

AMENDMENT NUMBER 354
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and Plan designated Schedule "A", attached hereto, constitute
Amendment Number 354 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 'Service Commercial' to 'Medium Density Residential' with special development policies, to facilitate the development of a three storey, 30-unit apartment development.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Lots 48, 48A, 49 and 49A, Plan 500 in the Town of Tillsonburg. The lands front on the east side of Tillson Avenue, lying between Lindsay Street and Barker Street and are municipally known as 288 and 296 Tillson Avenue, Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Service Commercial' to 'Medium Density Residential' with special development policies to facilitate the development of the lands for a three storey, 30 unit apartment building containing affordable housing units.

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 no designated shopping, community facilities are within the immediate area, shopping opportunities exist 1 km south on Tillson Avenue, and recreational opportunities exist nearby with Gylveszy Park, the Trans Canada Trail, and Lake Lisgar to further to the west. A TGO Transit stop is located in front of the subject property on Tillson Avenue. Both the red and blue line transit routes stop immediately in front of the subject property which will utilize existing infrastructure (municipal transit) to support residential intensification. Council is satisfied that the

subject property being located on an arterial road (being Tillson Avenue) and having direct access to municipal transit service will allow the residents to access shopping and amenities within the Town that are in close proximity accessed by vehicle or public transit. 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 (3 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*:

“8.2.5.2.4 East side of Tillson Avenue, between Lindsay Street and Barker Street, Town of Tillsonburg (288 Tillson Avenue).

Location Lots 48, 48A, 49 and 49A, Plan 500 in the Town of Tillsonburg, east side of Tillson Avenue, south side of Lindsay Street and north side of Barker Street, 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 80 units per hectare (33 units per acre), and the minimum net residential density shall be 31 units per hectare (13 units per acre).”

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 1” on Schedule “A” attached hereto from “Service Commercial” to “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 to “Medium Density Residential”.

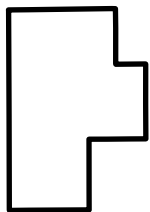
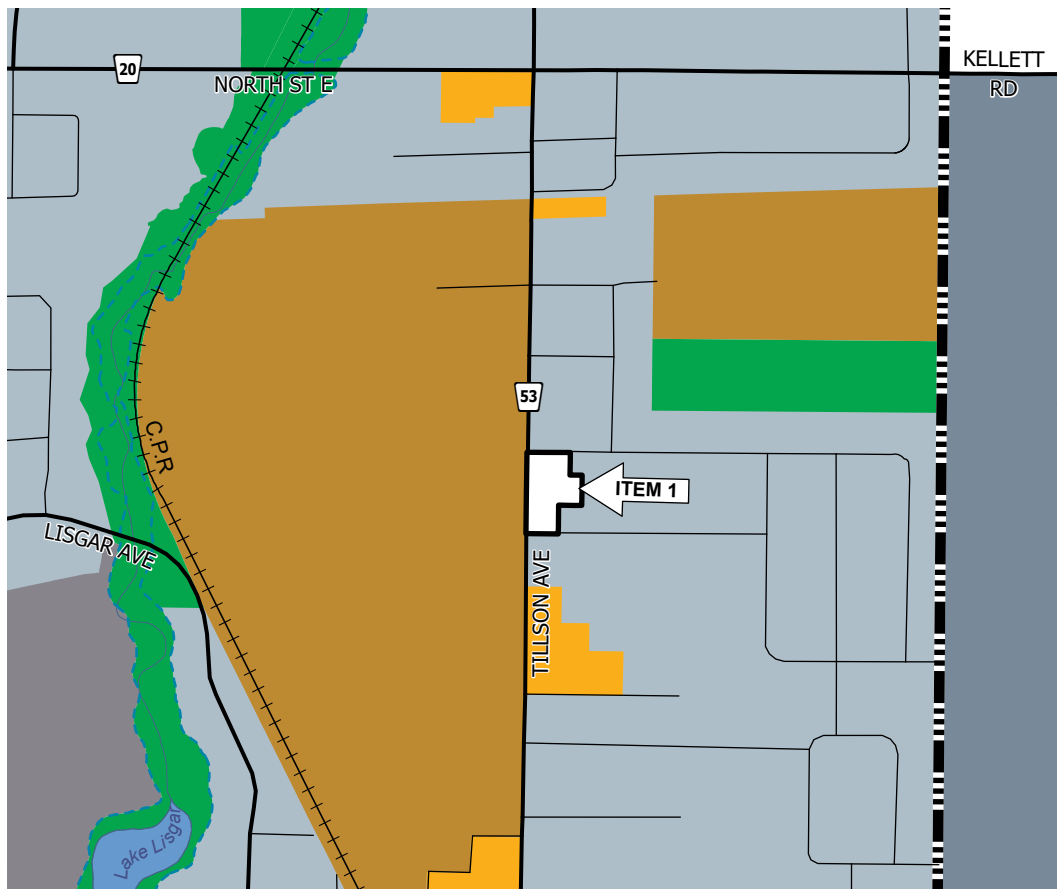
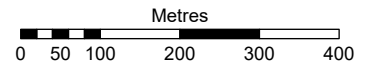
5.0 IMPLEMENTATION

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. 354
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-1"
TOWN OF TILLSONBURG
LAND USE PLAN



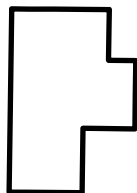
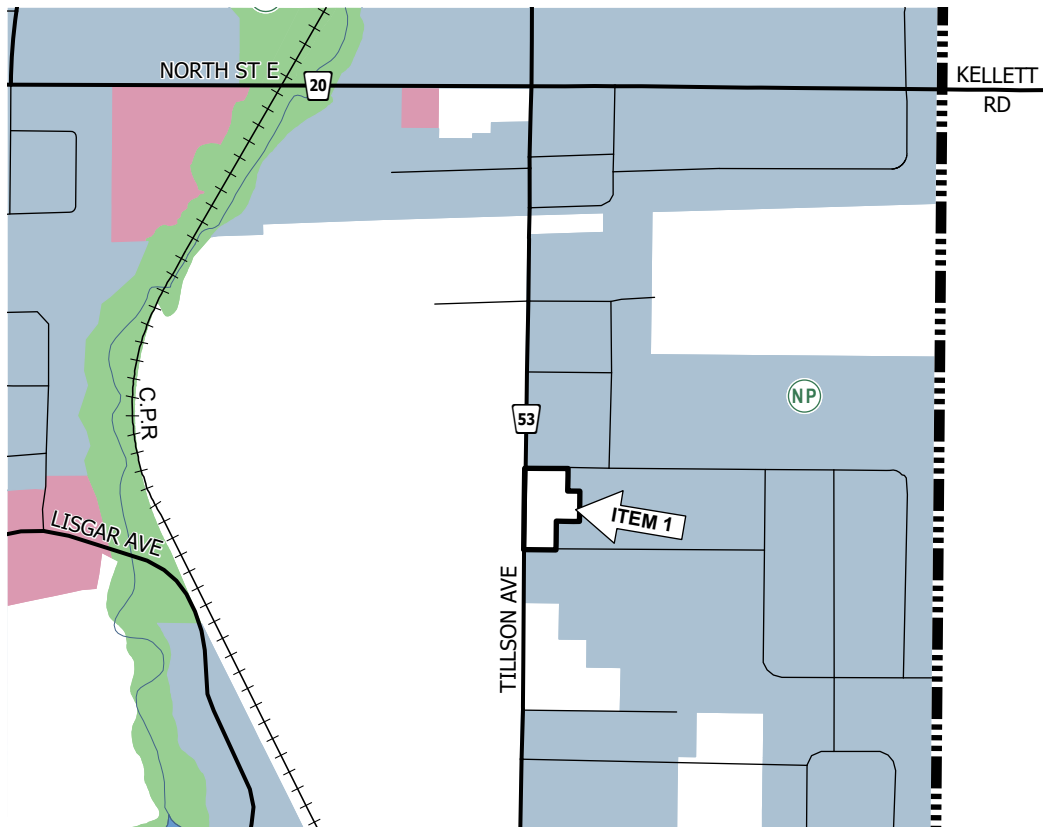
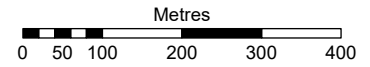
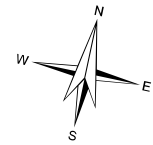
- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM SERVICE COMMERCIAL
 TO RESIDENTIAL

**LAND USE PLAN
 LEGEND**

-  RESIDENTIAL
-  SERVICE COMMERCIAL
-  COMMUNITY FACILITY
-  INDUSTRIAL
-  OPEN SPACE
-  FUTURE URBAN GROWTH
-  FLOODLINE





SCHEDULE "A"
 AMENDMENT No. 354
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-2"
TOWN OF TILLSONBURG
RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
 LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE
-  NEIGHBOURHOOD PARK