

AMENDMENT NUMBER 313
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 313 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement a site-specific policy in the Official Plan that will allow for accessory overnight accommodation uses on an existing recreationally zoned property with an area comprising approximately 48 ha (119 acres) of land on the subject property.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 8 and 9, Conc. 4, (Dereham) in the Township of South-West Oxford. The lands are located on Mount Elgin Road, immediately northeast of the Village of Mount Elgin, and are municipally known as 324183 Mount Elgin Road in South-West Oxford.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to permit the continued operation of all existing recreational activities on the subject property and to further permit up to 24 single-room cottages for overnight accommodation and one building for staff accommodations, all being accessory to the permitted recreational uses.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS as the proposal will facilitate accessory guest accommodations with a maximum cumulative gross floor area of approximately 1,400 m² (15,070 ft²), and a staff accommodation building with a maximum gross floor area of approximately 230 m² (2,476 ft²). Council is of the opinion that the existing recreational uses and the addition of accessory overnight accommodations represent an appropriate use of lands.

Council is further of the opinion that the subject lands are suitable for the proposed accommodation uses accessory to the principal recreation use of the lands (being a golf course, clubhouse/restaurant, event facility and spa) and the amendment will ensure that the overnight accommodation use will be limited to the respective cumulative gross floor areas identified above and will only be permitted as accessory to principal recreational use of the lands.

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 Section 3.1 – *Agricultural Land Resource* is hereby amended by adding the following site-specific development policy at the end of Section 3.1.8 – *Special Agricultural Policies*:

“3.1.8.7 Part Lots 8 & 9, Concession 4 (Dereham), Township of South-West Oxford

Location The lands to which this subsection applies comprise approximately 48 ha (119 acres) with frontage on Mount Elgin Road and are described as Part Lots 8 & 9, Concession 4 (Dereham) in the Township of South-West Oxford. The lands are immediately north and northeast of the Village of Mount Elgin and are municipally known as 324183 Mount Elgin Road in South-West Oxford.

Policies Notwithstanding any policies of the Official Plan to the contrary, overnight guest accommodations comprising not more than 24 cottage units, with a maximum cumulative gross floor area of approximately 1,400 m² (15,070 ft²), and a building for staff accommodations with a gross floor area of approximately 230 m² (2,476 ft²) may be permitted as accessory uses to the principal recreational use of the property as established in the Township of South-West Oxford Zoning By-law.

Further, the specific provisions related the accessory overnight and staff accommodation uses shall be established in the Township of South-West Oxford Zoning By-law.

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.