

AMENDMENT NUMBER 347  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto, constitute  
Amendment Number 347 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 ‘Environmental Protection’ to ‘Medium Density Residential’ with special development policies, to facilitate the development of a four storey, 47 unit apartment development.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Lots 25 & 26, and Part of Willow Street, Plan 966 in the Town of Tillsonburg. The lands front on the south side of Earle Street, east side of Cedar Street, and west side of Pine Avenue, and are municipally known as 31 Earle Street, Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate an approximately 0.54 ha (1.33 ac) portion of the subject lands from ‘Low Density Residential’ and ‘Environmental Protection’ to ‘Medium Density Residential’ with special development policies to facilitate the development of the lands for a four storey, 47 unit apartment building.

Additionally, the amendment will remove the underlying designation of ‘Public Elementary School’ from Schedule T-3 of the Official Plan to recognize the use of the lands for residential purposes.

It is the opinion of Council that the amendment is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the Town and the broader regional market area. Further, the proposed development supports the strategic initiatives and objectives of the Official Plan with respect to ensuring that adequate affordable housing for low and moderate income households is available in the Town of Tillsonburg.

Council is further satisfied that the Official Plan criteria respecting the designation of the lands for Medium Density Residential purposes have been satisfactorily addressed.

The Official Plan recognizes the importance of increasing the supply of affordable housing within Tillsonburg and directs that the Town Council may consider the use of reduced municipal infrastructure requirements and lot standards on a site-specific basis to facilitate the delivery of affordable housing provided that the use of such measure continues to meet the overall objectives of the Plan.

While the subject lands do not provide direct access to an arterial road, Simcoe Street, an arterial road on the Transportation Network Plan (Schedule T-4), is within 200 m of the subject lands. The subject lands are in close proximity to Elliot

Fairbairn Park, Coronation Park, Annadale Public School, and are less than 300 m from designated shopping areas on Simcoe Street. Adequate servicing capacity exists to serve the proposed development, and the development will be subject to site plan approval, where matters related to servicing, landscaping, fencing, grading, access and parking will be addressed to the satisfaction of the Town and County.

The proposed net residential density of the site is higher than what is contemplated by the Medium Density Residential designation, however, the height (4 storeys) and built form (low rise apartment) of the proposed development is consistent with the housing type and built form permitted in the Medium Density designation and the presence of affordable housing units will contribute to the County's target goal for affordable housing.

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.

#### 4.0 DETAILS OF THE AMENDMENT

4.1 That Section 8.2.5 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 8.2.5.2 – *Special Development Policies*:

“8.2.5.2.3 South side of Earle Street, between Cedar Street and Pine Avenue, Town of Tillsonburg (31 Earle Street).

**Location** Lots 25 & 26, and Part of Willow Street, Plan 966 in the Town of Tillsonburg, south side of Earle Street, east side of Cedar Street and west side of Pine Avenue, Town of Tillsonburg.

**Policies** Notwithstanding Section 8.2.5, *Medium Density Residential*, or any other relevant policies of the Official Plan to the contrary, the maximum net residential density in the Medium Density Residential designation on this site shall not exceed 87 units per hectare (36 units per acre), and the minimum net residential density shall be 31 units per hectare (13 units per acre).”

4.2 That Schedule “T-2” – Town of Tillsonburg Residential Density 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”.

4.3 That Schedule “T-2” – Town of Tillsonburg Residential Density Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto from “Environmental Protection” to “Medium Density Residential”.

4.4 That Schedule "T-3" – Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by removing the designation of 'Public Elementary School' from those lands identified as "ITEM 1" on Schedule "A".

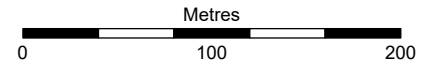
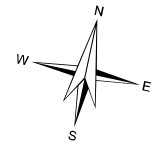
5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

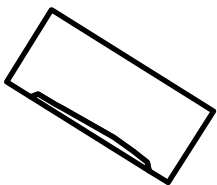
6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 347  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "T-2"  
**TOWN OF TILLSONBURG**  
**RESIDENTIAL DENSITY PLAN**







**- AREA OF THIS AMENDMENT**

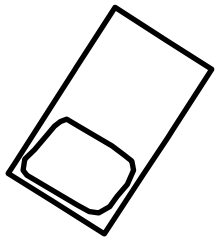
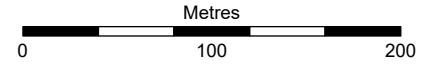


- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM ENVIRONMENTAL PROTECTION TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN LEGEND**

-  LOW DENSITY RESIDENTIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  PROPOSED PARK

SCHEDULE "A"  
 AMENDMENT No. 347  
 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 PUBLIC ELEMENTARY SCHOOL

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
 LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PUBLIC ELEMENTARY SCHOOL
- FLOODLINE