

AMENDMENT NUMBER 335

TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto, constitute Amendment Number 335 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands within the Village of Thamesford from 'Industrial', 'Low Density Residential', 'Medium Density Residential' and 'Open Space' to revised 'Low Density Residential', 'Medium Density Residential', 'Village Core' and 'Open Space'.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lots 6-8, Conc. 1 (North Dorchester) Pt. Lot 18 and Part of St. Patrick Street and Pt. Lots 22 & 23, Registered Plan No. 45, in the Village of Thamesford, County of Oxford.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate portions of the subject lands to Low and Medium Density Residential, Village Core, and Open Space. The subject lands comprise approximately 45 ha (111 ac). The application proposes to redesignate approximately 1 ha (2.47 ac) to Low Density Residential, 18.7 ha (46.3 ac) for Medium Density Residential, and 6 ha (14.8 ac) to Village Core (both commercial and institutional uses). The development of the subject lands will result in up to 1,030 residential units (consisting of 18 single detached lots, and up to 640 townhouse units and 372 apartment units), as well as a new elementary school and a range of new commercial uses.

The redesignation of the subject lands for a mix of residential, commercial and institutional uses is acceptable with respect to the County's settlement and growth management policies. The subject lands and the associated development plan represent a logical extension of Thamesford's Village Core, allow for the provision of new housing forms and types within the Village, promote increased densities within a fully serviced settlement area, and are considered to be appropriate and represent good land use planning.

This amendment also protects significant natural features and provides for access to open space, by maintaining over 12.5 ha (30.8 ac) of the subject lands as 'Open Space'. Those areas, also encompassing the floodplain associated with the Middle Thames River, will be utilized for active and passive recreational uses and stormwater management facilities.

This amendment will also permit apartment buildings, with a maximum height of six storeys on certain Medium Density Residential designated blocks within the plan. Council is of the opinion that the increased maximum height, which goes beyond the four-storey limit identified in Section 6.2.3 of the Official Plan, is appropriate to facilitate additional rental apartment housing options within the Village, in an efficient built form, and located in close proximity to numerous amenities and services in Thamesford's existing and expanded Village Core.

Council is of the opinion that the development plans are consistent with the requirements of the PPS and the Official Plan as it pertains to the policies surrounding settlement areas and growth management. The plans represent a suitable mixed-use residential development which will deliver a variety of housing forms and types, as well as commercial uses, a new school site, and a multi-use trail and other recreational amenities within the existing limits of the Village of Thamesford.

The said lands will be subject to site-specific policies similar to those that have been employed in other newly developing areas of Thamesford, which recognize the use of higher density ranges in order to facilitate a built form which is supportive of increased housing units and the efficient use of land and municipal services in a designated settlement area. This development will provide an appropriate variety of housing forms and types which ensure that alternatives to single-detached dwellings are being provided within the Village.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to “Medium Density Residential” the land use designation of those lands identified as “ITEM 1”, “ITEM 2” and “ITEM 3” on Schedule “A” attached hereto.
- 4.2 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to “Village Core” the land use designation of those lands identified as “ITEM 4” on Schedule “A” attached hereto.
- 4.3 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to “Open Space” the land use designation of those lands identified as “ITEM 5” and “ITEM 6” on Schedule “A” attached hereto.
- 4.4 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to “Low Density Residential” the land use designation of those lands identified as “ITEM 7” on Schedule “A” attached hereto.
- 4.5 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by adding the “Neighbourhood Park” symbol to those lands identified as “ITEM 8” on Schedule “A” attached hereto.
- 4.6 Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 6.2.3.2 – ‘Specific Development Policies’:

##### 6.2.3.2.5 Southeast of Brock and Middleton Streets, Village of Thamesford

Lands which are designated Medium Density Residential within the area southeast of Brock and Middleton Streets in the Village of Thamesford, save for the apartment blocks identified as Block 25 and Block 31 in the Draft Approved Plan of Subdivision SB22-10-5 which are addressed in Section 6.2.3.2.6, shall be subject to the Site Plan Control policies of Section 6.2.3 and the following:

Within this planning area, a variety of townhouse dwelling forms and types shall be required. A mix of street-fronting, back-to-back and stacked townhouse dwellings units will be provided and identified in the local municipal Zoning By-law. The development of the area will ensure that the townhouse blocks are not all established with a singular built form.

Further, the Medium Density Residential blocks within this planning area will allow for the development of a cumulative total of up to 640 dwelling units and no block shall exceed a maximum *net residential density* of 75 units/ha (30 units/ac).

- 4.7 Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policy at the end of Section 6.2.3.2 – ‘Specific Development Policies’:

6.2.3.2.6 Veterans Drive and St. Patrick Street, Village of Thamesford

Lands which are designated Medium Density Residential, located south of Brock Street, between Veterans Drive and St. Patrick Street (both east and west of St. Patrick), and identified as Block 25 and Block 31 on SB22-10-5 in the Village of Thamesford, shall be subject to the Site Plan Control policies of Section 6.2.3 and the following:

Within this planning area, lands designated for Medium Density Residential development will allow for apartment buildings with a maximum height of 6 storeys. Zoning provisions for this area will recognize the increased height and the Township of Zorra may consider reduced amenity area requirements and other site-specific zoning provisions to facilitate the provision of rental housing opportunities and the efficient use of land and municipal services.

Further, the Medium Density Residential lands within this planning area (Blocks 25 and 31 specifically) will allow for the development of a cumulative maximum of 375 apartment dwelling units and shall not exceed a maximum *net residential density* of 85 units/ha (34 units/ac).

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"

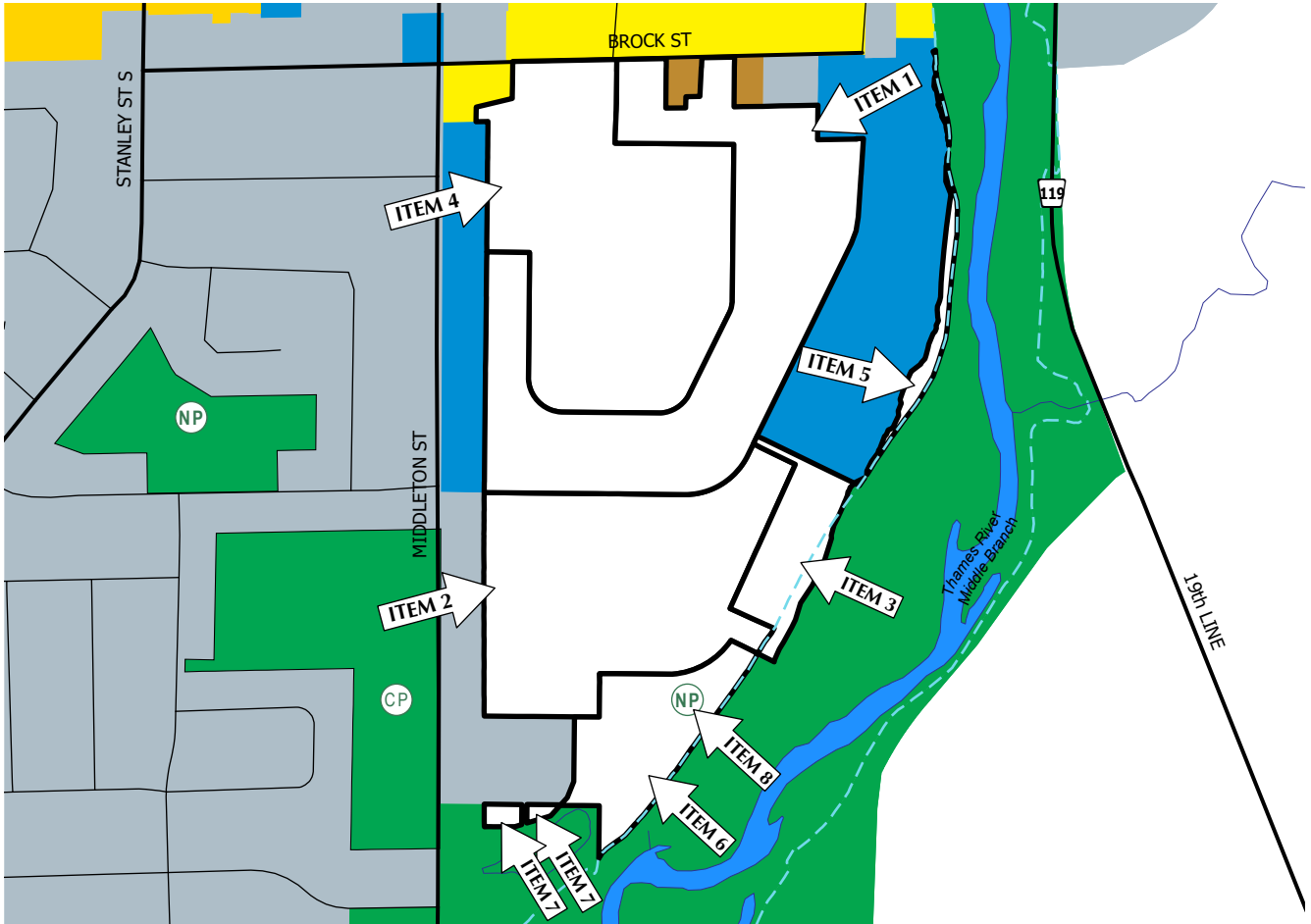
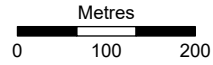
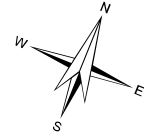
AMENDMENT No. 335

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "Z-2"










**VILLAGE OF THAMESFORD  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL
- ITEM 4 - CHANGE FROM INDUSTRIAL TO VILLAGE CORE
- ITEM 5 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 6 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 7 - CHANGE FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL
- ITEM 8 - ADD NEIGHBOURHOOD PARK

**LAND USE PLAN  
LEGEND**

	VILLAGE CORE		COMMUNITY PARK
	SERVICE COMMERCIAL		NEIGHBOURHOOD PARK
	LOW DENSITY RESIDENTIAL		FLOODLINE
	MEDIUM DENSITY RESIDENTIAL		
	INDUSTRIAL		
	OPEN SPACE		

