

AMENDMENT NUMBER 266  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedules attached hereto, constitute  
Amendment Number 266 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 'Open Space' to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 65 lots for single detached dwellings and 7 blocks for street fronting townhouse dwellings.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part Lot 1594, Plan 500, Parts 1, 2, 5 & 6 of 41R-8799, Parts 1 & 2 of 41R-7400, in the Town of Tillsonburg. The lands are located on the south side of Baldwin Street, north side of John Pound Road, and west side of Borden Crescent in the Town of 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 'Open Space' to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 65 lots for single detached dwellings and 7 blocks for street fronting townhouse dwellings.

It is the opinion of Council that the proposal is consistent with the relevant policies of the Provincial Policy Statement. The proposed development is considered to be a form of infilling that promotes a mix of housing types and represents an efficient use of lands, municipal services and infrastructure within a designated settlement area, which is consistent with Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3 and 1.4.3 of the PPS. The impact of the proposal on surrounding natural heritage features has also been evaluated in accordance with Section 2.1.8 of the PPS.

The Open Space designation is reflective of the current and historic use of the lands for golf course purposes and Council are of the opinion that the re-designation of portions of the site is appropriate and in-keeping with the Official Plan's strategic goals and objectives.

Although the proposed draft plan has a net residential density of 12.5 units/ha (5.1 units/ac), less than the minimum density parameters set out in the Plan, being 15 to 30 units per hectare, Council is of the opinion that the proposed density in this particular instance is appropriate. The reduced density in this instance is compounded by the generous lot depth of the proposed residential lots that reflect topographical constraints and setbacks to natural heritage features that have been recommended that limits the number of units within the development; additionally there are concerns about increasing the number of units on the two cul-de-sac streets which have separate entrances and are not interconnected save for an emergency access road.

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, quadraplexes, 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-1" – Town of Tillsonburg Land Use Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Residential".
- 4.2 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".
- 4.3 That Schedule "T-3" – Town of Tillsonburg Residential Density Plan, is hereby amended by removing the 'Open Space' designation from 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. 266

TO THE

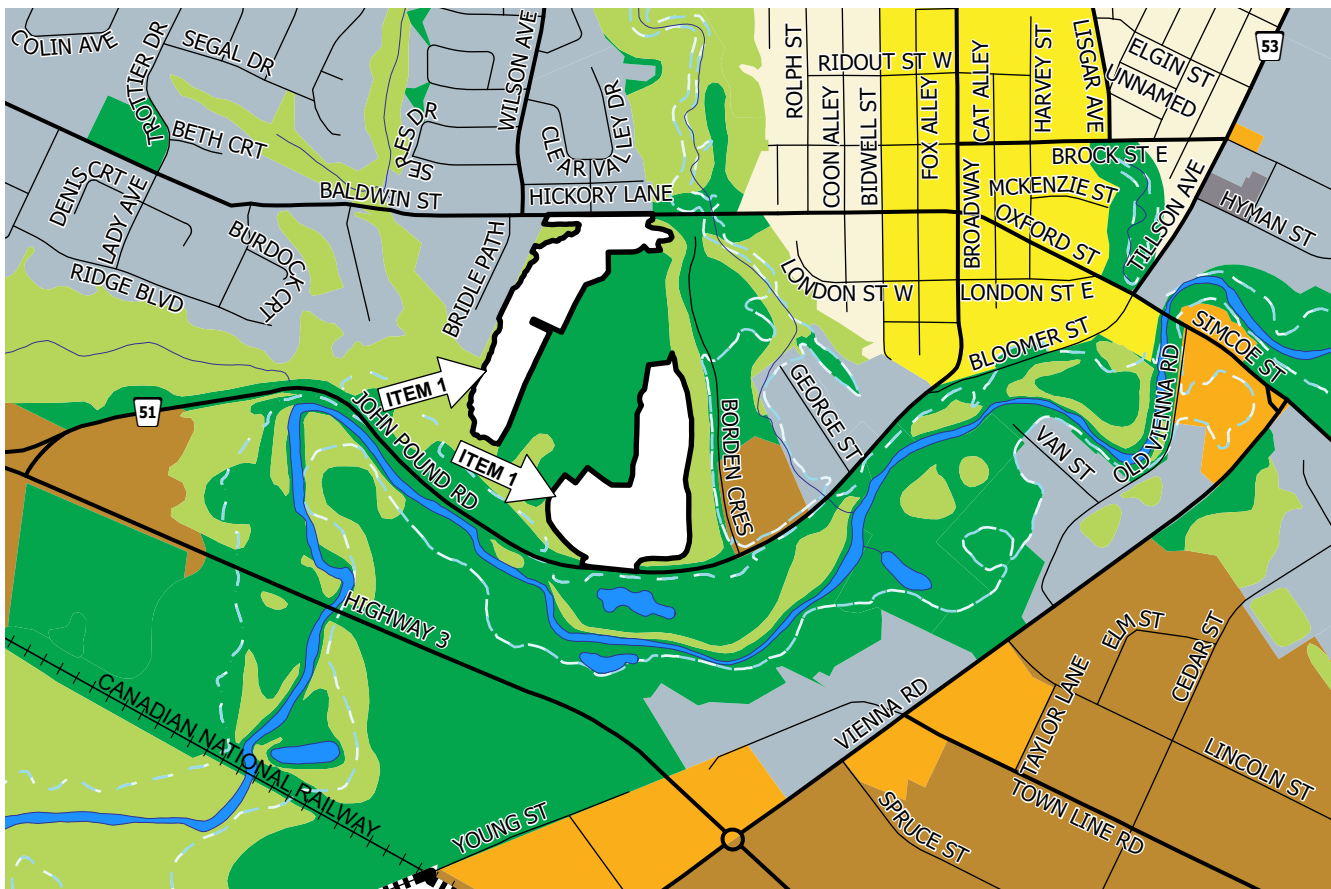
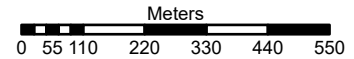
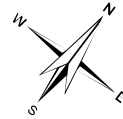
**COUNTY OF OXFORD**

**OFFICIAL PLAN**

SCHEDULE "T-1"

**TOWN OF TILLSONBURG**

**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE  
TO RESIDENTIAL

**LAND USE PLAN  
LEGEND**

	RESIDENTIAL
	CENTRAL BUSINESS DISTRICT
	ENTREPRENEURIAL DISTRICT
	SERVICE COMMERCIAL
	COMMUNITY FACILITY
	INDUSTRIAL
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FLOODLINE

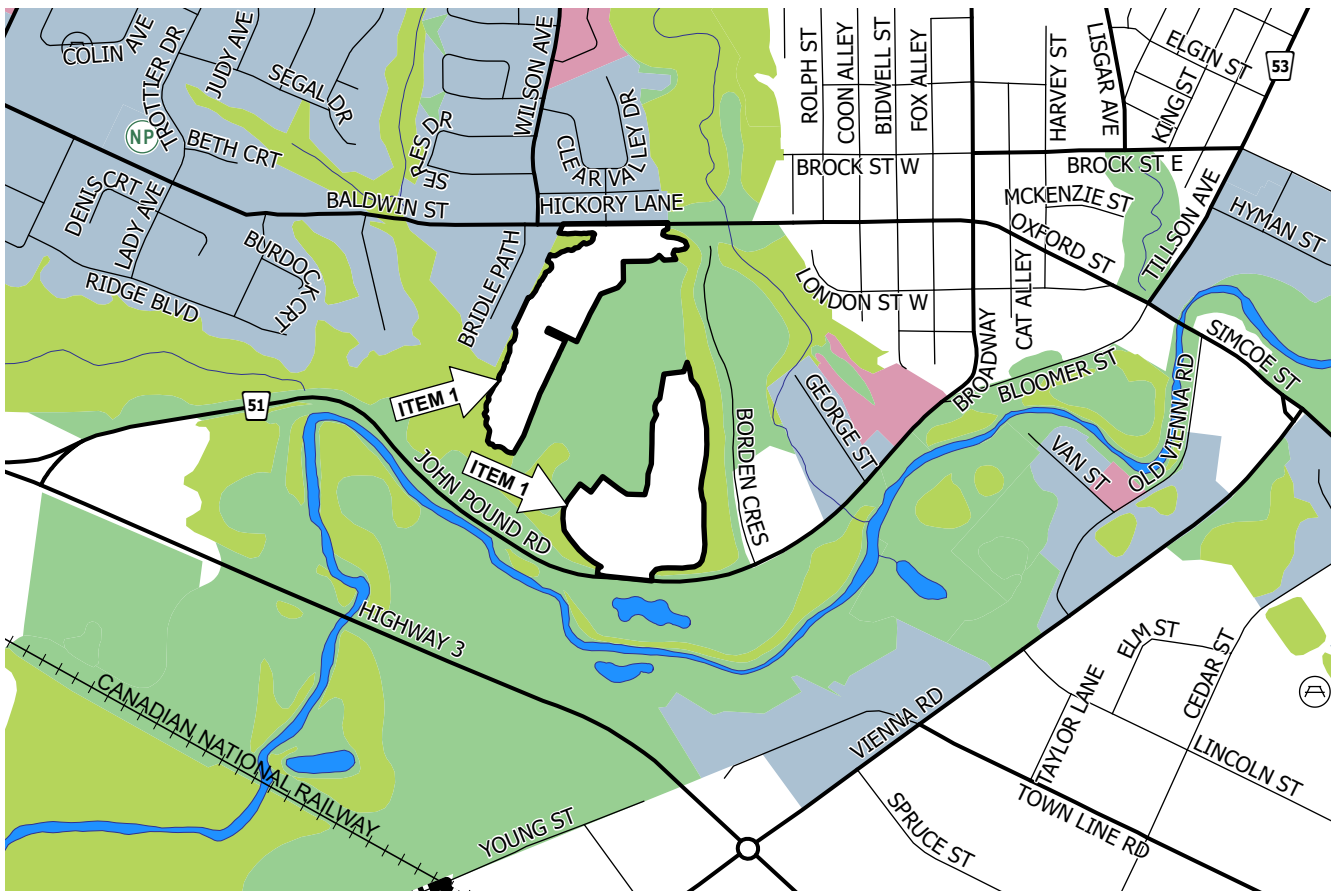
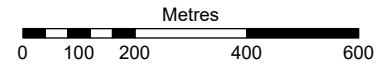
SCHEDULE "A"  
AMENDMENT No. 266

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "T-2"

**TOWN OF TILLSONBURG  
RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM OPEN SPACE  
TO LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
LEGEND**

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

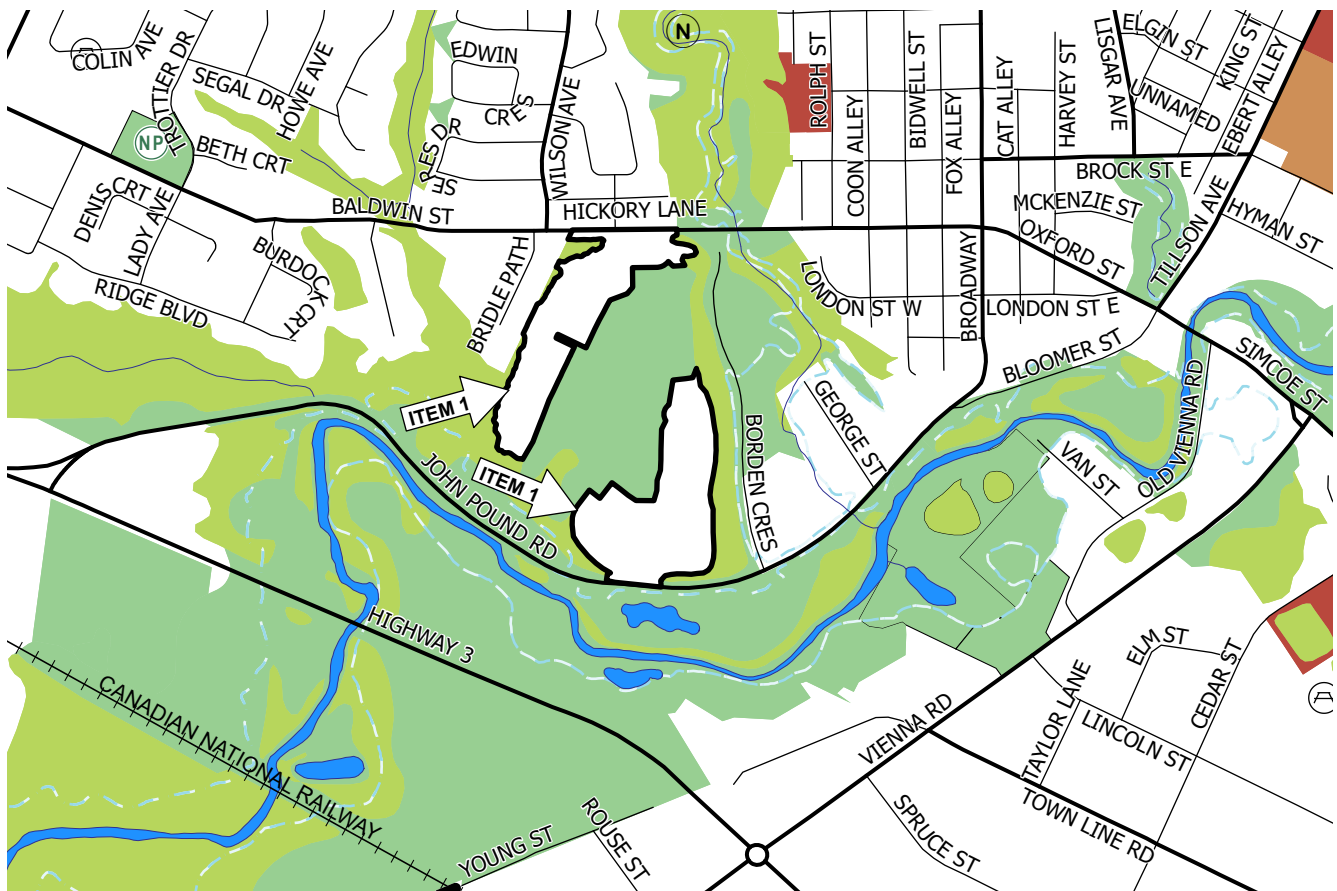
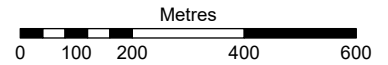
SCHEDULE "A"  
AMENDMENT No. 266

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 OPEN SPACE

**LEISURE RESOURCES AND SCHOOL  
FACILITIES PLAN  
LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PUBLIC ELEMENTARY SCHOOL
- PUBLIC SECONDARY SCHOOL
- PROPOSED PARK
- NEIGHBOURHOOD PARK
- TOWN NATURAL PARK
- FLOODLINE