

AMENDMENT NUMBER 326
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and Plan designated Schedule "A", attached hereto, constitute Amendment Number 326 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the 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 draft plan of subdivision. Specifically, the Amendment will allow for increased residential density within the revised ‘Medium Density Residential Area’. The draft plan of subdivision consists of 81 lots for single detached dwellings, 4 blocks for semi-detached dwellings, 1 block for townhouse dwelling units, one block for apartment dwellings, 3 open space blocks, one park block, and blocks for turning circles, sight triangles and 0.3 m reserves, served by extensions of Bailey Street and Mary Street, and 4 new local streets.

2.0 LOCATION OF LANDS AFFECTED

Part of Lot 10, Concession 4 (North Norwich), Township of Norwich. The lands are located within the serviced village of Norwich, on the west side of Spring Street, between Main Street West and Quaker Street.

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 Norwich 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, semi-detached dwellings, street fronting townhouses and apartment units is compatible with the existing residential uses to the east. The development is not anticipated to have a negative effect on surrounding properties in regard to compatibility or traffic. Further, Council is of the opinion that the proposed increase in density for the Medium Density Residential designation 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 full developed will be generally 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 “N-1” – Township of Norwich 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 ‘Open Space’.
- 4.2 That Schedule “N-2” – Village of Norwich 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 ‘Open Space’.
- 4.3 That Schedule “N-2” – Village of Norwich 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 ‘Medium Density Residential’.
- 4.5 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*:

“6.2.3.2.6 West side of Spring Street, between Main Street West and Quaker Street, Village of Norwich.

Location Part of Lot 10, Concession 4 (North Norwich), west side of Spring Street, between Main Street West and Quaker Street, Village of Norwich.

Policies Notwithstanding Section 6.2.3, *Medium Density Residential*, 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 108 units per hectare (43.7 units per acre) and the minimum net residential density shall be 100 units per hectare (40 units per acre).

Furthermore, on the lands to which this policy applies the permitted maximum height for a building shall not exceed 6 storeys.”

5.0 IMPLEMENTATION

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

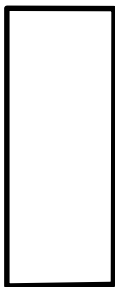
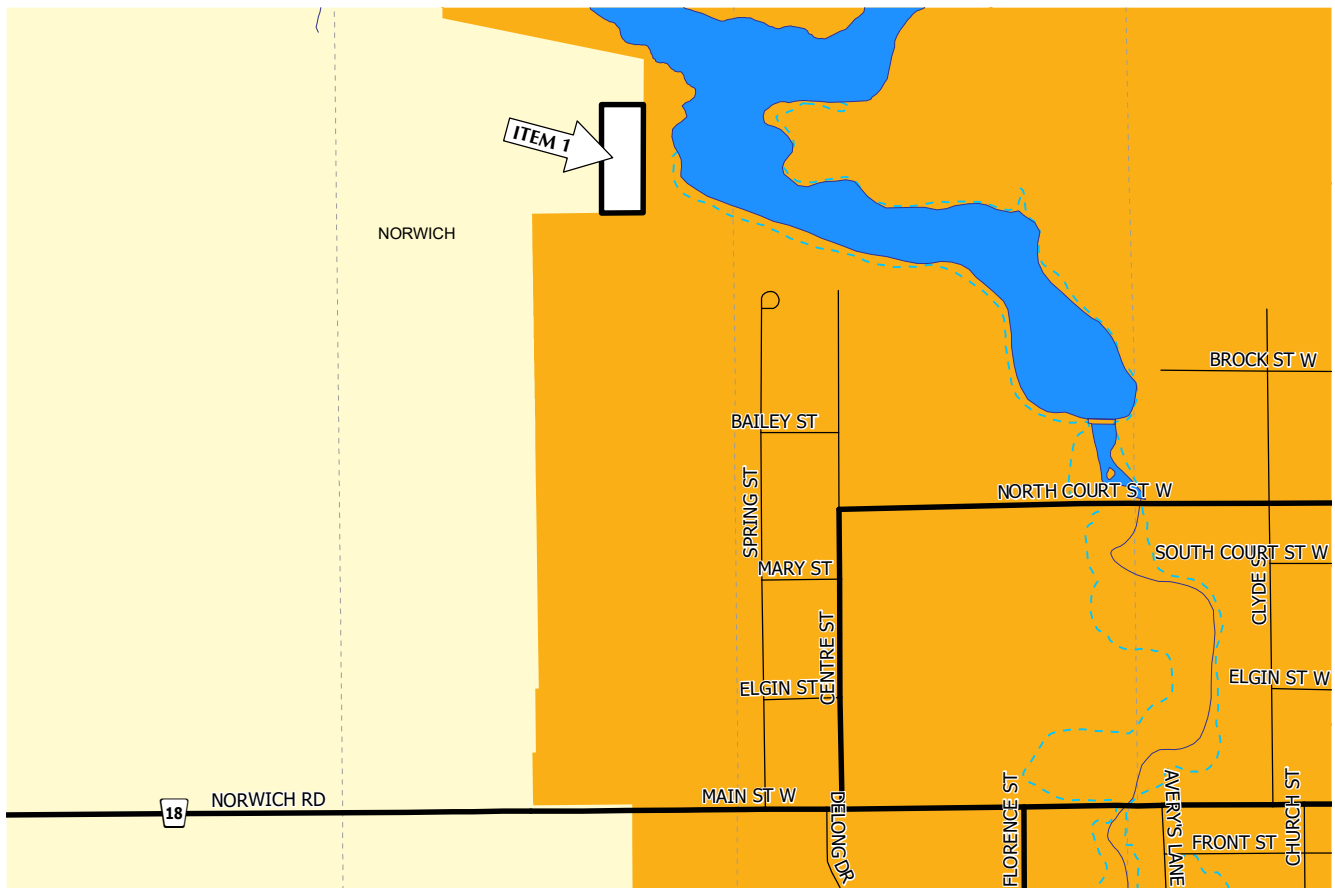
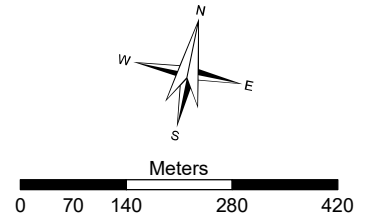
6.0 INTERPRETATION

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

SCHEDULE "A"
 AMENDMENT No. 326

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN




SCHEDULE "N-1"
TOWNSHIP OF NORWICH
LAND USE PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE
 TO OPEN SPACE

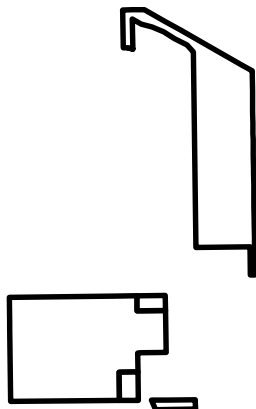
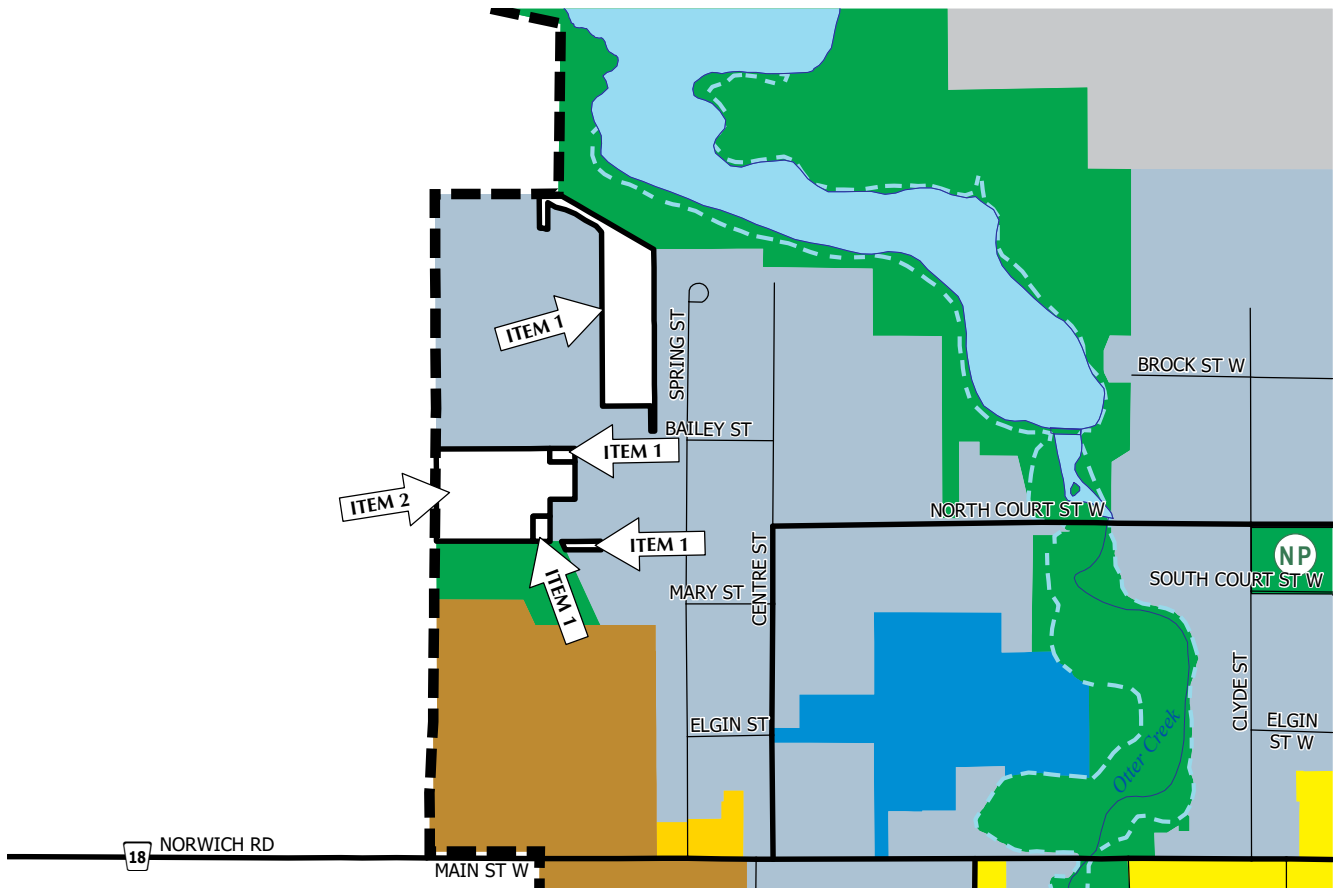
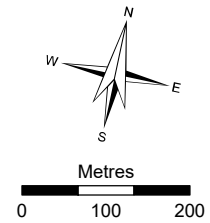
LAND USE PLAN

-  AGRICULTURAL RESERVE
-  SETTLEMENT
-  FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 326

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN










SCHEDULE "N-2"
VILLAGE OF NORWICH
LAND USE PLAN



- AREA OF THIS AMENDMENT

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

LAND USE PLAN LEGEND

-  VILLAGE CORE
-  SERVICE COMMERCIAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  INDUSTRIAL
-  OPEN SPACE
-  FUTURE URBAN GROWTH
-  NEIGHBOURHOOD PARK
-  FLOODLINE