

AMENDMENT NUMBER 349  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes  
Amendment Number 349 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to re-designate certain lands in the Town of Tillsonburg from 'Low Density Residential' and 'Open Space' to 'Community Facility', to facilitate the development of a place of worship.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Part of Lot 3, Concession 10 (Dereham), in the Town of Tillsonburg. The lands front on the east side of Cranberry Road lying between Ostrander Road and Beckett Boulevard and are municipally known as 20 Cranberry Road, Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to re-designate certain lands in the Town of Tillsonburg from 'Low Density Residential' and 'Open Space' to 'Community Facility', to facilitate the development of a place of worship.

It is the opinion of Council that the amendment is consistent with the policies of the Provincial Planning Statement (PPS) as the development represents an efficient use of land and municipal services within a fully serviced settlement area and will support the development of complete communities by providing for the development of a large scale institutional use which will serve residents of the Town of Tillsonburg and surrounding area.

The proposed place of worship is larger than what is permitted for minor institutional uses in Residential Areas as noted in Section 8.5.3.2 of the Official Plan. As such, Council is satisfied that redesignating the lands as Community Facility to facilitate the development of a place of worship, being approximately 1,300 m<sup>2</sup> (14,000 ft<sup>2</sup>) is considered appropriate.

Council is further satisfied that the proposal is appropriate as it is located on an arterial road (Cranberry Road) which is able to appropriately accommodate the anticipated traffic. The surrounding land uses are predominantly residential and future development lands and Council is satisfied that the proposed church will be compatible with current land uses, and will not compromise the ability to accommodate future planned residential development within the area. Further, the proposal to redesignate the small northwest portion of the lot severed from Open Space to Community Facility does not impact any natural heritage features or areas subject to natural hazards and is in keeping with the intent and purpose of the applicable Official Plan policies.

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 respecting institutional uses.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-1" – Town of Tillsonburg 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 'Open Space' to 'Community Facility'.
- 4.2 That Schedule "T-1" – Town of Tillsonburg 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 'Residential' to 'Community Facility'.
- 4.3 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by removing the designation of Open Space from those lands identified as 'ITEM 1' on 'Schedule A'
- 4.4 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by removing the designation of Low Density Residential from those lands identified as 'ITEM 2' on 'Schedule A'
- 4.5 That Schedule "T-3" – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by removing the designation of Open Space from those lands identified as 'ITEM 1' on 'Schedule A'

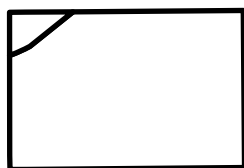
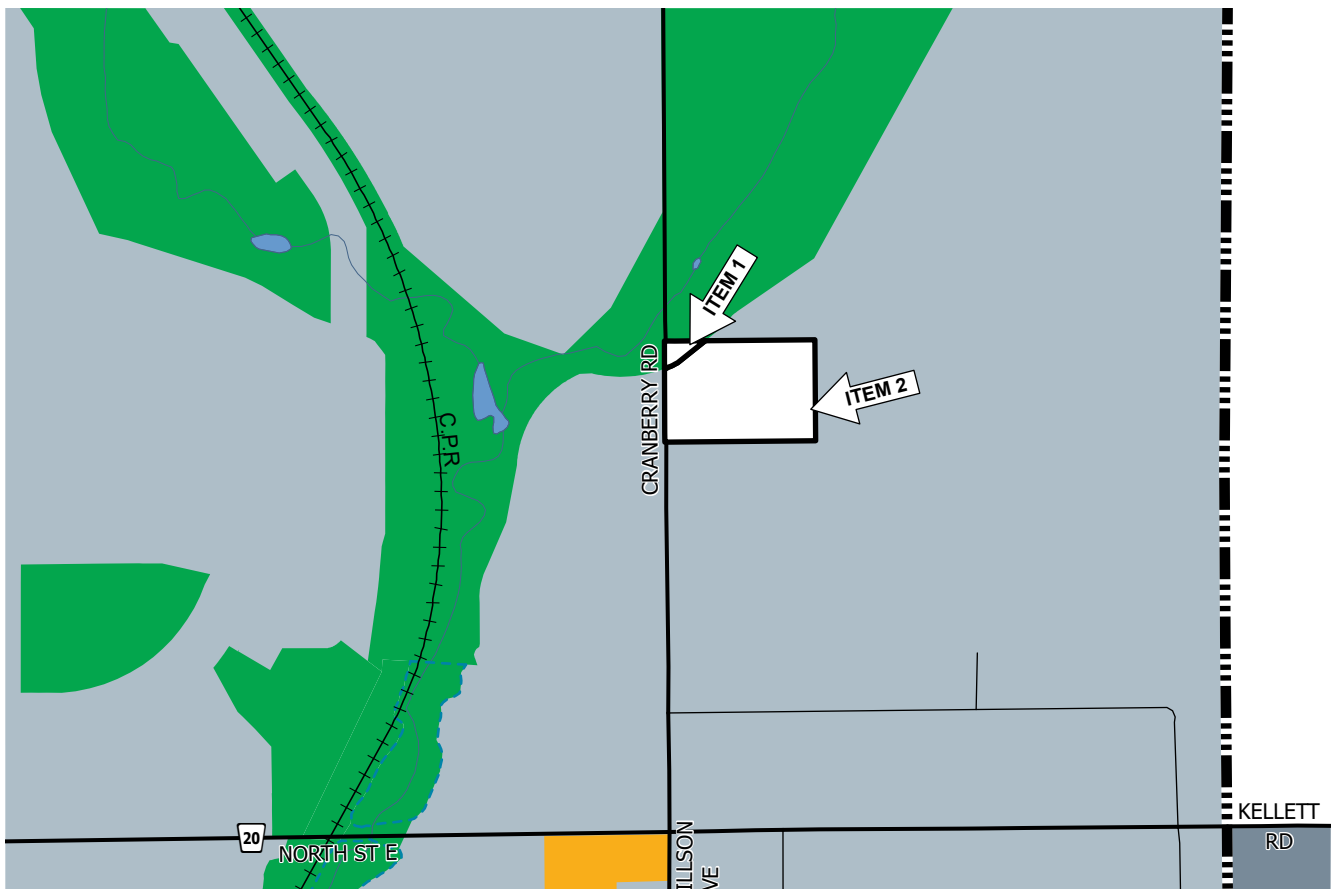
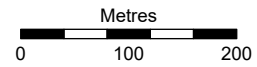
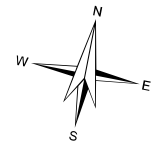
#### 5.0 IMPLEMENTATION

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. 349  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-1"  
**TOWN OF TILLSONBURG**  
**LAND USE PLAN**



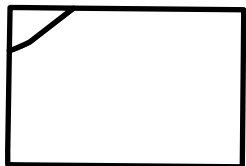
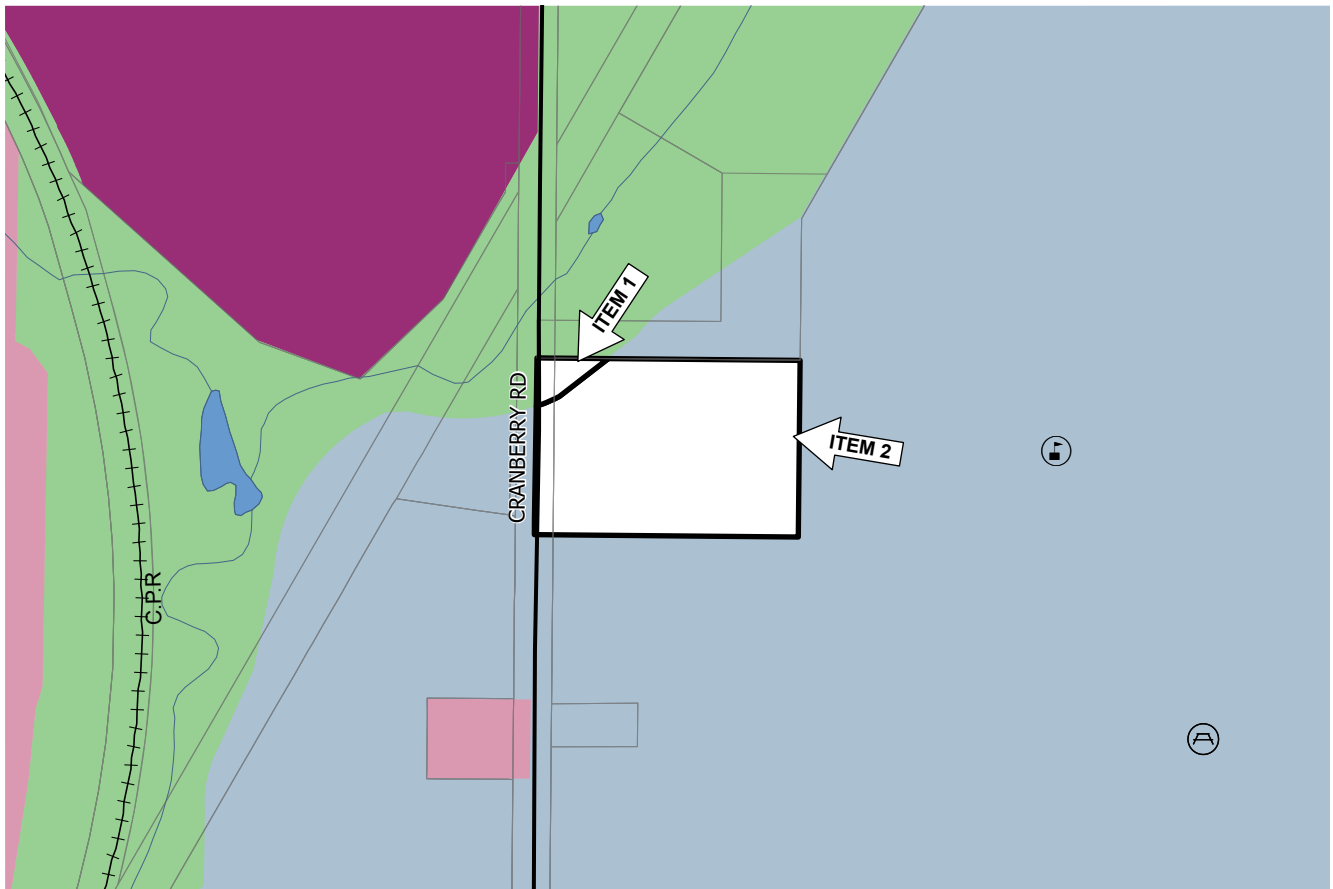
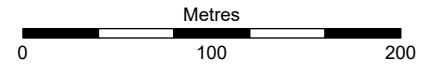
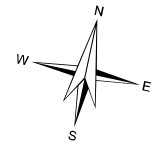
**- AREA OF THIS AMENDMENT**

- ITEM 1 - CHANGE FROM OPEN SPACE TO COMMUNITY FACILITY
- ITEM 2 - CHANGE FROM RESIDENTIAL TO COMMUNITY FACILITY

**LAND USE PLAN LEGEND**

- RESIDENTIAL
- SERVICE COMMERCIAL
- OPEN SPACE
- FUTURE URBAN GROWTH
- FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 349  
 TO THE  
**COUNTY OF OXFORD  
 OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG  
 RESIDENTIAL DENSITY PLAN**



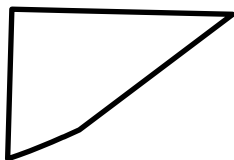
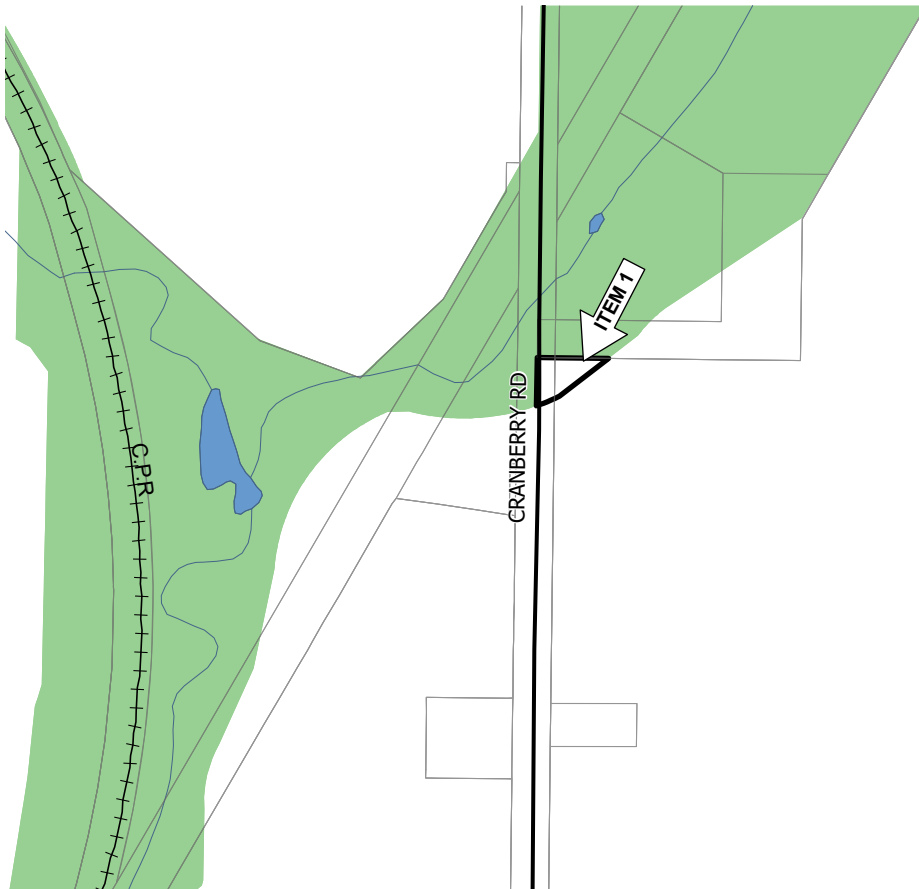
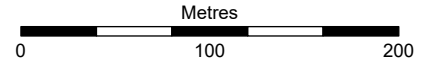
**- AREA OF THIS AMENDMENT**

- ITEM 1 - REMOVE FROM OPEN SPACE
- ITEM 2 - REMOVE FROM LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- PROPOSED PARK
- PROPOSED SCHOOL

SCHEDULE "A"  
 AMENDMENT No. 349  
 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
- FLOODLINE