

AMENDMENT NUMBER 263
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule constitutes
Amendment Number 263 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands in the Township of Zorra from the 'Industrial' and 'Village Core' designations to the 'Medium Density Residential' designation to facilitate a residential subdivision consisting of 56 townhouse dwelling units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lots 6 and 7, Registered Plan 45 and Parts 1, 2, 3 & 4, Plan 41R-10035, the Township of Zorra.

The lands subject to this application are part of a larger parcel comprising approximately 45 ha (112 acres) that are proposed to be developed for a mix of residential and commercial-oriented uses in the future. This amendment will redesignate approximately 1.75 ha (4.3 acres) for medium density residential use.

3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to redesignate the subject lands to 'Medium Density Residential' to facilitate the development of 56 townhouse dwelling units on the subject (Phase 1B) lands.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed development will facilitate the development of a residential subdivision within a designated settlement. The development is considered to be an appropriate form of intensification within a designated settlement.

Council is also of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the amendment will provide additional housing choices within the Village of Thamesford while utilizing existing municipal services and tying into existing transportation networks within the Village.

Further, the proposed use is considered to be appropriate for the subject lands as the residential development will have direct access to Middleton Street, which is a major road under the jurisdiction of the Township.

Council is of the opinion that the proposed townhouse dwellings are compatible with the existing residential uses to the west and will provide an appropriate transition from the existing low density areas to the future development of the lands east of the subject lands for mixed use residential and commercial-oriented development. The redesignation of the lands for medium density residential townhouses is not anticipated to have a negative effect on the surrounding properties in regard to compatibility or traffic.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of PPS and meets the general intent and purpose of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to ‘Medium Density Residential’ the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto.

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

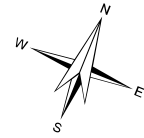
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 263

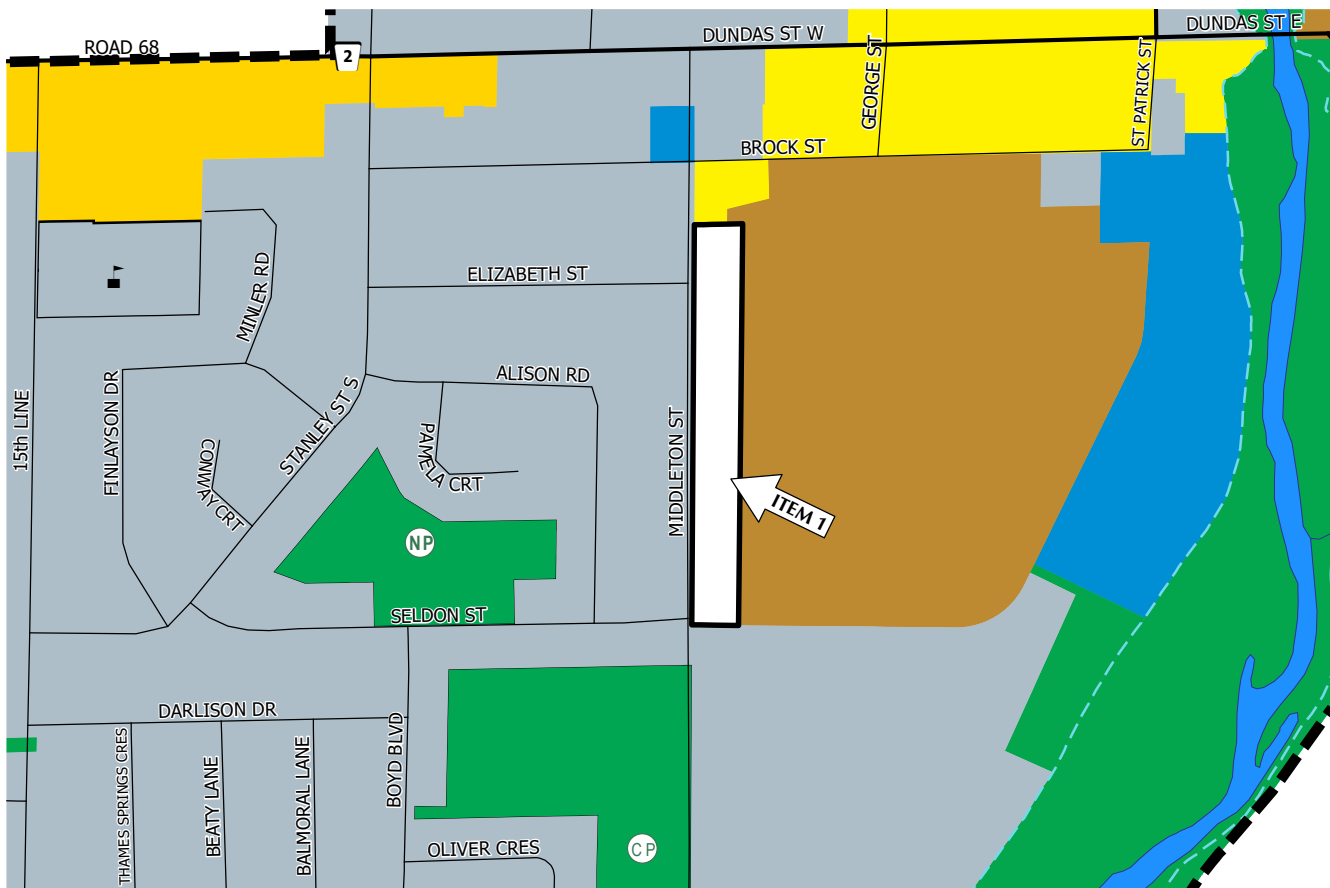
TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "Z-2"
**VILLAGE OF THAMESFORD
LAND USE PLAN**



Metres
0 100 200



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM INDUSTRIAL
TO MEDIUM DENSITY RESIDENTIAL

**LAND USE PLAN
LEGEND**

	VILLAGE CORE		SCHOOL
	SERVICE COMMERCIAL		COMMUNITY PARK
	LOW DENSITY RESIDENTIAL		NEIGHBOURHOOD PARK
	MEDIUM DENSITY RESIDENTIAL		FLOODLINE
	INDUSTRIAL		SETTLEMENT BOUNDARY
	OPEN SPACE		