

AMENDMENT NUMBER 337
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto,
constitute Amendment Number 337 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to re-designate portions of a site within the Town of Tillsonburg to Entrepreneurial District. The amendment would also introduce a Special Policy Area for the entire site that would allow for increased residential density and a broader range of commercial uses than is currently permitted within the Entrepreneurial District. This amendment would facilitate the construction of a proposed mixed-use commercial/residential development on the subject site.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to land in the Town of Tillsonburg identified as Lots 797-801, 849-854, Part Lot 797A and 855, Part of Coon Alley and Part 1 of 41R-5113, Parts 1 and 2 of 41R-7407, Part 1 of 41R-8786, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West, Town of Tillsonburg. The lands are an entire block of land in the downtown area of Tillsonburg that is flanked on the north by Venison Street West, to the south by Bridge Street West, to the west by Rolph Street and to the east by Bidwell Street.

3.0 BASIS FOR THE AMENDMENT

The site is comprised of lands currently designated Entrepreneurial District with site specific policy area 8.3.2.3.2.3 (applicable to the westerly portion of the subject lands), and Community Facility (applicable to the easterly and northern portion of the subject lands), according to the Land Use Plan for the Town of Tillsonburg as contained on Schedule T-1 of the County Official Plan.

The site-specific amendment would designate the entirety of the subject lands Entrepreneurial District and amend the existing site specific policy area in Section 8.3.2.3.2.3, to provide for a broader range of commercial uses than is currently permitted in the Entrepreneurial District and permit an increased maximum net residential density of 215 units per hectare (87 units per acre) on this site.

Council is of the opinion that the increased residential density can be accommodated on the site and sufficient amenities (including commercial, recreational and leisure) are available in the Central Area and in close proximity to accommodate the proposed increased residential density. Portions of the subject lands are already designated for High Density Residential use and the proposed use and scale and nature of the development will further support the planned function of the Central Area as the first destination for retail and office uses and increased residential development. The development will also provide for a mix of housing types and tenure, providing additional choice for Town residents, and represents appropriate intensification that will efficiently use existing municipal services and infrastructure.

Council is also of the opinion that the additional commercial uses sought for the subject lands are appropriate as they will both serve the residents of the proposed development and provide a greater diversity of commercial uses that will help to further support the vitality and vibrancy of the Central Area.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 8.3.2.3.2.3 - *Specific Development Policies* be amended to replace the policy pertaining to “NORTH OF BRIDGE STREET BETWEEN ROLPH AND BIDWELL STREETS” with the following:

“Notwithstanding any other provision of this Plan to the contrary, for those lands comprising an entire block of land in the downtown area of Tillsonburg that is flanked on the north by Venison Street West, to the south by Bridge Street West, to the west by Rolph Street and to the east by Bidwell Street, more specifically described as:

Lots 797-801, 849-854, Part Lot 797A and 855, Part of Coon Alley and Part 1 of 41R-5113, Parts 1 and 2 of 41R-7407, Part 1 of 41R-8786, 129,135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West;

a mixed use residential/commercial development shall also be permitted, with a maximum *net residential density* of 215 units per ha (87 units per acre) and a maximum height of 9 storeys.

On this site, additional commercial uses, including an art gallery, assembly hall, automated banking machine, bakeshop, bar or tavern, convenience store, bank of financial institution, eating establishment excluding a drive-thru facility, a market (including an outdoor patio/terrace and pop-up style food vending as part of the market), farm produce retail outlet, fitness club, liquor, beer or wine store, retail food store and retail store shall also be permitted“

- 4.2 That Schedule “T-1”- Town of Tillsonburg Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Community Facility” to “Entrepreneurial District”.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the relevant implementation policies contained in the Official Plan.

6.0 INTERPRETATION

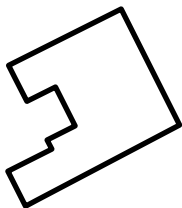
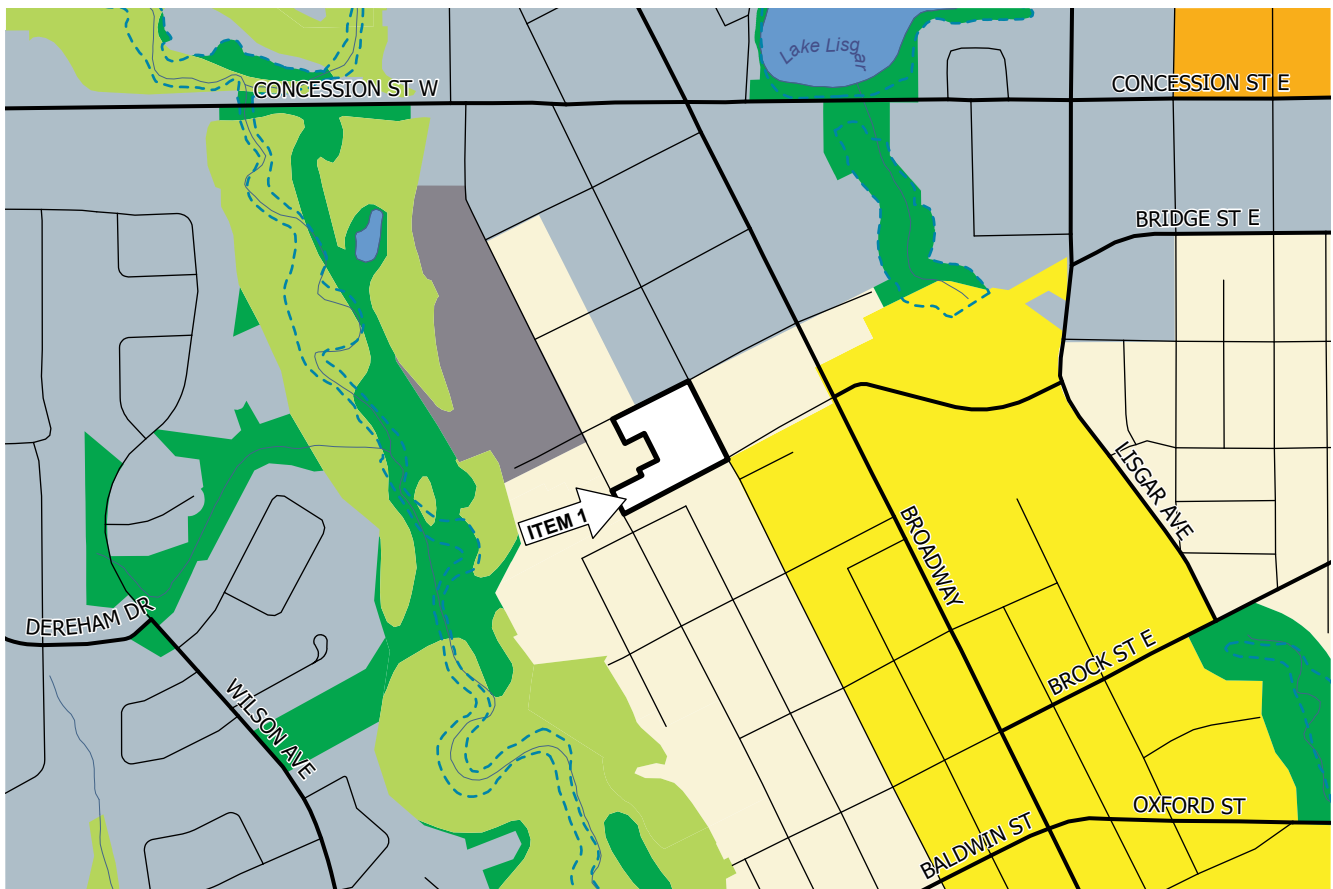
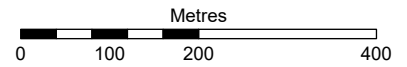
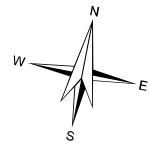
This Official Plan Amendment shall be interpreted in accordance with the relevant interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 337

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "T-1"
**TOWN OF TILLSONBURG
LAND USE PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM COMMUNITY FACILITY
TO ENTREPRENEURIAL DISTRICT

**LAND USE PLAN
LEGEND**

	RESIDENTIAL
	CENTRAL BUSINESS DISTRICT
	ENTREPRENEURIAL DISTRICT
	SERVICE COMMERCIAL
	COMMUNITY FACILITY
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FLOODLINE