

## Legend

## Parcel Lines

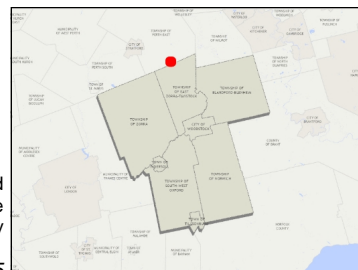
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

## Zoning Floodlines

## Regulation Limit

- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

## Notes

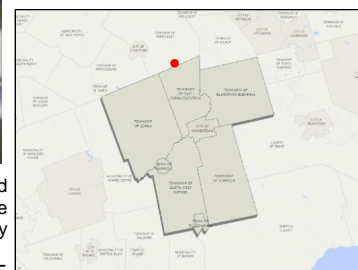




## Legend

- Parcel Lines
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Property Fabric Easement
- Property Fabric One Foot Reserve
- Enbridge Pipeline Easement (incomplete)
- Union Gas Easement

## Notes



0 13 26 Meters

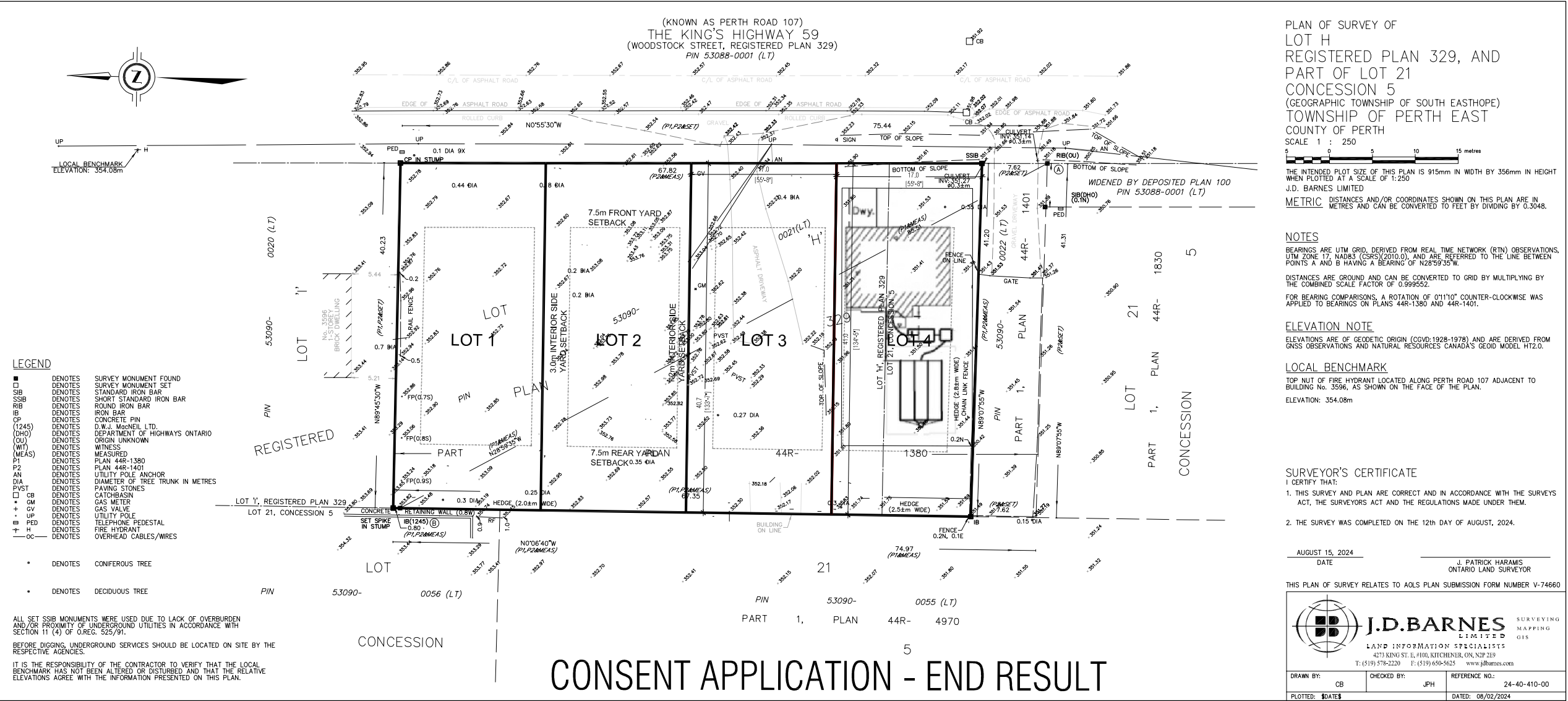
NAD\_1983\_UTM\_Zone\_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

May 9, 2025

Plate 3: Applicant's Sketch  
File No. OP 25-07-2 (2274581 Ontario Inc.)  
Part Lot 21, Lot H, Concession 5, Plan 329, Township of Perth East, 3584 Perth Road 107



COUNTY OF OXFORD

BY-LAW NO. **6740-2025**

**BEING** a By-Law to adopt Amendment Number 341 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 341 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of East Zorra-Tavistock and the County of Oxford has held a public meeting and has recommended the Amendment for adoption.

**NOW THEREFORE**, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 341 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 9<sup>th</sup> day of July, 2025.

READ a third time and finally passed this 9<sup>th</sup> day of July, 2025.

\_\_\_\_\_  
MARCUS RYAN, WARDEN

\_\_\_\_\_  
LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 341  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto, constitute  
Amendment Number 341 to the County of Oxford Official Plan.



## 1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to permit three proposed new residential lots (in addition to the retained lot) in the Hamlet of Sebastopol in Perth County to be connected to the Oxford County municipal water system.

The subject lands were recently subject to a Severance Application and Zone Change Application which are under the jurisdiction the County of Perth and Township of Perth East, respectively. The Perth County Land Division Committee approved B04-25 at their March 31, 2025 meeting to permit the subject lands to be severed into four residential lots (three severed lots and one retained lot). The intended use of each lot is a single detached dwelling. As part of the approval, the Perth County Land Division Committee included ten conditions that must be fulfilled prior to the severance being finalized.

Condition #3 reads:

*That confirmation be received from the County of Oxford that an Official Plan Amendment has been completed for the lands to be retained and the lands to be severed to allow for water service connections.*

Condition #5 reads:

*That confirmation be received from the County of Oxford that all financial requirements of the County of Oxford with respect to provision of water services to the subject property have been complied with.*

The subject Official Plan Amendment Application has been submitted in order to satisfy Condition #3 of the Land Division Committee's approval.

The Township of Perth East Council approved the associated Zone Change Application D14-Z23-2024-PE at their March 18, 2025 regular meeting to rezone the subject lands from 'Hamlet/Village Residential Zone (HVR)' to 'Special Hamlet/Village Residential Zone (HVR-55).'

## 2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands described as Lot H, Concession 5, Part Lot 21, Plan 329, Township of Perth East. The lands are located on the west side of Perth Road 107, lying north of the Village of Tavistock, and are municipally known as 3584 Perth Road 107.

## 3.0 BASIS FOR THE AMENDMENT

While the Oxford County Official Plan generally prohibits the extension of municipal services outside of county boundaries, the document does allow for the consideration of service extensions/connections within the Hamlet of Sebastopol through an Official Plan Amendment application. This consideration is based on the ability of the proposal to satisfy the relevant criteria outlined in Section 4.2.2.4.3 of the Official Plan.

In this case, the subject lands are wholly located within the designated settlement boundary of the Hamlet of Sebastopol. The proposed connections to the County's water servicing infrastructure will facilitate limited residential infill development (3 new lots) within the Hamlet and do not require the further extension of the existing infrastructure or the settlement boundaries. Further, the Oxford County Public Works Department has confirmed that there is sufficient capacity within the Tavistock water system to serve the proposal, as well as future planned growth within the Village of Tavistock, and there is already an existing cross boundary servicing agreement in place for the area. The Owner will also be required to pay all necessary connection fees based on the County of Oxford's cost recovery policy.

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 Section 4.2.2.4.5 is amended by adding the following subsection at the end thereof:

"4.2.2.4.5.4 Lot H, Concession 5, Part Lot 21, Plan 329, Township of Perth East, Township of Perth East

**Location** The subject lands are described as Lot H, Concession 5, Part Lot 21, Plan 329, Township of Perth East. The lands are located on the west side of Perth Road 107, lying north of the Village of Tavistock, and are municipally known as 3584 Perth Road 107.

**Policies** Notwithstanding the policies of Section 4.2.2.4, the extension of centralized wastewater and water supply facilities to the subject lands shall be permitted, to service a total of four residential lots (three severed lots and one lot to be retained) subject to meeting all financial and other requirements of the County of Oxford.

#### 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.