

AMENDMENT NUMBER 330
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text attached hereto constitutes
Amendment Number 330 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the existing site specific Service Commercial policies that apply to the subject lands to permit the establishment of a hearing aid clinic as a permitted use.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to the easterly portion of the lands described as Part Lot 19, Concession 1, West Oxford in the Town of Ingersoll. The lands are located at the northeast corner of Clark Road East and Hollingshead Road and are municipally known as 223 Clark Road, in the Town of Ingersoll.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to modify the existing site specific Official Plan policies of Section 9.3.3.4.5, as they apply to the subject lands to permit the establishment of a professional office, consisting of a hearing aid clinic within the Service Commercial Designation. The remainder of the lands affected by the site specific policies of Section 9.3.3.4.5, being located to the immediate west of the subject lands will remain unchanged.

It is the opinion of Council that the amendment is consistent with the policies of the Provincial Planning Statement as the proposed use will promote economic development and competitiveness within a fully serviced settlement area and will provide for a mix of employment uses for the community.

Council is further satisfied that the intent of the Official Plan can be met with respect to the protection and preservation of the importance of the Central Area as the primary business area within the Town of Ingersoll. Specifically, Council is satisfied that sufficient justification has been provided to demonstrate that the proposed use will have minimal impact on the ability of the Central Area to continue to function as the primary business area and the addition of the proposed use of a hearing aid clinic can be considered an appropriate supporting use to the planned neighbourhood-serving commercial plaza on the subject lands, and Official Plan Amendment 330 will provide a cap to the maximum gross floor area dedicated to the proposed hearing aid clinic of 120 m² (1,291.7 ft²), which will ensure that this use remains clearly ancillary and subordinate to the commercial plaza.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the Provincial Planning Statement and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 9.3.3 – SERVICE COMMERCIAL AREA, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.3.3.4.5 – *Specific Development Policies*:

“Special Policy Pertaining to 223 Clark Road East

Notwithstanding the policies of Section 9.3.3.4.5 prohibiting professional office uses, a hearing aid clinic may be permitted, to a maximum gross leasable commercial floor area of 120 m² (1,291.7 ft²).”

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.