

AMENDMENT NUMBER 267  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedules attached hereto,  
constitutes Amendment Number 267 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate a portion of the subject lands from 'Agricultural Reserve' to 'Serviced Village,' to recognize the lands as being part of the Plattsville settlement boundary, and to designate the same lands to 'Low Density Residential' to facilitate a residential subdivision consisting of 67 lots for single-detached dwelling units, 10 semi-detached dwelling units, and 12 townhouse residential units.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are legally described as Part Lots 17 & 18, Concession 13 (Blenheim), in the Township of Blandford-Blenheim. The lands are located on the west side of Hofstetter Road, north of County Road 8 and are municipally known as 946778 Township Road 14.

The lands subject to this application are part of a larger agricultural parcel comprising approximately 54.8 ha (135.3 acres). Approximately 7.71 ha (19.1 acres) will be incorporated into the boundary of the Village of Plattsville and redesignated for residential use, as proposed by the applications. An additional 0.8 ha (2 ac) containing the County's watertower on Hofstetter Road, will also be included.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to incorporate the subject lands into the Serviced Village area of Plattsville and to designate the lands to 'Low Density Residential' to facilitate a residential subdivision consisting of 67 single detached dwelling units, 10 semi-detached dwelling units, and 12 townhouse residential units.

The designation of the subject lands for primarily low density residential use maintains the County's strategic goal of ensuring orderly development and providing for an adequate supply of residential lands sufficient to accommodate the anticipated demand for new residential development over the 25 year planning horizon.

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 a minor settlement area boundary adjustment to permit 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 of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the amendment will expand the settlement boundary of Plattsville to facilitate anticipated population growth. The proposed development will provide additional housing choices within the Village of Plattsville while utilizing existing municipal services and tying into existing transportation networks within the Village.

Further, Council is of the opinion that the proposal of single detached dwellings, semi-detached dwellings, and townhouses is representative of low density uses and are therefore compatible with the existing residential uses to the south. The development is not anticipated to have a negative effect on the surrounding properties in regard to compatibility or traffic.

It has been determined that the preferred direction for the expansion of the settlement boundary is to the north. This determination was arrived at as it is identified that the Nith River, and its associated floodplain, lies to the west and south of the Village and restricts growth in these directions. Expansion to the east would create a fragmented community given that it would be severed by Hofstetter Road. While expansion to the south could facilitate the current proposal, if additional expansions are justified in the future it is unlikely that they could also be facilitated in the south direction given the floodplain. Expanding north with the current applications allows for the current proposal and for the possibility of future expansions, if justified.

As part of the review of alternative directions for growth, soil classes were also considered. Given that Plattsville is surrounded by soils classified as Classes I - III, any expansion of the settlement boundary will result in some loss of prime agricultural land. According to the Canadian Land Inventory, the subject lands contain Class II and Class III soils. While the lands contain Class II and Class III soil, staff note that if the settlement boundary were to expand to the east that it would be expanding into Class I soil and removing it from production.

To further protect agriculture, a Zone Change Application (ZN1-21-12) was initiated by the Township to modify the MDS II setback Factor to a Type B land use from a value of 2.0 to a value of 1.0 for any future expansion to a livestock building, or manure storage structure, at 876764 Hofstetter Road. Zone Change Application ZN1-21-12 was considered and approved by Township Council at the November 17, 2021 Council meeting.

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 "C-3" – County of Oxford Settlement Strategy Plan, is hereby amended by changing to 'Serviced Village' the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto.
- 4.2 That Schedule "B-1" – Township of Blandford-Blenheim Land Use Plan, is hereby amended by changing to 'Settlement' the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto.
- 4.3 That Schedule "B-2" – Village of Plattsville 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 'Agricultural Reserve' to 'Low 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.

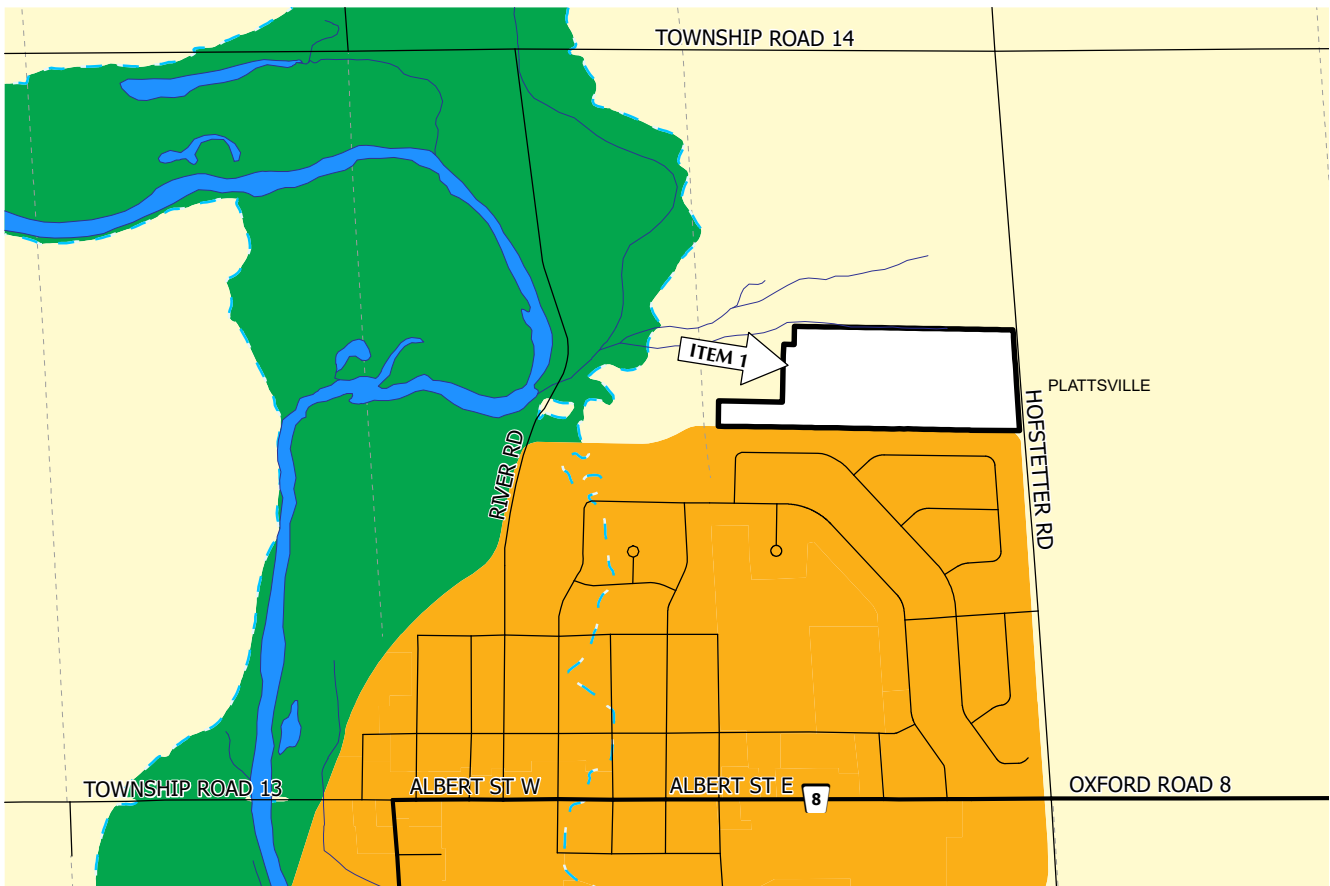
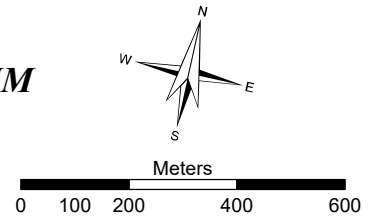
SCHEDULE "A"  
AMENDMENT No. 267

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "B-1"

**TOWNSHIP OF BLANDFORD-BLENHEIM  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE  
TO SETTLEMENT

**LAND USE PLAN  
LEGEND**

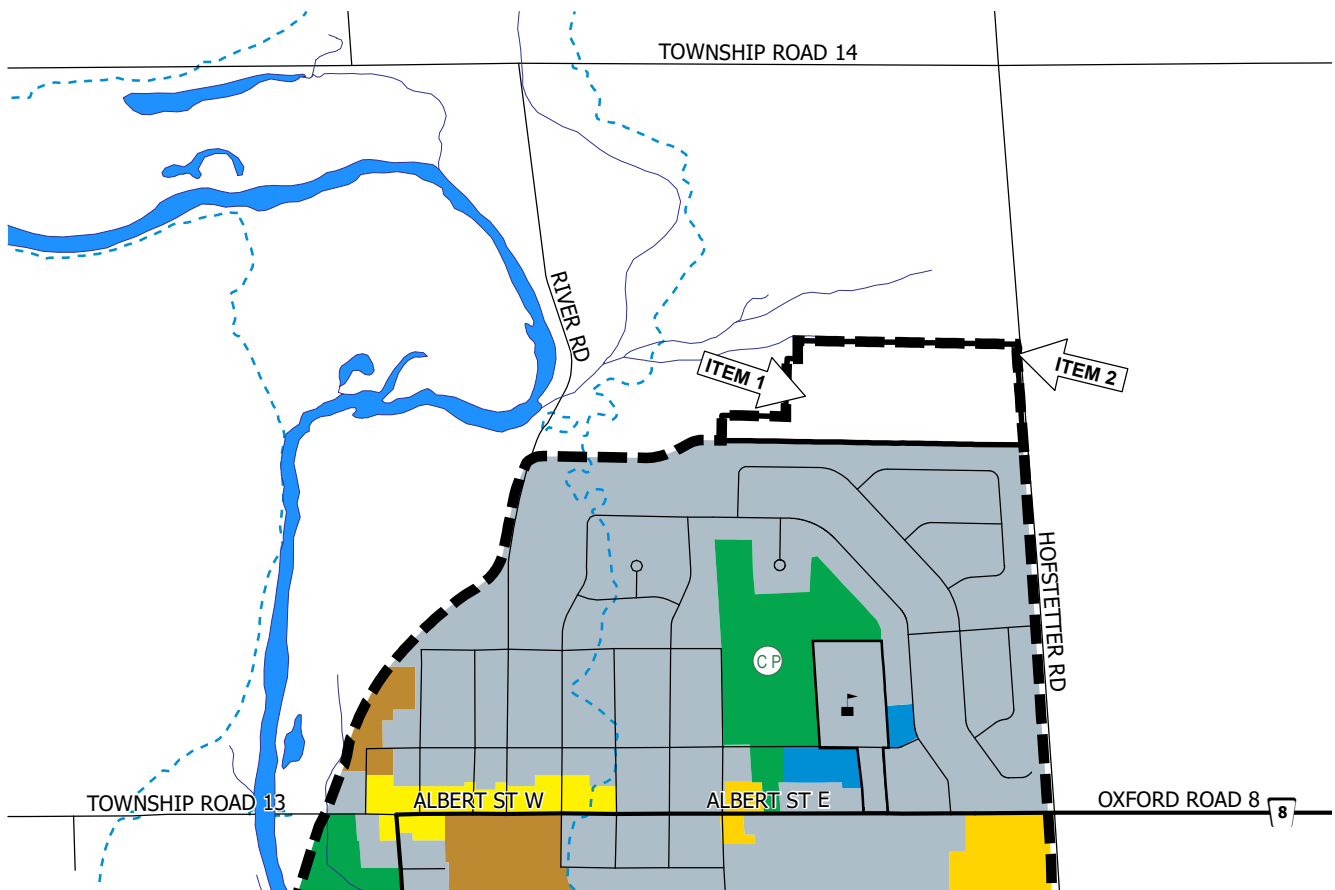
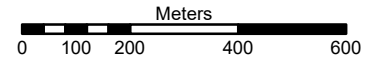
- AGRICULTURAL RESERVE
- SETTLEMENT
- OPEN SPACE
- FLOODLINE

SCHEDULE "A"  
AMENDMENT No. 267

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "B-2"  
**VILLAGE OF PLATTSVILLE  
LAND USE PLAN**



**LAND USE PLAN  
LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- SCHOOL
- CP COMMUNITY PARK
- FLOOD LINE

**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL

ITEM 2 - CHANGE SETTLEMENT BOUNDARY

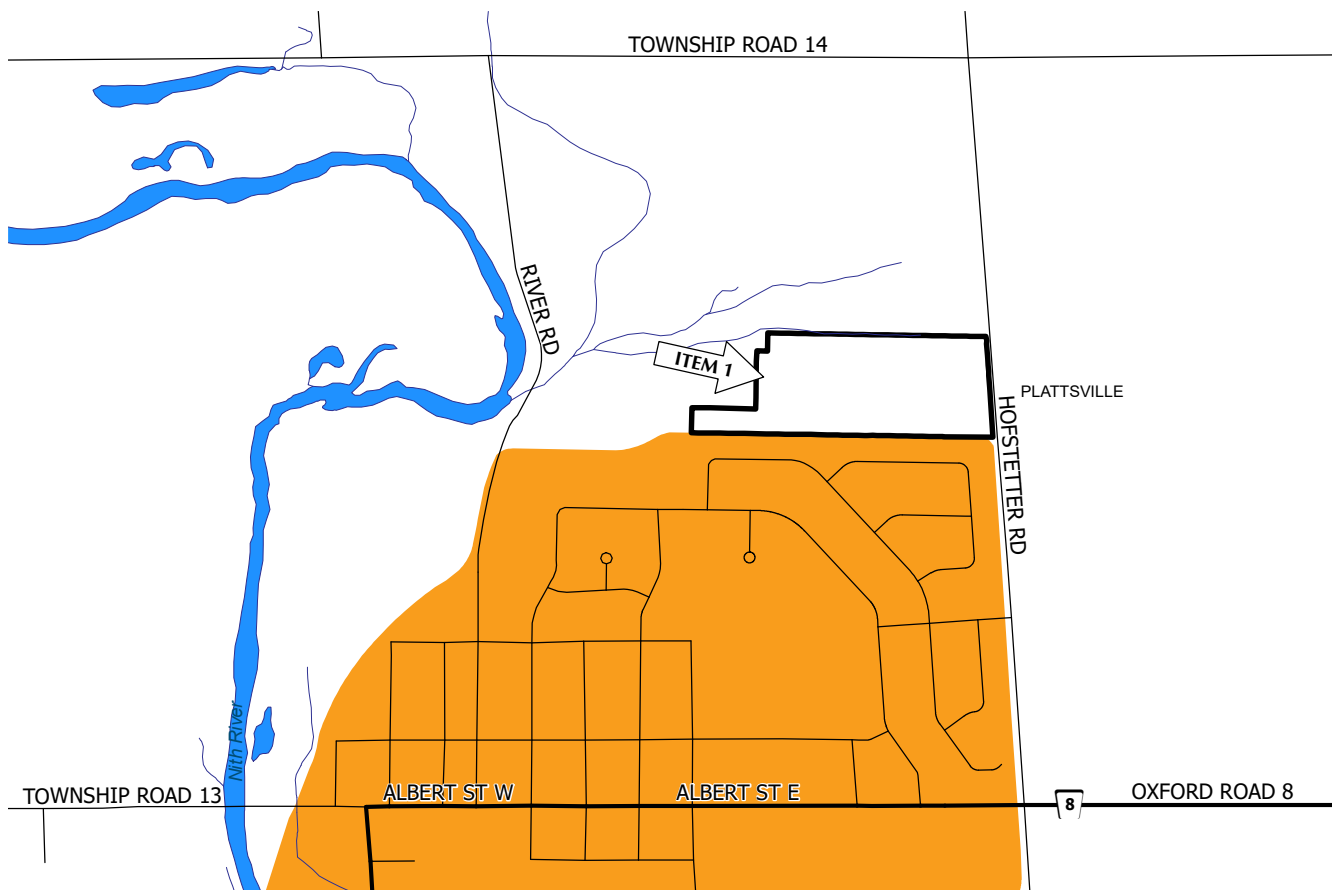
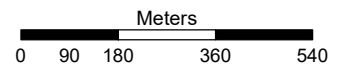
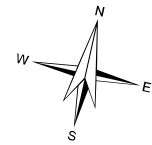
SCHEDULE "A"  
AMENDMENT No. 267

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