

AMENDMENT NUMBER 322  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedules attached hereto  
constitutes Amendment Number 322 to the County of Oxford Official Plan

## 1.0 PURPOSE OF THE AMENDMENT

The Official Plan Amendment (OPA) proposes to amend various Official Plan schedules related to certain lands within the Town of Tillsonburg, to re-designate lands from 'Open Space' to 'Medium Density Residential'. The amendment will facilitate development of an existing Medium Density block within a draft approved plan of subdivision.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part of Lots 4 & 5, Concession 10 (Dereham), in the Town of Tillsonburg. The lands are located on the north side of North Street, east of Braun Avenue, and are municipally known as 112 North Street East.

## 3.0 BASIS FOR THE AMENDMENT

The Official Plan Amendment (OPA) proposes to amend Official Plan Schedules "T-1", Town of Tillsonburg Land Use Plan, Schedule "T-2", Town of Tillsonburg Residential Density Plan, and Schedule "T-3", Town of Tillsonburg Leisure Resources and School Facilities Plan to re-designate portions of the subject lands from 'Open Space' to 'Medium Density Residential' for future Medium Density Residential development.

It is the opinion of Council that the subject amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types, tenures, and densities required to meet the projected requirements of current and future residents of the Town and the broader regional market area. The proposal is also consistent with the Natural Hazard policies of the PPS as safe access and egress from the site via the proposed watercourse crossing has been demonstrated through the preparation and review of a Flooding Assessment Study.

It is the opinion of Council that the policies respecting the designation of additional Medium Density Residential Areas have been satisfactorily addressed. The proposed Medium Density Block abuts an approved collector road which is being designed with a 22.0 metre right-of-way, and will allow for efficient access to North Street East.

The revised extent of the Medium Density residential area will facilitate a medium density block consisting of townhouse and stacked townhouse development. The site is in reasonable proximity to shopping, recreation and cultural uses. Public trail linkages proposed through the draft plan of subdivision will provide a direct active transportation link to the Trans Canada Trail and other pedestrian trails in the area. Shopping, including a food store and other community serving uses including a fitness centre, gas station and religious institution is located nearby the subject lands. The proposed Medium Density Block will be appropriately buffered from existing low density residential development and is appropriately integrated within the approved draft plan of subdivision with other townhouse development. The block is expected to be adequately serviced from the new infrastructure in the approved plan of subdivision and is sufficiently large to provide required parking and amenity areas.

An EIS has been submitted and peer reviewed which demonstrates that the proposed Medium Density Residential Area will not negatively impact surrounding woodlands and natural heritage corridors, and a Noise and Vibration Study was conducted to ensure that the medium density residential area is not negatively impacted by the noise and vibration resulting from North Street East and the CPR Railway.

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 “T-1” – Town of Tillsonburg Land Use Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Residential”.
- 4.2 That Schedule “T-2” – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 2” on Schedule “A” attached hereto as “Medium Density Residential”.
- 4.3 That Schedule “T-3” – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by removing those lands identified as “ITEM 3” on Schedule “A” attached hereto from “Open Space”.

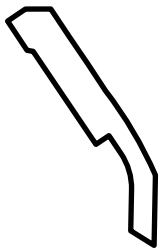
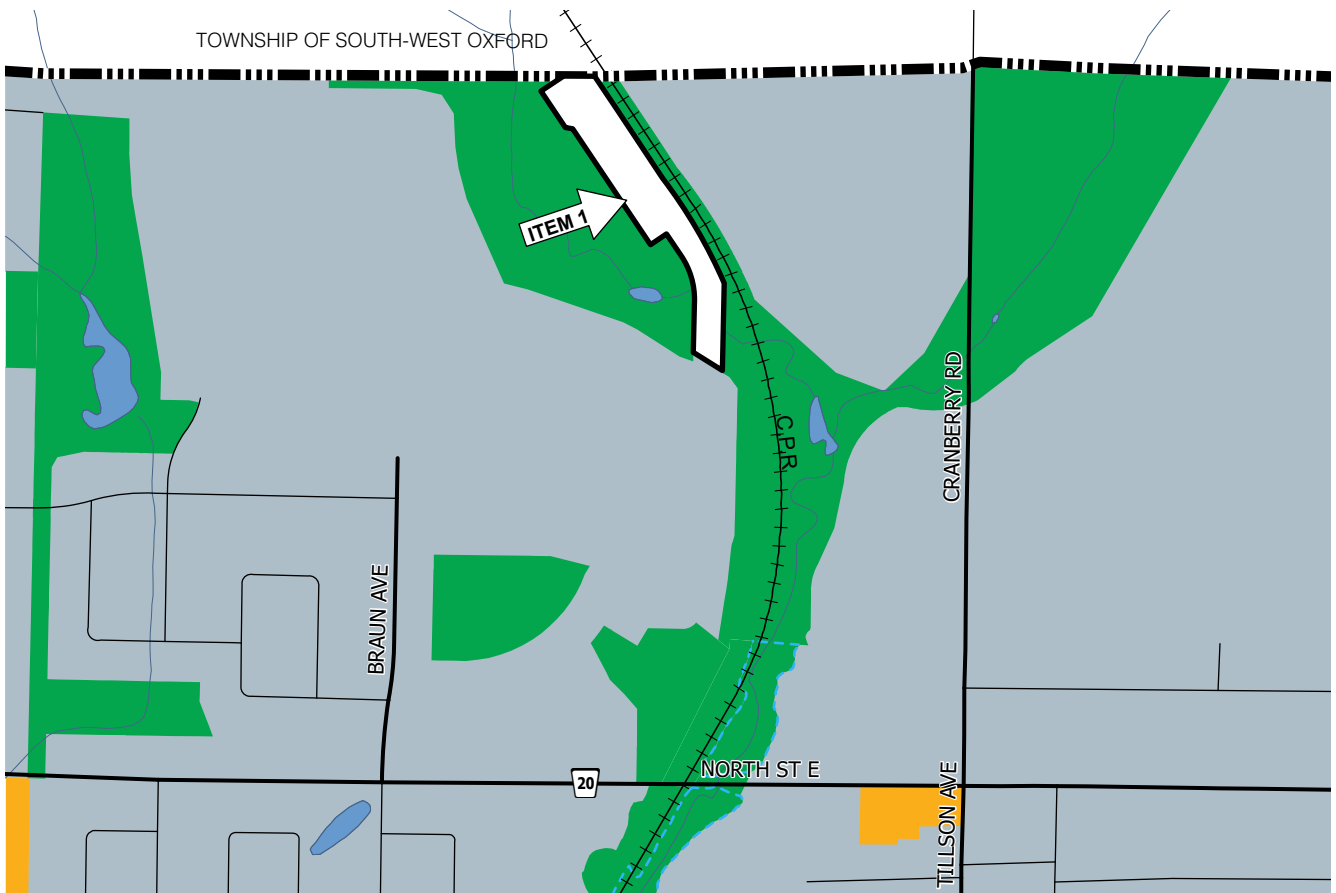
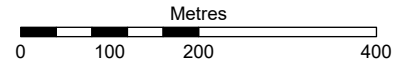
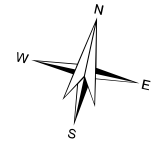
#### 5.0 IMPLEMENTATION

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. 322  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



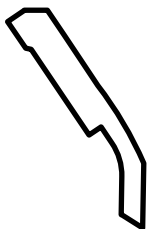
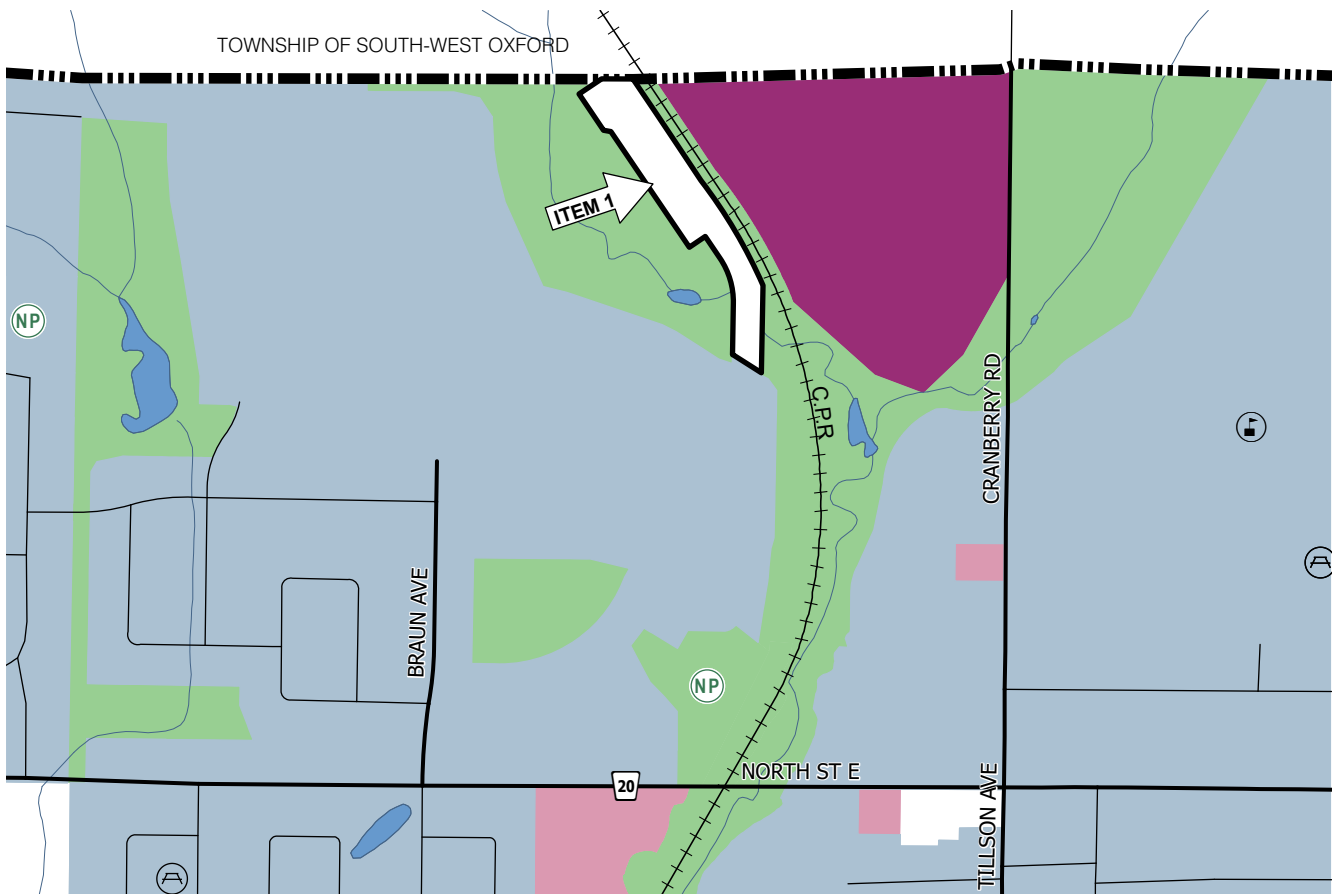
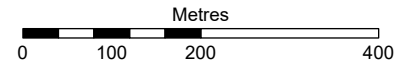
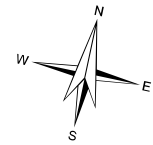
**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE  
 TO RESIDENTIAL

**LAND USE PLAN  
 LEGEND**

-  RESIDENTIAL
-  SERVICE COMMERCIAL
-  OPEN SPACE
-  FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 322  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE TO  
 MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- NP NEIGHBOURHOOD PARK
- P PROPOSED PARK
- S PROPOSED SCHOOL

SCHEDULE "A"

AMENDMENT No. 322

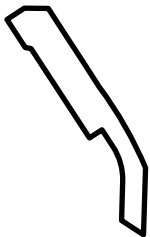
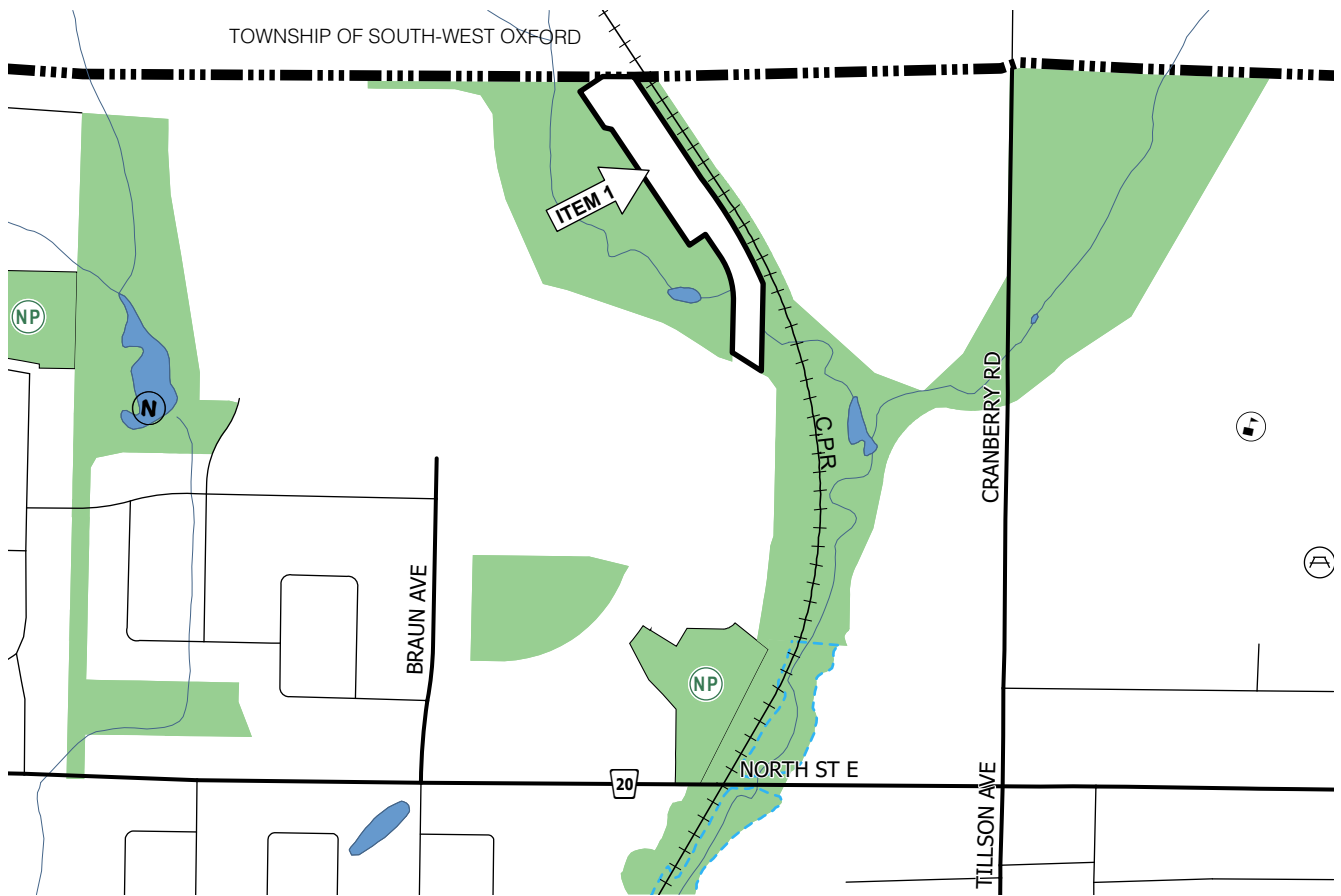
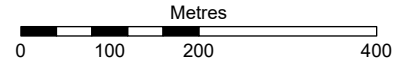
TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "T-3"

**TOWN OF TILLSONBURG**

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
LEGEND**

-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  TOWN NATURAL PARK
-  FLOODLINE