

AMENDMENT NUMBER 262
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedule attached hereto, constitute
Amendment Number 262 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate the portion of the subject lands that is currently 'Medium Density Residential' to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 49 lots for single detached dwellings and 1 block for neighbourhood commercial purposes.

2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part Lot 4, Concession 10 (Dereham), in the Town of Tillsonburg. The lands are located on the west side of Cranberry Road, between North Street East and Keswick Road, and are known municipally as 33 Cranberry Road, Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The purpose of this amendment is to re-designate the portion of the subject lands that is currently 'Medium Density Residential' to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 49 lots for single detached dwellings and 1 block for neighbourhood commercial purposes.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed draft plan of subdivision is cost-effective, and an efficient land use pattern that minimizes land consumption and servicing costs. The proposed development also preserves existing natural features and its linkages to existing trails will improve active transportation networks in Town.

Council is of the opinion that the proposal is in keeping with the Plan of Subdivision policies of Section 10.3.3, and the policies of the Low Density Residential designation. The proposed draft plan has a net residential density of 16.7 units / ha (6.8 units/ ac), in keeping with the density target, being 15 to 30 units per hectare. The proposed street layout is an efficient development pattern for the subject lands which are irregularly shaped. Appropriate linkages to the Trans Canada Trail on Cranberry Road and North Street East will be provided through a proposed pedestrian connection within the stormwater management block and sidewalks on local streets.

The site is located on the periphery of an area that is surrounded by existing low density development to the east, and planned low density residential development to the east and farther to the west. It is the opinion of Council that the proposed low density development is appropriate for the area with respect to the nature, character and scale of existing and planned adjacent uses.

Further, it is the opinion of Council that the subject application is consistent with the policies for Low Density Residential areas within the Town. The Low Density Residential designation is intended for areas to be primarily developed or planned for a variety of low rise, low density housing forms including single-detached dwellings, semi-detached, duplex or converted dwellings, quadrplexes, townhouses and low density cluster development. In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and is in-keeping with the strategic initiatives and objectives of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Low Density Residential".

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. 262

TO THE

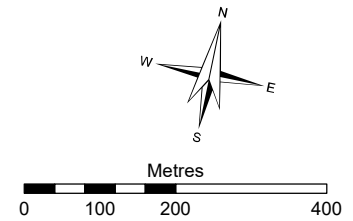
COUNTY OF OXFORD

OFFICIAL PLAN

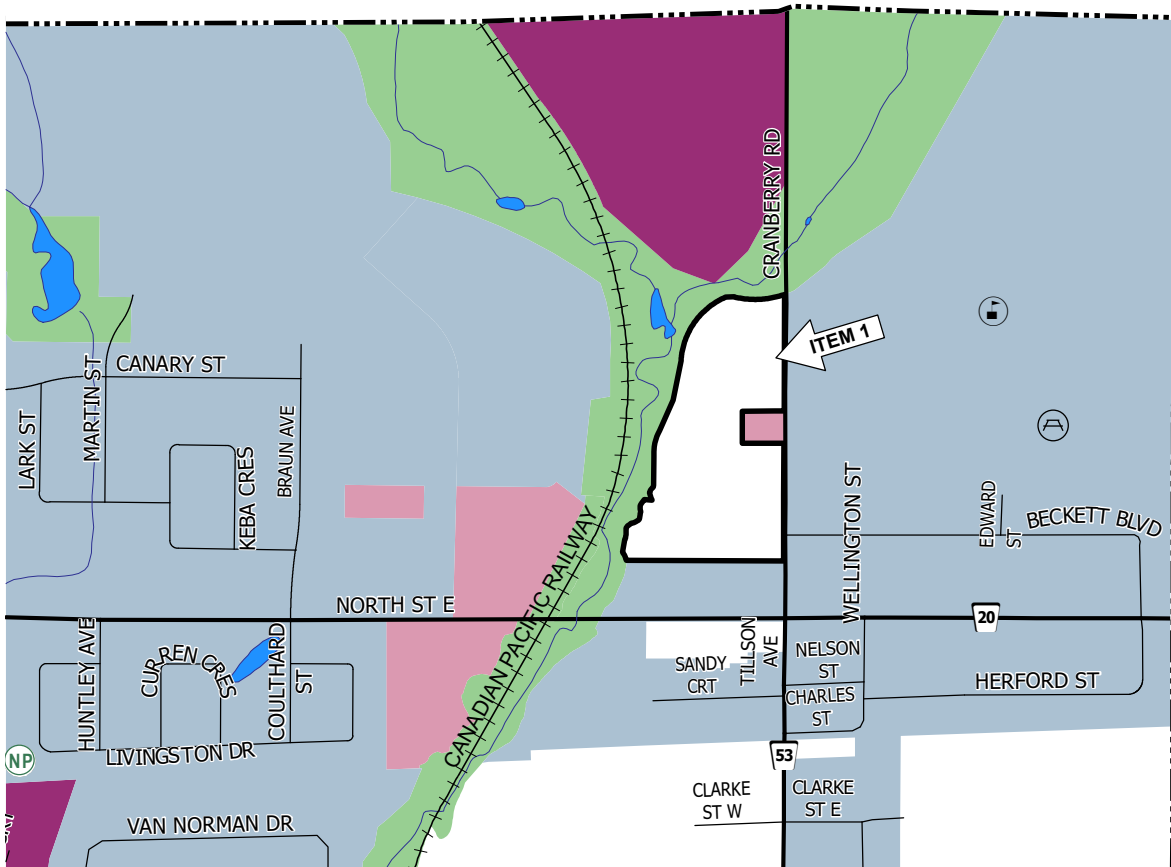
SCHEDULE "T-2"

TOWN OF TILLSONBURG

RESIDENTIAL DENSITY PLAN



TOWNSHIP OF SOUTH-WEST OXFORD



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL
TO LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- NP NEIGHBOURHOOD PARK
- A PROPOSED PARK
- S PROPOSED SCHOOL