

COUNTY OF OXFORD

BY-LAW NO. 6370-2021

BEING a By-Law to adopt Amendment Number 261 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 261 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Norwich and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

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

1. That Amendment Number 261 to the County of Oxford Official Plan, being the attached text and schedules, 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 8th day of September, 2021.

READ a third time and finally passed this 8th day of September, 2021.

LARRY G. MARTIN, WARDEN

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER OPA 261
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules attached hereto
constitutes Amendment Number 261 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate 6.5 ha (16 ac) of land from 'Agricultural Reserve' to 'Major Institutional' to facilitate an expansion to the Village of Norwich settlement boundary. Specifically, this amendment will facilitate an expansion to the lands municipally known as 43 Main Street East in the Village of Norwich for the purpose of expanding the campus of the Netherlands Reformed Congregation. The proposed development will include the construction of a new private school, community support building and a new single detached dwelling to be used as a parsonage for the existing church. It is intended that the subject lands will be added to the existing Netherlands Reformed Congregation campus by way of a future application for consent.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands located in the Township of Norwich, described as Part of Lots 4-6, Concession 4 (North Norwich). The lands are located on the north side of Norwich Road (Oxford Road 18), immediately east of the Village of Norwich and are municipally known as 328661 Norwich Road, in the Township of Norwich.

3.0 BASIS FOR AMENDMENT

The subject property comprises approximately 6.5 ha (16 ac) of agricultural land and is currently vacant. It is proposed that the subject lands will be severed from the larger farm parcel and added to the lands to the immediate west, within the Village of Norwich settlement boundary (municipally known as 43 Norwich Road) by way of a future application for consent.

It is further proposed that the subject lands will be re-designated from 'Agricultural Reserve' to 'Major Institutional' to facilitate the development of a number of institutional uses associated with the lands located at 43 Norwich Road (currently occupied by the Netherlands Reformed Congregation), including a new private school, a community support building and a new single detached dwelling to be used as a parsonage.

The 2020 Provincial Policy Statement allows for the expansion of a settlement area boundary as part of a comprehensive review where it has been demonstrated that:

- Sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification and redevelopment to accommodate the projected needs over the identified planning horizon;
- The infrastructure and public service facilities which are planned for or available are suitable for the development over the long term, are financially viable over their life cycle and protect public health and safety and the natural environment;
- The lands do not comprise specialty crop areas, alternative locations have been evaluated and there are no reasonable alternatives which avoid prime agricultural areas;
- The expanded settlement area is in compliance with the Minimum Distance Separation formula, and;
- The impact from the expanded settlement area on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

Council is satisfied that the proposed expansion of the Village of Norwich settlement boundary and redesignation of the lands for future institutional purposes is consistent with the policies of the PPS as the applicant has demonstrated, to the satisfaction of Council, that there are no available lands within the Village of Norwich to accommodate the anticipated growth needs of the Netherlands Reformed Congregation and there will be minimal impact on surrounding agricultural lands uses and the proposed expansion will comply with the Minimum Distance Separation requirements.

Council has noted that the Village of Norwich wastewater treatment plant is nearing capacity and in order to ensure that sufficient capacity will be available to support the proposed expansion of the Netherlands Reformed Congregation, this amendment includes provision for the placing of a holding zone on the lands via the associated Zoning By-law amendment to restrict development of the subject lands until such time as upgrades are completed to the Village of Norwich wastewater treatment plant to service the proposed development.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “C-3” – County of Oxford Settlement Strategy Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as ‘Serviced Village’.
- 4.2 That Schedule “N-1” – Township of Norwich Land Use Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as ‘Settlement’.
- 4.3 That Schedule “N-2” – Village of Norwich Land Use Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as ‘Major Institutional’ and identifying said lands as being within the settlement boundary.
- 4.4 That Section 6.5.1 – Major Institutional Uses, as amended, is hereby further amended by adding the following special development policy at the end of the Section 6.5.1.2 – Special Policies:

“6.5.1.2.2 Part Lots 4-6, Concession 4 (North Norwich)
Township of Norwich

Location The lands to which this subsection applies comprise approximately 6.5 ha (16 ac) on the north side of Norwich Road and are described as Part Lots 4-6, Concession 4 (North Norwich), Township of Norwich. The lands are located on the north side of Norwich Road, east of George Street, and are municipally known as 325861 Norwich Road, in the Township of Norwich.

Policies Notwithstanding the policies of this Section, or any other relevant policies of the Official Plan, prior to the development of the subject lands, confirmation shall be provided that upgrades have been completed to the Norwich wastewater treatment plant and sufficient capacity is available in the Village of Norwich wastewater treatment plant to accommodate the proposed development, to the satisfaction of the County of Oxford Public Work Department.

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

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

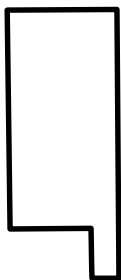
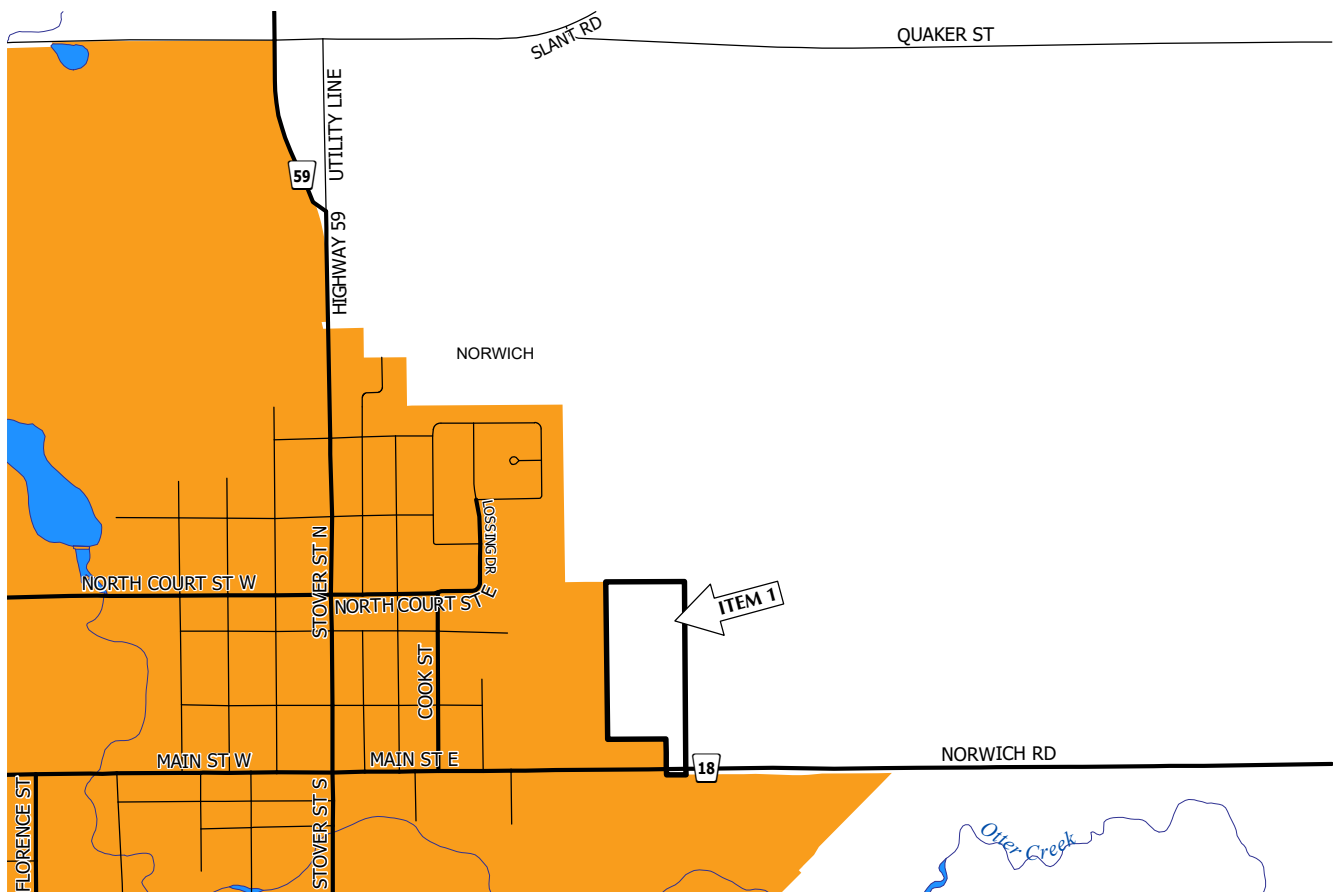
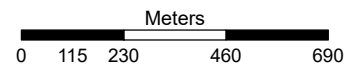
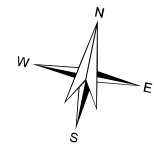
SCHEDULE "A"
AMENDMENT No. 261

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD
SETTLEMENT STRATEGY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO SERVICED VILLAGES

**SETTLEMENT
STRATEGY PLAN
LEGEND**

 SERVICED VILLAGES

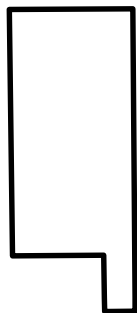
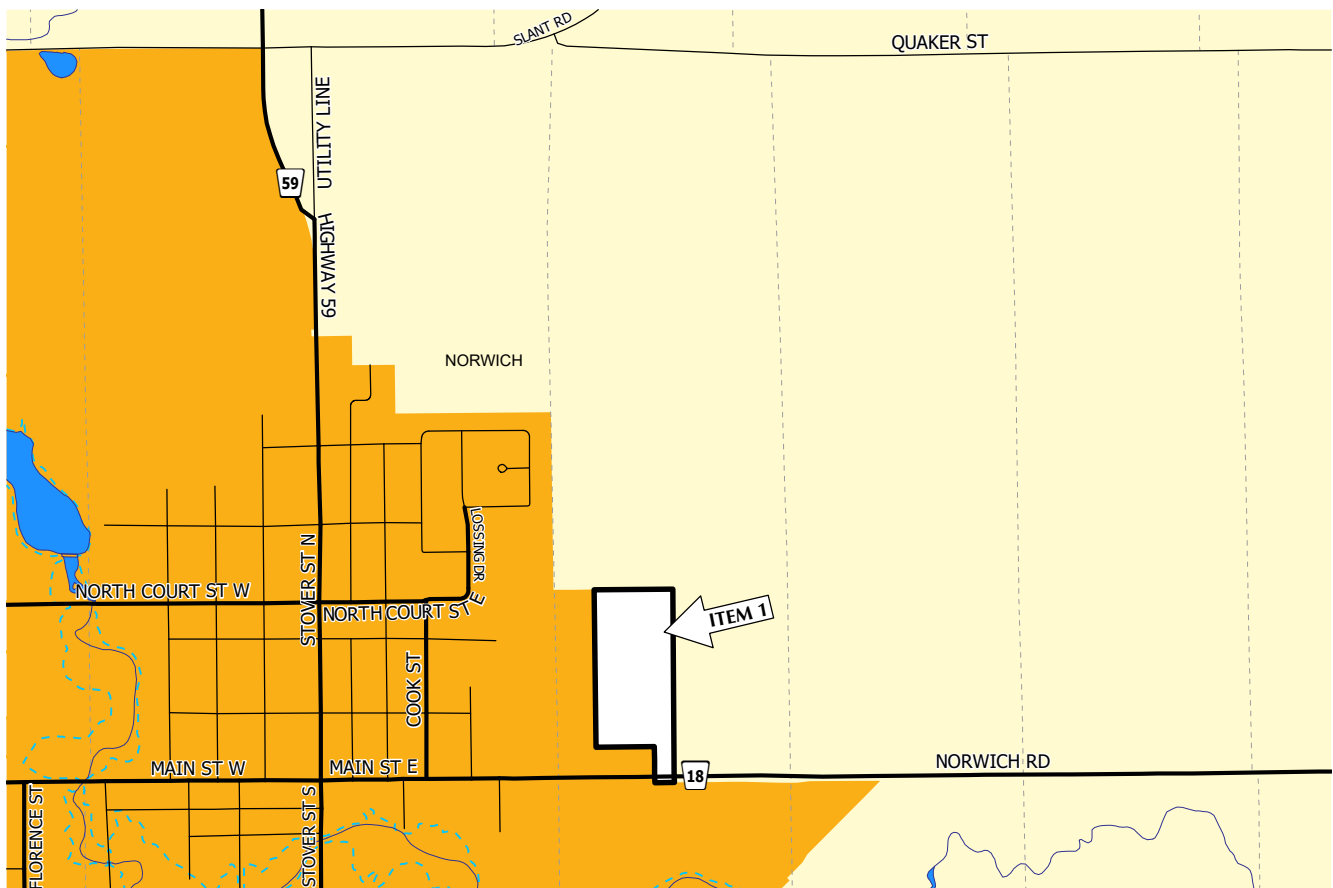
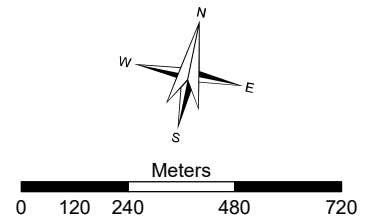
SCHEDULE "A"
AMENDMENT No. 261

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "N-1"

**TOWNSHIP OF NORWICH
LAND USE PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE TO SETTLEMENT

**LAND USE PLAN
LEGEND**

	AGRICULTURAL RESERVE
	SETTLEMENT
	FLOODLINE

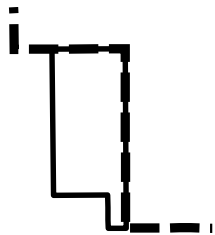
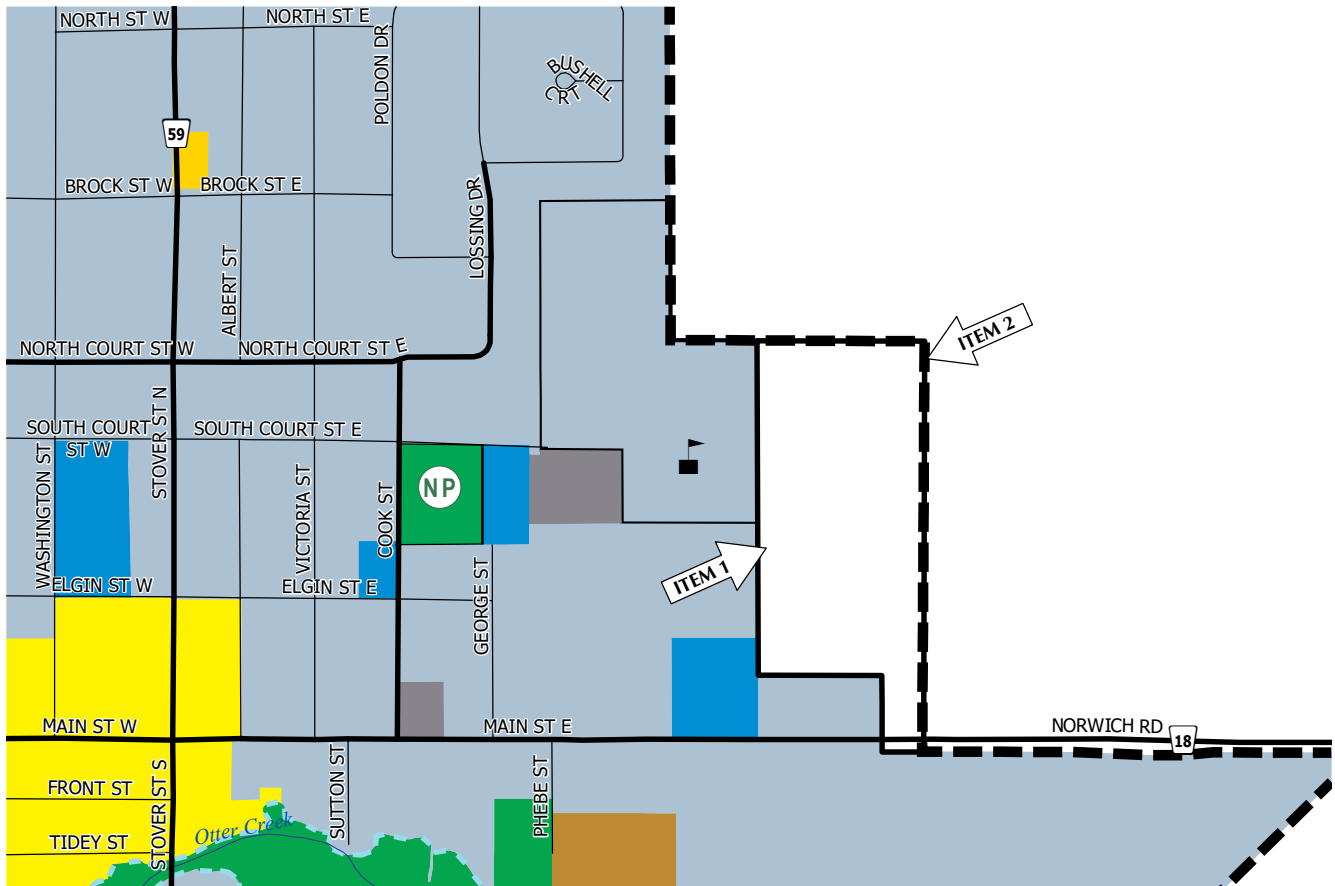
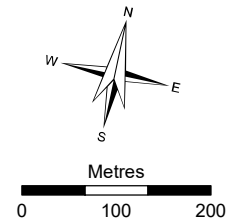
SCHEDULE "A"
AMENDMENT No. 261

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "N-2"

**VILLAGE OF NORWICH
LAND USE PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO MAJOR INSTITUTIONAL

ITEM 2 - CHANGE SETTLEMENT BOUNDARY

**LAND USE PLAN
LEGEND**

	VILLAGE CORE
	SERVICE COMMERCIAL
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	INDUSTRIAL
	MAJOR INSTITUTIONAL
	OPEN SPACE
	SCHOOL
	NEIGHBOURHOOD PARK
	FLOODLINE