

AMENDMENT NUMBER 318  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes  
Amendment Number 318 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to redesignate certain lands in the Town of Tillsonburg from 'Medium Density Residential' to 'High Density Residential' to facilitate the development of a 105-unit apartment dwelling, a six-unit townhouse dwelling and a four-unit townhouse dwelling for a total of 115 new residential units.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands located in the Town of Tillsonburg, on the southwest corner of North Street West and Quarter Town Line. The lands comprise an area of approximately 1.27 ha (3.14 ac) and are legally described as Block 38, Plan 41M-392, in the Town of Tillsonburg.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands from 'Medium Density Residential' to 'High Density Residential' to facilitate the development an apartment building of up to 105 units, together with a six-unit townhouse dwelling and a four-unit townhouse dwelling for a total of up to 115 new residential units.

The designation of the lands to facilitate high density residential use at this location is consistent with the relevant policies of the Provincial Policy Statement as the proposed development is an efficient use of municipal services and lands within a designated settlement area. The proposed development contributes to the overall mix of housing types and tenures to accommodate current and future residents of the Town and the broader market area and will provide an additional market-based housing option in the Town of Tillsonburg.

The lands are suitable for high density residential as they are located at the intersection of Quarter Town Line and North Street West both of which are identified as arterial roads in the Official Plan. The site has direct access to Westwinds Gate, a local road with direct connection to Quarter Town Line and in proximity to North Street West.

The site is located in an area of predominantly low density residential development with a nearby institutional use and lands designated for Medium Density Residential use. It is the opinion of Council that the proposed use of the lands is appropriate and compatible with existing and planned development in the area.

It is also the opinion of Council that the subject proposal supports the strategic initiatives and objectives of the Official Plan with respect to the designation of High Density Residential areas within the Town.

The High Density Residential designation is intended for intensive, large-scale, multiple unit forms, and the proposed apartment building and townhouse dwellings are considered to be a compatible form of development with existing and planned uses in the area, as noted above. Council is satisfied that the lands are of suitable size and configuration to support the development including the provision of parking and amenity space to meet the needs of the use.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, as amended, is hereby further amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from 'Medium Density Residential' to 'High Density Residential'.

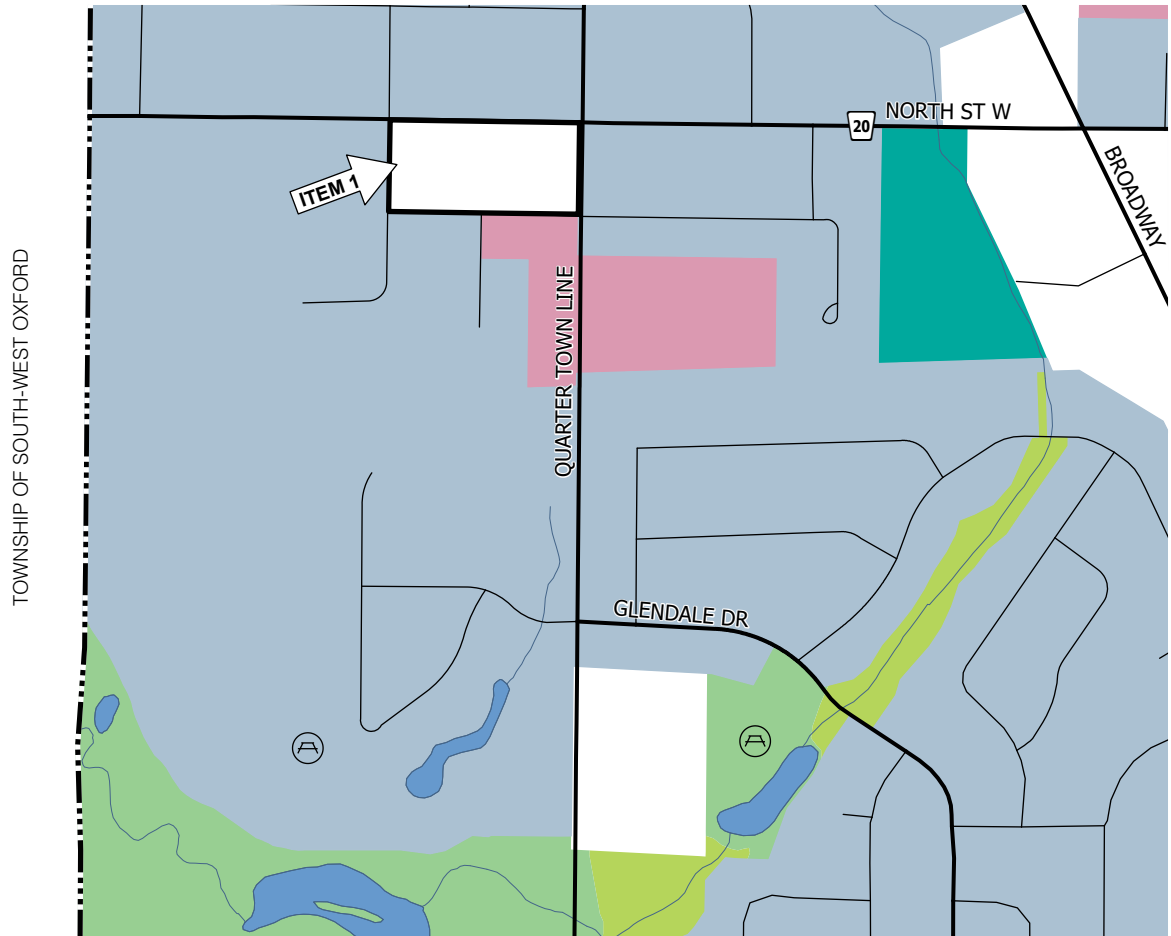
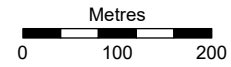
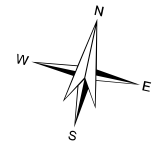
#### 5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the relevant implementation policies contained in the Official Plan.

#### 6.0 INTERPRETATION

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







SCHEDULE "A"  
 AMENDMENT No. 318  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

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

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MOBILE HOME PARK
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  PROPOSED PARK