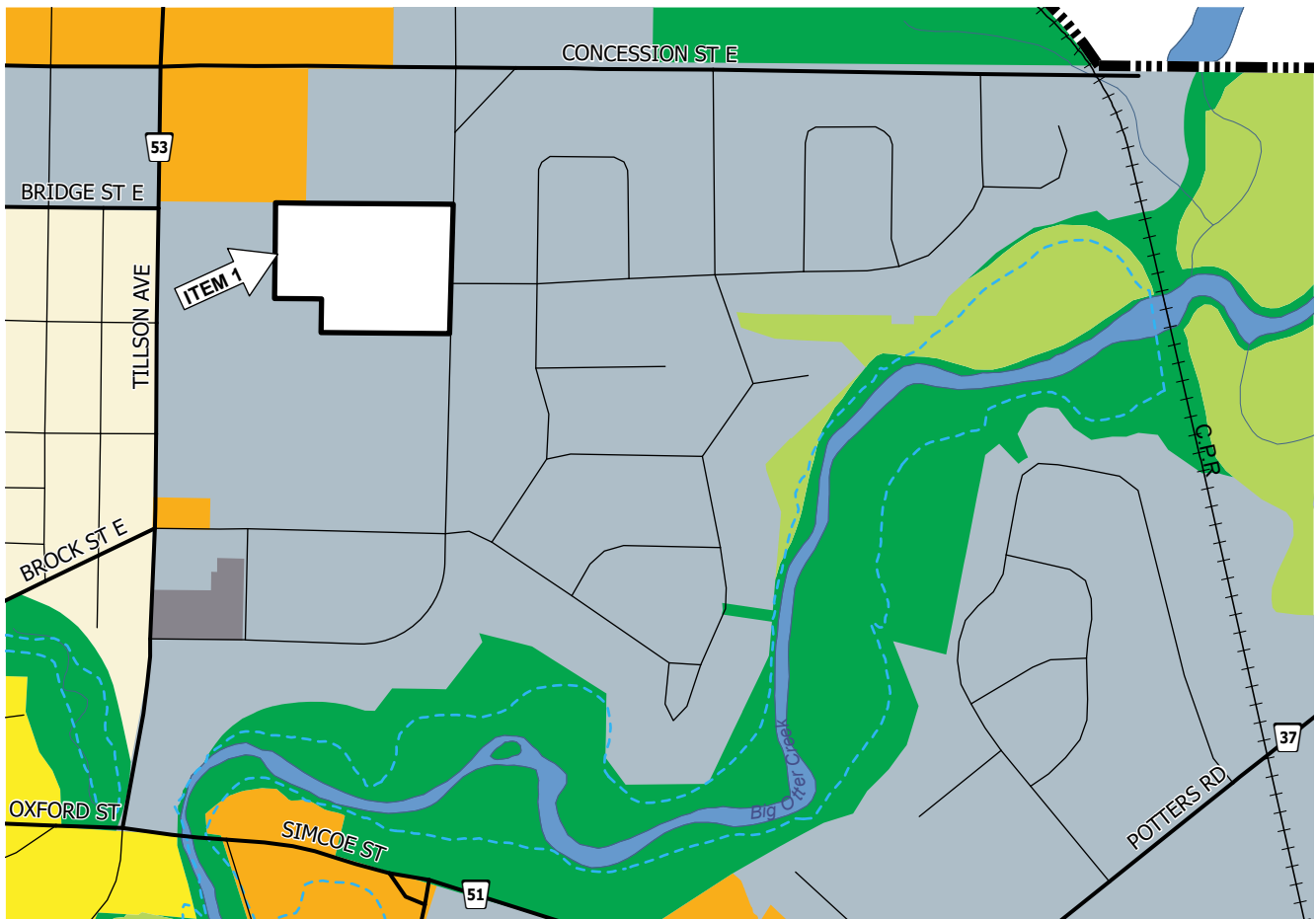
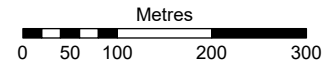
5.0 IMPLEMENTATION

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. 312
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "T-1"
**TOWN OF TILLSONBURG
 LAND USE PLAN**



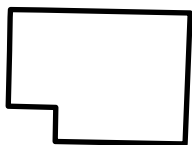
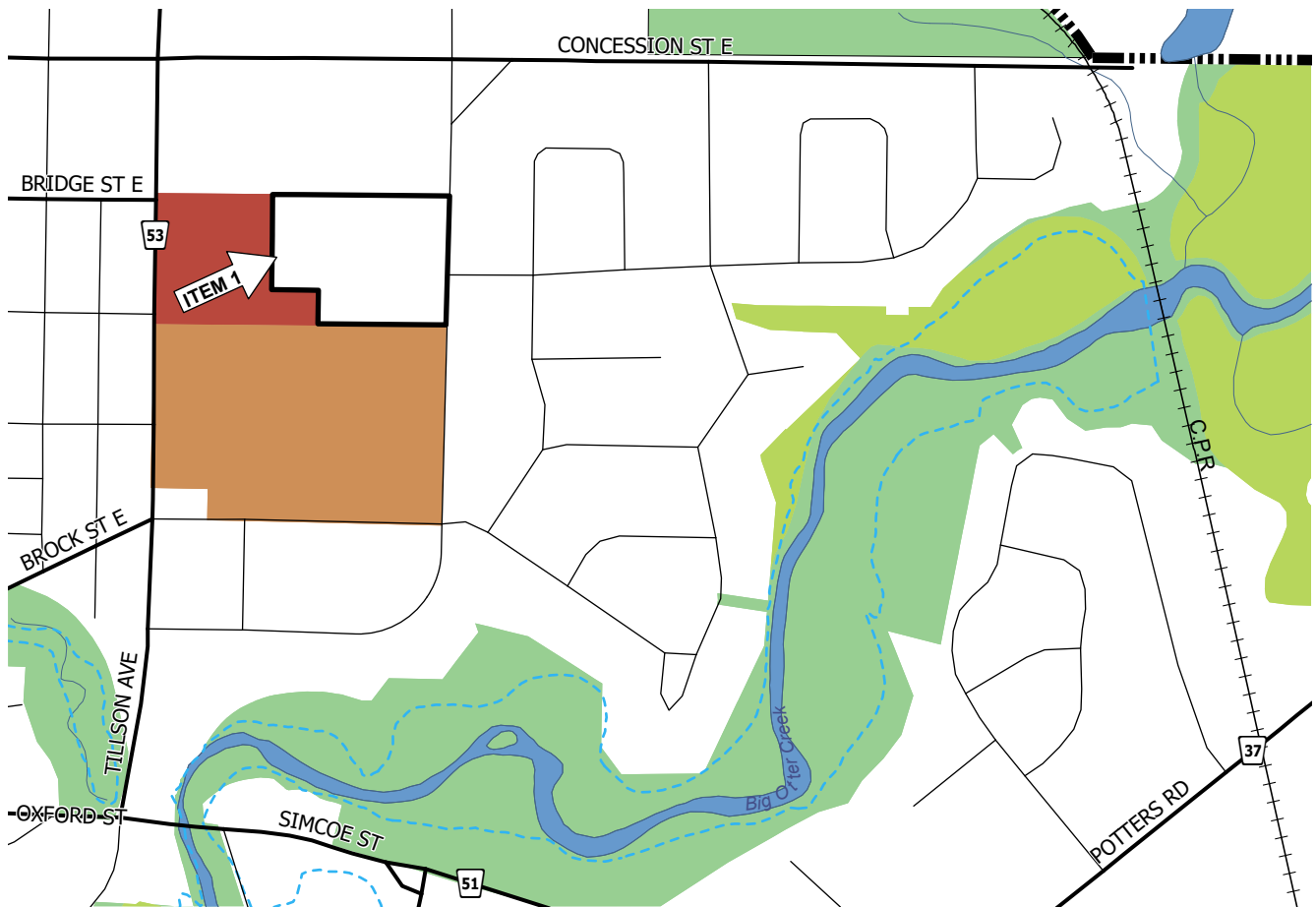
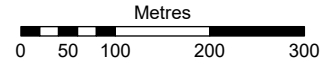
- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM RESIDENTIAL TO
 COMMUNITY FACILITY

**LAND USE PLAN
 LEGEND**

- RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- ENTREPRENEURIAL DISTRICT
- SERVICE COMMERCIAL
- COMMUNITY FACILITY
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 312
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-3"
TOWN OF TILLSONBURG
LEISURE RESOURCES AND SCHOOL FACILITIES PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - REMOVE FROM PUBLIC ELEMENTARY SCHOOL

LEISURE RESOURCES AND SCHOOL FACILITIES PLAN LEGEND

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PUBLIC ELEMENTARY SCHOOL
- PUBLIC SECONDARY SCHOOL
- FLOODLINE