

COUNTY OF OXFORD

BY-LAW NO. 6466-2022

**BEING** a By-law to adopt Amendment Number 283 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 283 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Norwich and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

**NOW THEREFORE**, the County of Oxford pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 283 to the County of Oxford Official Plan, being the attached text and schedule is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 14<sup>th</sup> day of September, 2022.

READ a third time and finally passed this 14<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
LARRY G. MARTIN, WARDEN

\_\_\_\_\_  
CHLOÉ SENIOR, CLERK

AMENDMENT NUMBER 283  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule, attached hereto, constitutes  
Amendment Number 283 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 Village of Norwich from Low Density Residential to Medium Density Residential to facilitate the development of up to 22 townhouse units on lands, consisting of two blocks on a draft approved plan of subdivision.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Lot 9, Concession 5, Lot 109 and Part of Lots 108 and 110, Plan 226, in the Township of Norwich. The subject lands are located on the west side of Dufferin Street, between Carman Street and Sunview Drive and are municipally known as 18 Dufferin Street in the Village of Norwich.

## 3.0 BASIS FOR THE AMENDMENT

The subject lands are currently designated Low Density Residential and have been draft approved for a residential plan of subdivision. The lands subject to this amendment are described as Blocks 43 and 45 on the draft approved plan of subdivision and are intended for the development of 22 street fronting townhouse units. This amendment re-designates the subject lands from Low Density Residential to Medium Density Residential to facilitate the proposed development.

The use of the lands for medium density residential development is consistent with the Provincial Policy Statement and the intent of the Official Plan, as the proposal will result in the intensification of an existing underutilized parcel that will improve the variety of housing types in the Village of Norwich, and will efficiently utilize existing municipal services, while providing for housing options in close proximity to a number of community service facilities in the area.

Further, as the proposed development will be for low profile, medium density development, the proposal can be considered compatible with surrounding low density residential development, and as such is not anticipated to have a negative effect on surrounding properties with respect to compatibility or traffic impacts.

## 4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule “N-2” – Village of Norwich 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

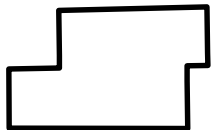
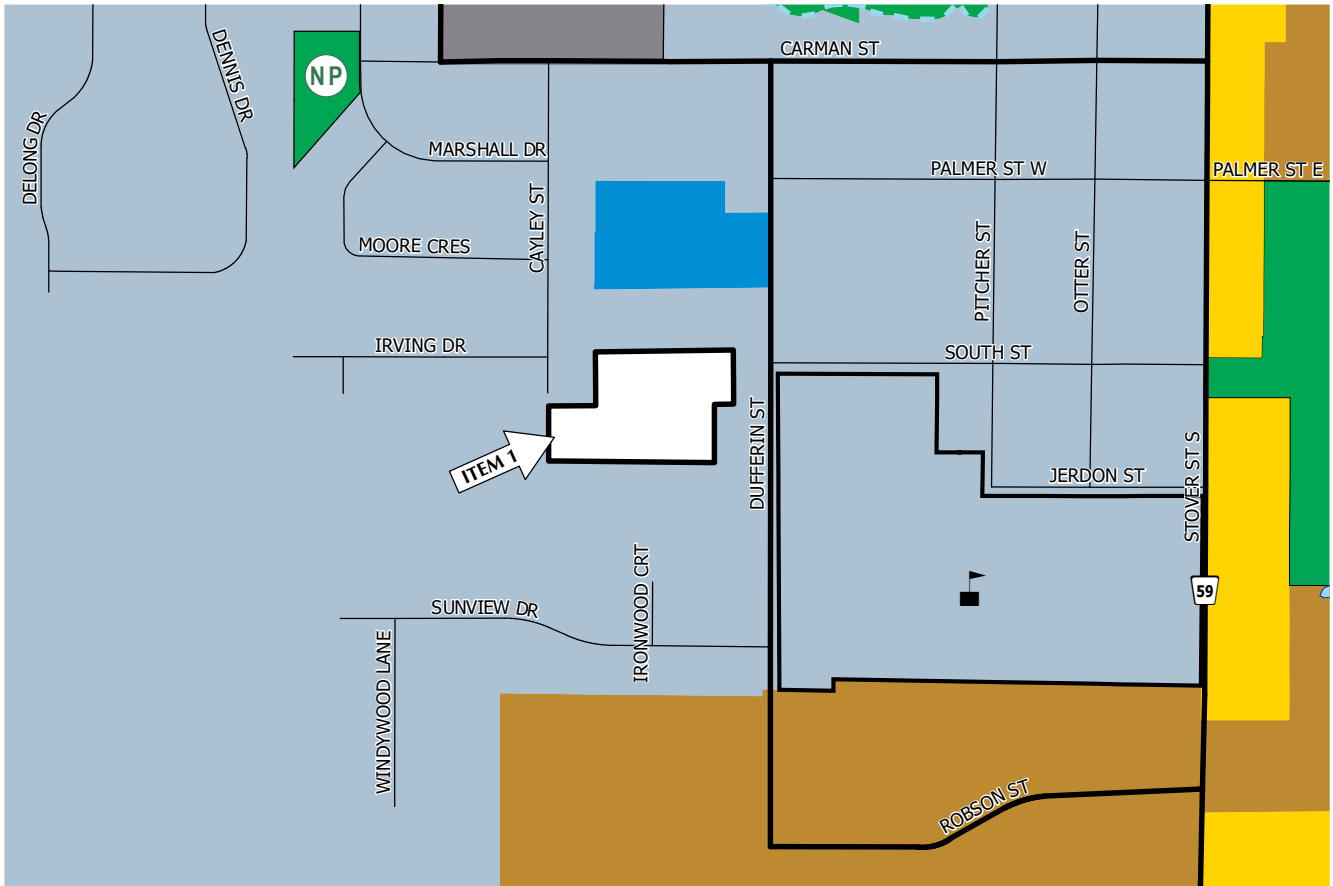
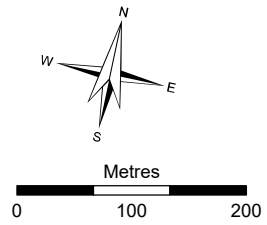
This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

## 6.0 INTERPRETATION

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

SCHEDULE "A"  
 AMENDMENT No. 283

TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "N-2"  
**VILLAGE OF NORWICH**  
**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

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

**LAND USE PLAN  
 LEGEND**

- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL
- MAJOR INSTITUTIONAL
- OPEN SPACE
- SCHOOL
- NP

 NEIGHBOURHOOD PARK
- FLOODLINE