

AMENDMENT NUMBER 278
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and Schedule "A" constitutes
Amendment Number 278 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 'Low Density Residential' designation to 'Medium Density Residential' to facilitate a three-storey residential apartment building consisting of up to 18 units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 21, Conc. 1, (North Dorchester). The lands are located on the south side of Dundas Street West, between Stanley and Middleton Streets, in the Village of Thamesford and are municipally known as 233 Dundas St. West, Thamesford, ON.

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 a three-storey, 18-unit apartment building on the subject 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 apartment building 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 designated residential lands 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 Dundas Street, which is a major road under the jurisdiction of the County.

Council is of the opinion that the proposed apartment building is compatible with the existing residential and commercial uses in the area. The redesignation of the lands for a medium density residential apartment building 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.

4.2 That Section 6.2.3.2, *Specific Development Policies*, be amended to add the following subsection at the end thereof:

6.2.3.2.3 Part Lot 21, Conc. 1 (North Dorchester) – 233 Dundas Street West, Thamesford

Notwithstanding any other policies of this Plan, on those lands comprising an area of approximately 0.23 ha (0.58 ac), located on the south side of Dundas Street West, east of Stanley Street, and municipally known as 233 Dundas Street West in Thamesford, up to 18 residential apartment units may be permitted.

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

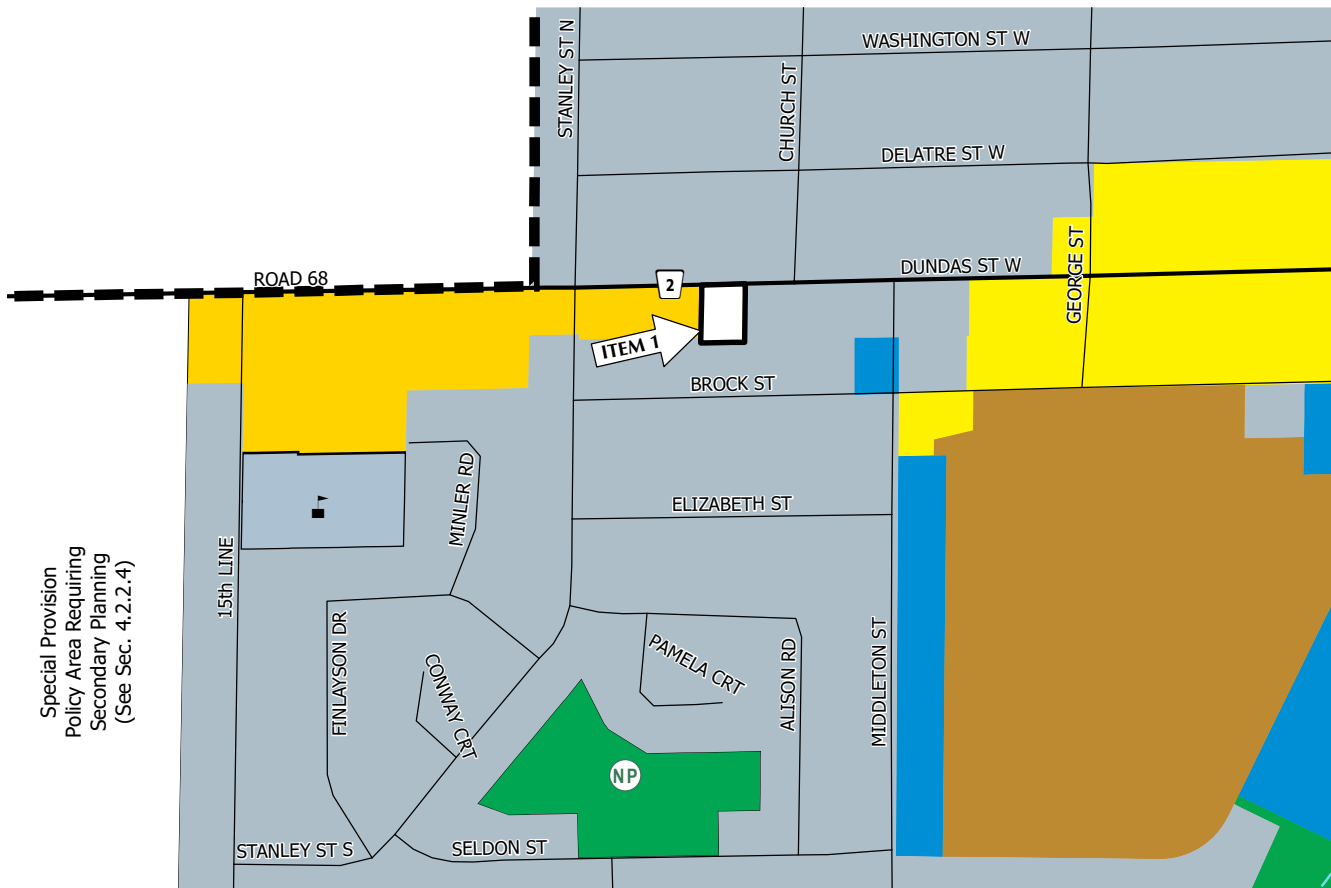
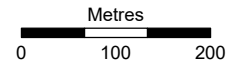
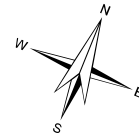
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 278

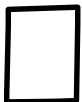
TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

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



Special Provision
Policy Area Requiring
Secondary Planning
(See Sec. 4.2.2.4)



- AREA OF THIS AMENDMENT

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

LAND USE PLAN

