

AMENDMENT NUMBER 323
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule attached hereto,
constitutes Amendment Number 323 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate a portion of the subject lands from 'Low Density Residential' to 'Medium Density Residential' and 'Open Space' to facilitate a residential subdivision with an initial phase consisting of 19 lots for single-detached dwelling units, 22 street townhouse residential units, a stormwater management block, the extension of Henry Street, and the construction of a new local street connecting to Oxford Road 3, in the Village of Drumbo.

Through subsequent phases, which will require the approval of both Township and County Councils, it is expected that the full extent of the residential subdivision will consist of 43 lots for single-detached dwellings, 44 street townhouse units, and 40 stacked townhouse units.

2.0 LOCATION OF LANDS AFFECTED

Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.

3.0 BASIS FOR THE AMENDMENT

The designation of the subject lands for a mix of low density and medium density residential uses maintains the County's strategic goal of ensuring orderly development and providing for an adequate supply of residential lands sufficient to accommodate the anticipated demand for new residential development over the 25-year planning horizon.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed development is considered to be an appropriate form of intensification within a designated settlement.

Council is of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the amendment and proposed development will provide additional housing choices within the Village of Drumbo while utilizing existing municipal services and appropriate connections to existing transportation networks within the Village.

Council is of the opinion that the proposal of single detached dwellings, street townhouses, and stacked townhouses is compatible with the existing residential uses to the north. The development is not anticipated to have a negative effect on the surrounding properties in regard to compatibility or traffic. Further, Council is of the opinion that the proposed increase in density for both the Low Density Residential and Medium Density Residential designations is appropriate in the context of the proposed development as the exceedance is minor, will be compatible with surrounding land uses, and the overall density expected

when the lands are fully developed will be within the ranges contemplated by the Official Plan for serviced villages.

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

4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule “B-3” – Village of Drumbo 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 ‘Low Density Residential’ to ‘Medium Density Residential’.

4.2 That Schedule “B-3” – Village of Drumbo Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto, from ‘Low Density Residential’ to ‘Open Space’.

4.3 That Section 6.2.2 – *Low Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 6.2.2.5 – *Special Development Policies*:

“6.2.2.5.6 West side of Oxford Road 3 and south of Maitland Street, in the Village of Drumbo.

Location Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.

Policies Notwithstanding Section 6.2.2.5.5, *Drumbo Secondary Plan*, or any other relevant policies of the Official Plan to the contrary, the net residential density in the Low Density Residential area shall not exceed 26 units per hectare (11 units per hectare) and the minimum net residential density shall be 18 units per hectare (6 units per acre).

4.4 That Section 6.2.3 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 6.2.3.2 – *Special Development Policies*:

“6.2.3.2.5 West side of Oxford Road 3 and south of Maitland Street, in the Village of Drumbo.

Location	Part Centre St. Plan 104, Closed By By-law as in CO 273790; Lots 27 to 34 Block A Plan 104; Lots 8, 9 & 10 Block K Plan 104; Lots 3, 4, 7 & 8 Block L Plan 104; Part Lots 11 & 12 Block L Plan 104; Lots 1 to 10 Block M Plan 104, Lots 1 to 8 Block N Plan 104; Part Lots 9 to 12 Block N Plan 104; Lots 1 to 10 Block O Plan 104; Part Lots 11 & 12 Block O Plan 104; Part Henry St. Plan 104; Part South St. Plan 104; Part Catherine St. Plan 104 (Part Catherine St., Part Henry St. & Part South St. Plan 104, Closed by By-Law 2377-2023 as in R511266), Part 1 41R-10687 Township of Blandford-Blenheim, located south of Maitland Street and west of Oxford Road 3 in the Village of Drumbo.
Policies	Notwithstanding Section 6.2.3.2.4, <i>Drumbo Secondary Plan</i> , or any other relevant policies of the Official Plan to the contrary, the net residential density in the Medium Density Residential area shall not exceed 52 units per hectare (21 units per hectare) and the minimum net residential density shall be 26 units per hectare (11 units per acre).

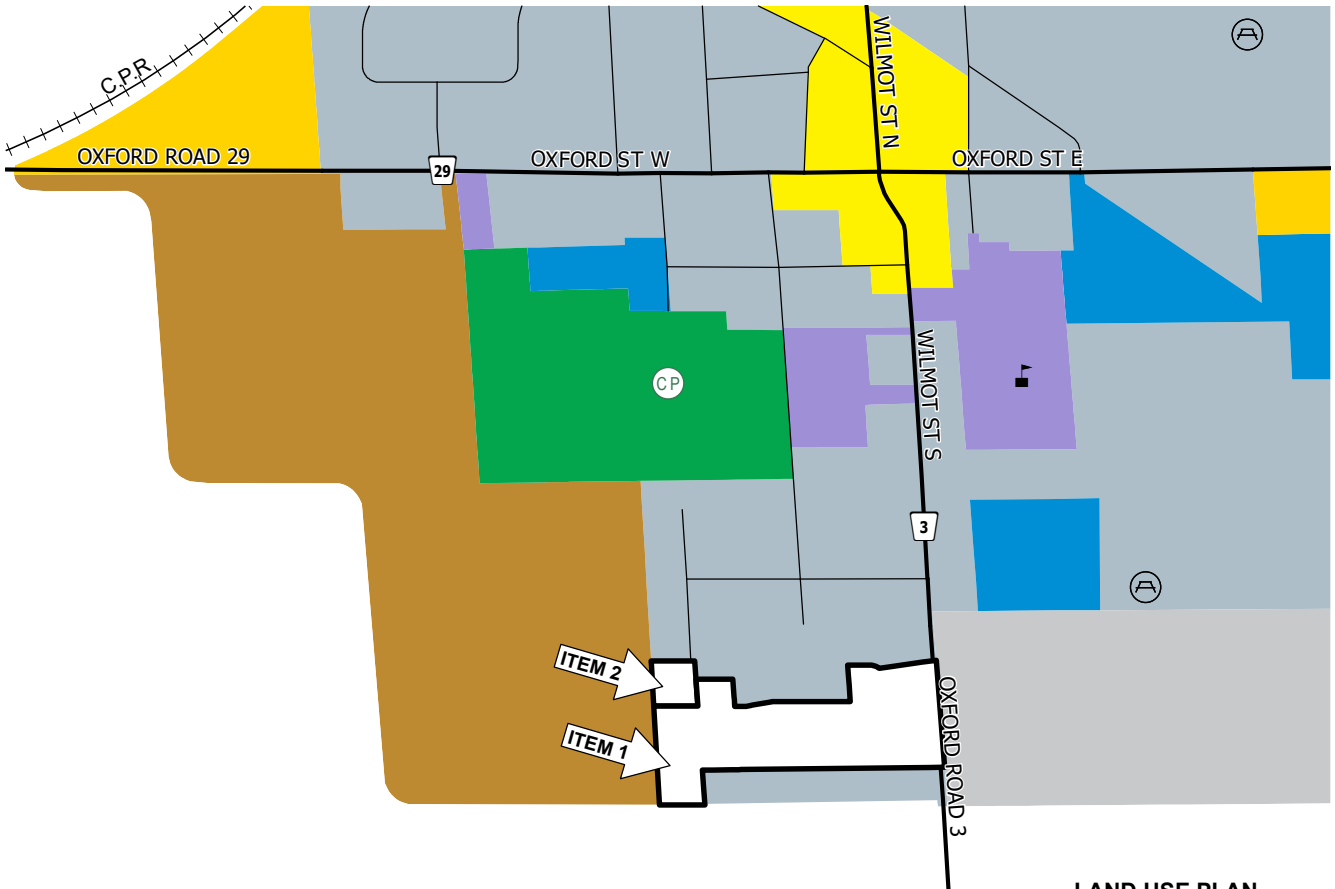
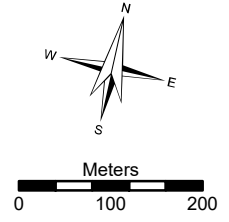
5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

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

SCHEDULE "A"
 AMENDMENT No. 323
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "B-3"
VILLAGE OF DRUMBO
LAND USE PLAN

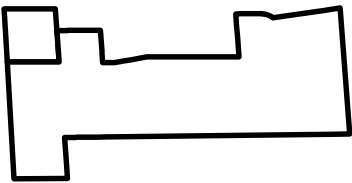


ITEM 2
 ITEM 1

**LAND USE PLAN
 LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- MINOR INSTITUTIONAL
- OPEN SPACE
- FUTURE URBAN GROWTH
- A PROPOSED PARK
- SCHOOL
- CP COMMUNITY PARK

- AREA OF THIS AMENDMENT



- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE