

AMENDMENT NUMBER 325  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule attached hereto,  
constitutes Amendment Number 325 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 47 lots for single-detached dwelling units, 15 street fronting townhouse lots, a stormwater management block, a parkland block, the extension of Jarvis Street, and the construction of a new local street connecting to Oxford Road 29 (Oxford Street East), 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 120 lots for single-detached dwellings and 81-135 street fronting townhouse units.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part Lot 12, Concession 7, Parts 1-4, Registered Plan 41R-10074, in the Township of Blandford-Blenheim. The lands are located to the north side of Oxford Road 29 (Oxford Street East) and east of Jarvis Street in the Village of Drumbo. The lands are currently not municipally addressed.

## 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 planning horizon.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the Provincial Planning Statement (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 and street fronting townhouses is compatible with the existing residential uses to the west and south. The development is not anticipated to have a negative effect on the surrounding properties in regard to compatibility or traffic.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the PPS 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 Schedule “B-3” – Village of Drumbo Land Use Plan, is hereby amended by identifying a Neighbourhood Park on the lands identified as “ITEM 3” on Schedule “A” attached hereto.

#### 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"

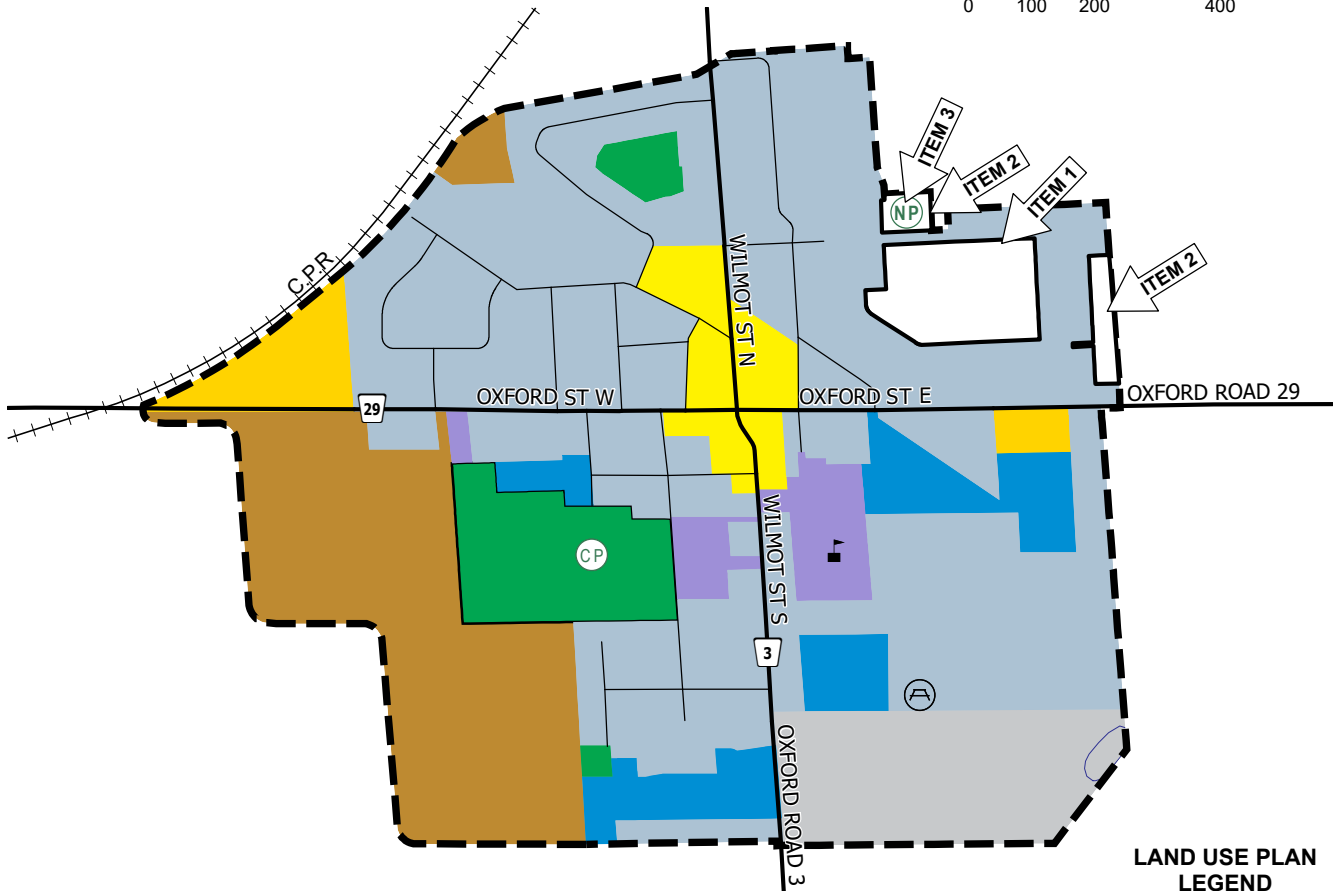
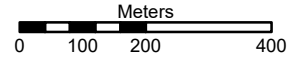
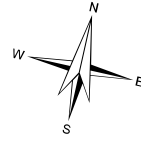
AMENDMENT No. 325

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "B-3"

**VILLAGE OF DRUMBO  
LAND USE PLAN**



**LAND USE PLAN  
LEGEND**

**- 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
- ITEM 3 - ADD NEIGHBOURHOOD PARK

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

