

AMENDMENT NUMBER 321
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules attached hereto constitutes
Amendment Number 321 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the whole of the subject lands from 'Agricultural Reserve' and 'Special Provision Policy Area Requiring Secondary Planning' to 'Low Density Residential' (LDR) and 'Medium Density Residential' (MDR), and further, to expand the settlement boundary of Thamesford by including an additional area of approximately 4.4 ha (10.9 ac) to facilitate future residential development on the subject lands.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located on the southwest corner of Road 68 (Hwy 2) and 15th Line (Banner Road), and are municipally known as 682776 Road 68, Township of Zorra.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands for low and medium density residential use, including lands proposed to be added for the purpose of rounding out of the existing settlement boundary of the Village of Thamesford by incorporating an additional 4.4 ha (10.9 ac) into the Village. The whole of the lands to be designated for residential purposes comprises approximately 21.9 ha (54.2 ac).

The designation of the subject lands for low and medium density residential uses maintains Council's strategic goals and objectives and will ensure orderly development and an adequate supply of residential lands sufficient to accommodate the anticipated demand for new residential development over the 25 year planning horizon for the Township of Zorra and represents an efficient and appropriate use of lands.

Council is also of the opinion that the proposal supports the strategic initiatives and objectives of the Official Plan, as the amendment will facilitate efficient subdivision design and help to accommodate future population growth. The proposed development will provide additional housing choices within the Village of Thamesford while utilizing existing municipal services and the existing transportation networks within the Village.

Further, Council is of the opinion that both low and medium density development is compatible with the existing residential uses to the south and east and is not anticipated to have a negative impact on the surrounding properties in regard to compatibility or traffic.

It has been determined that the inclusion of the addition 4.4 ha (10.9 ac) into the settlement boundary is a logical rounding out of the existing Village boundary in this specific circumstance, given the location of the existing municipal drain in relation to the current settlement boundary. The whole of the lands proposed for development will require further investigation and study as part of any future proposals.

To further ensure the lands are developed appropriately, future studies will be required to address items such as noise impact, environmental impact, traffic impact and floodplain analysis. The details of these required studies are identified in Section 4.0 – Details of the Amendment.

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 “C-3” – County of Oxford Settlement Strategy Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto to ‘Serviced Village’.
- 4.2 That Schedule “Z-1” – Township of Zorra 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 ‘Agricultural Reserve’ to ‘Settlement’.
- 4.3 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto, to ‘Medium Density Residential’.
- 4.4 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto, to ‘Low Density Residential’.
- 4.5 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 3” on Schedule “A” attached hereto, from ‘Special Provision Policy Area’ to ‘Low Density Residential’.
- 4.6 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 4” on Schedule “A” attached hereto, from ‘Special Provision Policy Area’ to ‘Medium Density Residential’.
- 4.7 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 5” on Schedule “A” attached hereto, from ‘Low Density Residential’ to ‘Medium Density Residential’.
- 4.8 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by identifying those lands identified as “ITEM 6” on Schedule “A” attached hereto, as the Settlement Boundary of the Village of Thamesford.
- 4.9 That Section 6.2.2.5 – Specific Development Policies, as amended, is hereby further amended by adding the following section:

6.2.2.5.6T North ½ Lot 20, Conc. 1 (North Dorchester), Village of Thamesford, Township of Zorra

LOCATION The lands to which this subsection applies comprise approximately 21.9 ha (54.2 ac) in area with frontage on 15th Line (Banner Road) and are described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located at the southwest corner of Road 68 (Hwy 2) and 15th Line (Banner Road).

POLICIES The lands to which this subsection applies shall be developed by plan of subdivision in accordance with the requirements of the Planning Act and all applicable policies of the Provincial Policy Statement and County Official Plan. The following materials, in addition to any other information or materials deemed to be necessary and/or appropriate by the County of Oxford and/or the Township of Zorra to address the applicable policies and requirements of this Plan, shall be submitted by the applicant as part of a complete application:

- A detailed functional servicing design package, including at minimum, a stormwater management report, grading drawings, plan and profile drawings, erosion and sediment control drawings, storm sewer and sanitary sewer drawings and design details, and a watermain report confirming proposed diameter and adequate flows will be provided.
- A detailed Noise Impact Assessment (NIA) and compatibility study that evaluates existing and/or potential noise and vibration impacts on the development related to existing licenced sand and gravel pits to the west and northwest of the subject lands.
- An Air Quality Assessment that evaluates air quality impacts on the development related to the above-noted sand and gravel pits.
- A detailed Noise Feasibility Study to address noise generated from roads, rail, stationary sources.
- A traffic or transportation impact study that addresses impacts on existing local/collector residential streets, Hwy 2 and any intersections as determined by the Township and/or County.
- A floodplain model related to the Humphrey Drain and/or any other feature identified, for any development proposed below an elevation of 283 m geodetic to the satisfaction of the Upper Thames River Conservation Authority.
- An Environmental Impact Study for any development that encroaches into the regulation limit of the Upper Thames River Conservation Authority to the satisfaction of the Authority and/or the Township or County

SUBDIVISION DESIGN Notwithstanding any other policies of the Official Plan to the contrary, , minor modifications to the delineation of areas designated 'Low Density Residential' and 'Medium Density Residential' may be implemented to address issues associated with the internal road network or other subdivision design elements without further approval being required. Any such modifications will be at the sole discretion of the County and/or Township of Zorra.

DENSITY

Where proposed densities exceed the maximum density provisions set out in the Official Plan for low and medium density residential development, the owner shall submit sufficient information to demonstrate to the satisfaction of the County and Township that such density is appropriate. Detailed submissions addressing the full range of considerations will be required and will include, but not necessarily be limited to, servicing capacity, traffic impacts, natural hazards, natural heritage, community facilities, and land use compatibility.

In addition to the foregoing, at such time that applications are submitted for zoning and draft plan of subdivision, the owner shall be required to submit detailed plans containing sufficient information to determine appropriate density for lands designated for low and medium density residential use. Such plans will address the scale of development and include relevant details regarding parking, landscaped open space, drainage, grading, street access, etc. to the satisfaction of the Township and County with a view to determining appropriate density levels and unit type mix within the development.

4.10 That Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following section:

6.2.3.2.5 North ½ Lot 20, Conc. 1 (North Dorchester), Village of Thamesford, Township of Zorra

LOCATION

The lands to which this subsection applies comprise approximately 21.9 ha (54.2 ac) in area with frontage on 15th Line (Banner Road) and are described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located at the southwest corner of Road 68 (Hwy 2) and 15th Line (Banner Road).

POLICIES

The lands to which this subsection applies shall be subject to and developed in accordance with the policies contained in Section 6.2.2.5.6 and all other applicable policies of this Plan.

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"

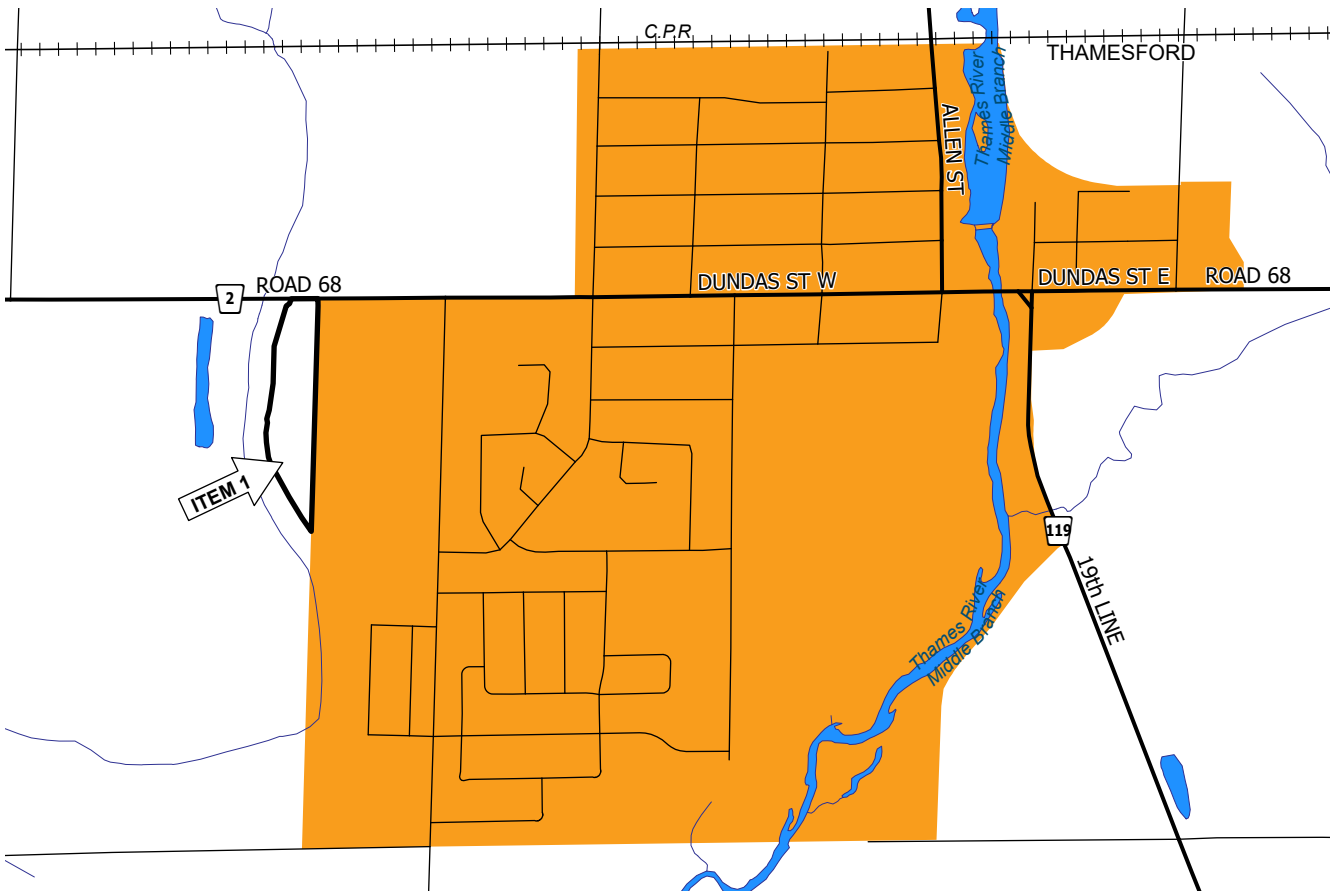
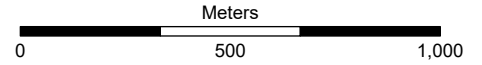
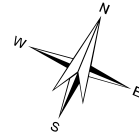
AMENDMENT No. 321

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD
SETTLEMENT STRATEGY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO SERVICED VILLAGES

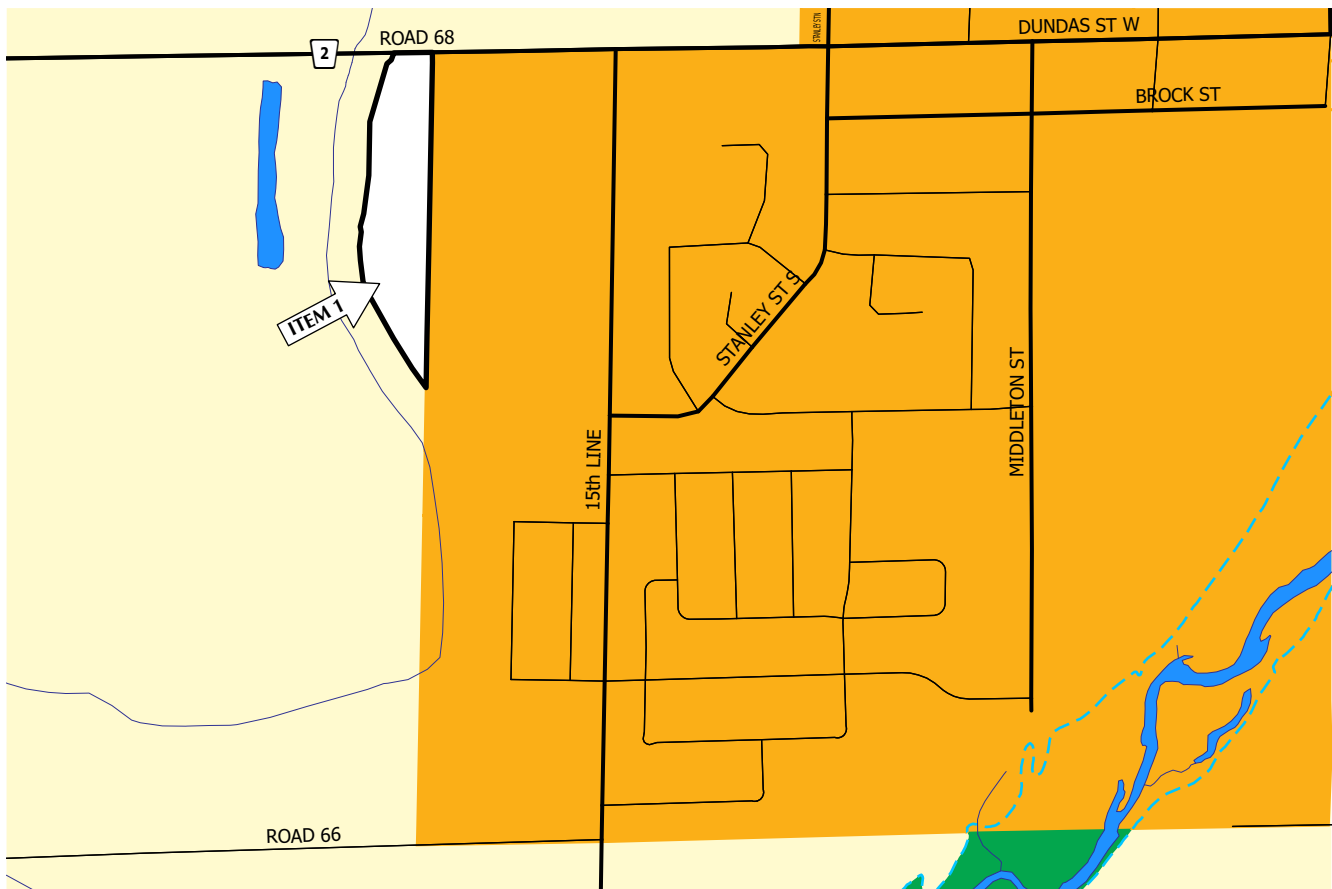
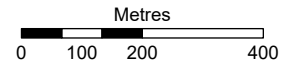
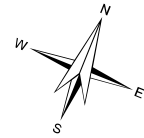
**SETTLEMENT STRATEGY PLAN
LEGEND**

 SERVICED VILLAGES

SCHEDULE "A"
 AMENDMENT No. 321

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN





SCHEDULE "Z-1"
TOWNSHIP OF ZORRA
LAND USE PLAN



- AREA OF THIS AMENDMENT

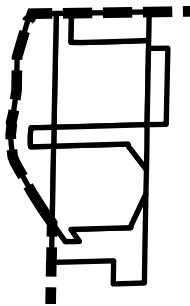
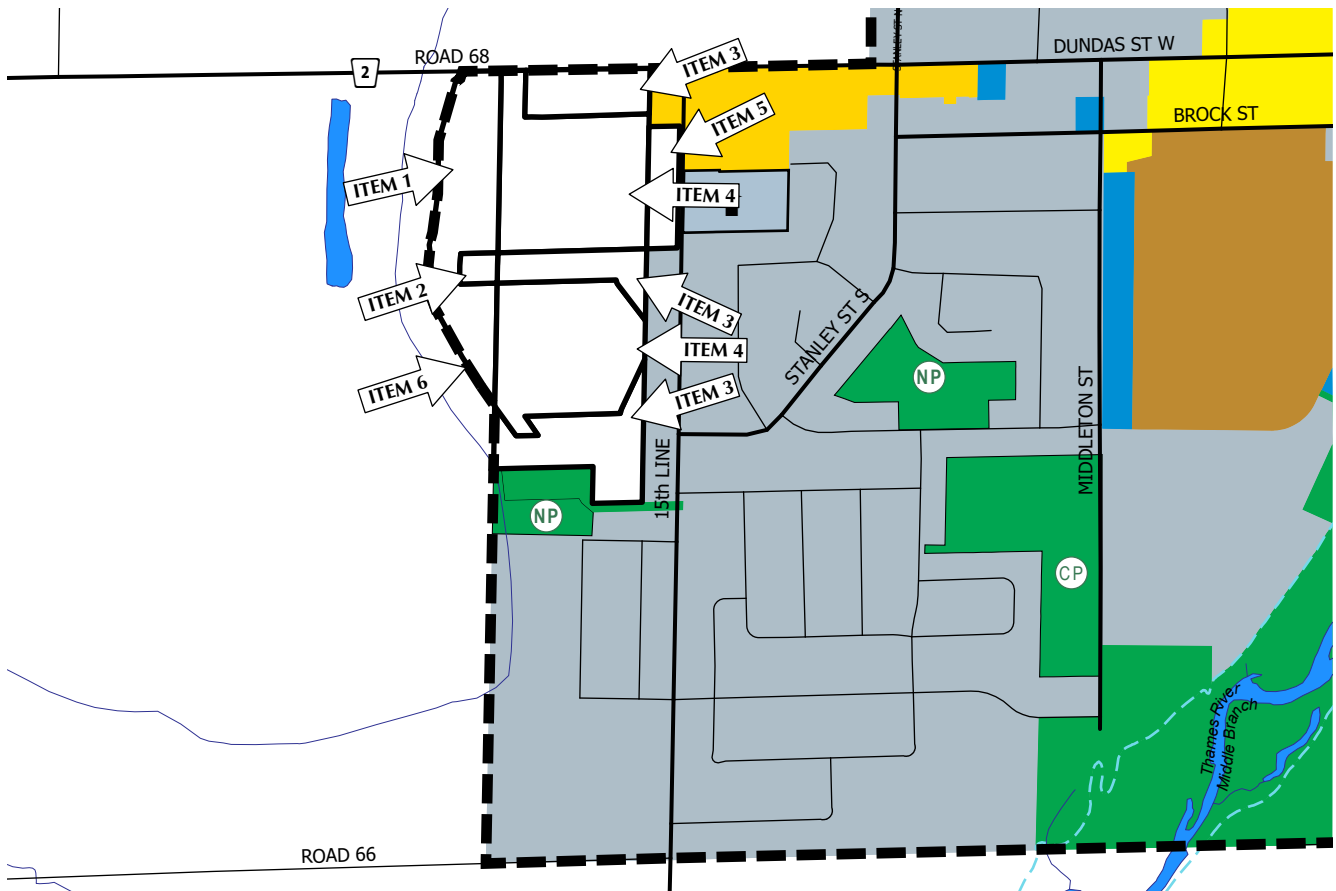
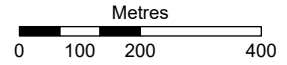
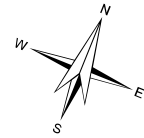
ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE
 TO SETTLEMENT

**LAND USE PLAN
 LEGEND**

-  AGRICULTURAL RESERVE
-  SETTLEMENT
-  OPEN SPACE
-  FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 321

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "Z-2"
VILLAGE OF THAMESFORD
LAND USE PLAN



- AREA OF THIS AMENDMENT

- ITEM 1 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 3 - CHANGE TO LOW DENSITY RESIDENTIAL FROM SPECIAL PROVISION POLICY AREA
- ITEM 4 - CHANGE TO MEDIUM DENSITY RESIDENTIAL FROM SPECIAL PROVISION POLICY AREA
- ITEM 5 - CHANGE TO MEDIUM DENSITY RESIDENTIAL FROM LOW DENSITY RESIDENTIAL
- ITEM 6 - CHANGE SETTLEMENT BOUNDARY

LAND USE PLAN LEGEND

- | | | | |
|--|----------------------------|--|---------------------|
| | VILLAGE CORE | | SCHOOL |
| | SERVICE COMMERCIAL | | COMMUNITY PARK |
| | LOW DENSITY RESIDENTIAL | | NEIGHBOURHOOD PARK |
| | MEDIUM DENSITY RESIDENTIAL | | FLOODLINE |
| | INDUSTRIAL | | SETTLEMENT BOUNDARY |
| | OPEN SPACE | | |