

COUNTY OF OXFORD

BY-LAW NO. 6471-2022

BEING a By-law to adopt Amendment Number 281 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 281 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of South-West Oxford 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 281 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 28th day of September, 2022.

READ a third time and finally passed this 28th day of September, 2022.

LARRY G. MARTIN, WARDEN

CHLOÉ SENIOR, CLERK

AMENDMENT NUMBER 281
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules, attached hereto, constitute
Amendment Number 281 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Official Plan amendment is to re-designate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement' & 'Low Density to facilitate the expansion of the Village of Mount Elgin settlement boundary and the development of a residential draft plan of subdivision.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 11 & 12, Concession 5 (Dereham), Township of South-West Oxford, and are located on the south side of Mount Elgin Road, west of Plank Line, and are municipally known as 324032 & 324056 Mount Elgin Road, in the Village of Mount Elgin.

3.0 BASIS FOR THE AMENDMENT

The purpose of the Official Plan amendment is to re-designate the subject lands from 'Agricultural Reserve' to 'Serviced Village', 'Settlement' & 'Low Density to facilitate the expansion of the Village of Mount Elgin settlement boundary and the development of a residential draft plan of subdivision.

The proposed amendment will amend Schedules "C-3", "S-1" & "S-2" to redesignate the lands from Agricultural Reserve to Serviced Village, Settlement, Low Density Residential, and Open Space.

It is the opinion of Council that in keeping with the policies of Section 2.1.1 (Growth Management), with respect to focusing growth and development in settlements with centralized waste water and water supply facilities, as well as facilitating development and land use patterns and densities that efficiently use land and existing/planned infrastructure and public service facilities and supports active transportation.

In support of the expansion of the boundary of the Village of Mount Elgin, the County undertook a Phase I Comprehensive Review; this study included an analysis of the Township of South-West Oxford population, household and employment forecasts and associated land need for a 20 year planning period. The study also included a 30 year forecast period to ensure it would provide the information necessary to account for an increase in the planning period from 20 to 25 years which has come into effect as part of the 2020 PPS. The review indicated that the total estimated residential unit growth for the 20 year period 2019 to 2039 was 360 dwelling units, while the residential land supply in the Township (including opportunities for intensification) as of the end of 2019 was estimated to be approximately 191 residential units. The review concluded that "...it appears that the Township of South-West Oxford's land need will slightly increase, particularly once the current planning horizon in the PPS is extended from 20 to 25 years later this year."

With a 25 year planning period in the PPS now in effect, the household forecasts in the study for the 25 year planning period (2021-2046) indicate that approximately 410 dwelling units are now expected to be required, which would exceed the residential land supply by 219 units, and possibly more if the land supply estimates were to be adjusted to account for residential construction that has occurred since 2019. Therefore, Council is satisfied that there is a legitimate need for additional residential land in the Township to accommodate the forecasted growth for the planning period.

Given the above assessment of the forecasted residential growth and land need from the Phase I Comprehensive Review, Council is satisfied that the proposed settlement boundary adjustment would be consistent with the comprehensive review requirements related to land need.

The proposal is also consistent with the intent of the Official Plan to ensure a sufficient supply of land will be provided within settlements to accommodate an appropriate range and mix of residential and non-residential growth, in accordance with the 20+ year needs of the County and the Township, while accounting for opportunities to accommodate growth through intensification.

In support of the County's current Official Plan Review, the County of Oxford has recently undertaken a Phase One Comprehensive Review, which consisted of an analysis of County-wide and Area Municipal population, household and employment forecasts and a land need analysis. The study concluded that over the 25 year planning period there was a moderate land need for residential lands in the Township of South-West Oxford (22 ha of gross developable lands); the proposed draft plan of subdivision has a gross area of 23.74 ha. Council is satisfied that the inclusion of these lands represents a justified and logical expansion of the Village of Mount Elgin, as the lands are currently constrained by residential development to the east, and the CP Railway to the south and west. The proposed subdivision will also make use of the existing stormwater management pond, and only a modest expansion of the existing water distribution network, wastewater collection system, and storm sewers is required to service the development.

The proposed draft plan will facilitate the development of single detached and street-fronting townhouse dwellings and will result in an overall net residential density of approximately 18.9 units per hectare (7.6 units per acre). The minimum net density for the Low Density Residential designation is 15 units per hectare (6 units per acre) and the proposal meets the minimum density requirements in the Official Plan.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of the PPS and supports the strategic initiatives and objectives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "S-1" – Township of South-West Oxford Land Use Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Settlement".
- 4.2 That Schedule "S-2" –Village of Mount Elgin Land Use 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 "S-2" –Village of Mount Elgin Land Use Plan, is hereby amended by designating those lands identified as "ITEM 2" on Schedule "A" attached hereto as "Settlement Boundary".
- 4.3 That Schedule "C-3" – County of Oxford Settlement Strategy Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto as "Serviced Village".

5.0 IMPLEMENTATION

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

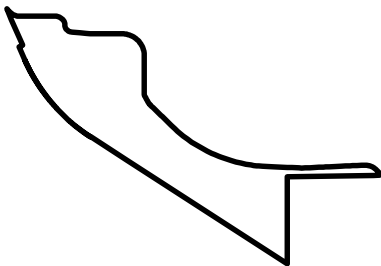
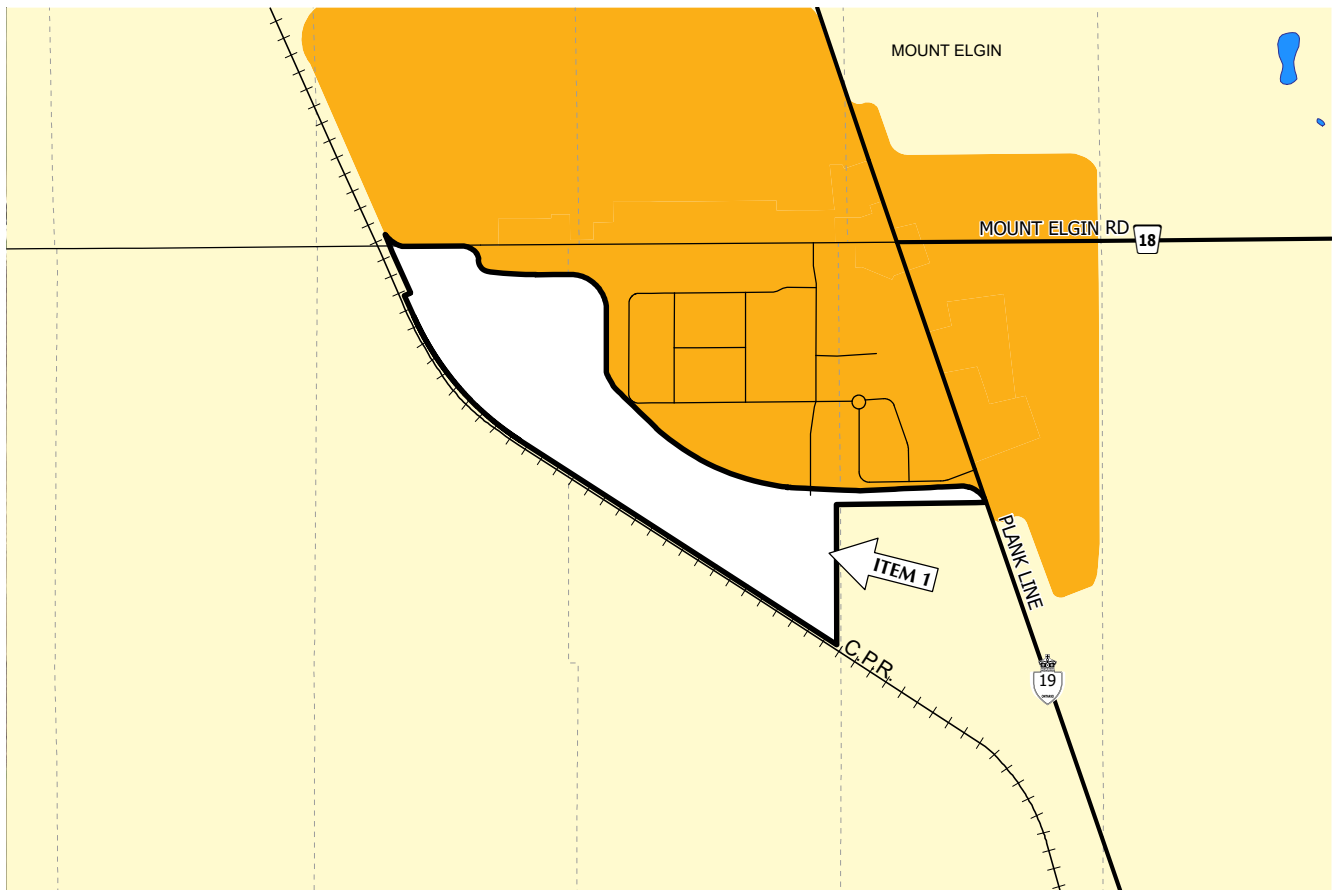
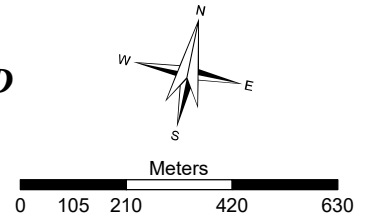
6.0 INTERPRETATION

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

SCHEDULE "A"
AMENDMENT No. 281

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN

SCHEDULE "S-1"
TOWNSHIP OF SOUTH-WEST OXFORD
LAND USE PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE
TO SETTLEMENT

**LAND USE PLAN
LEGEND**

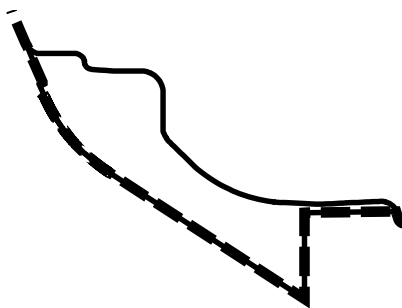
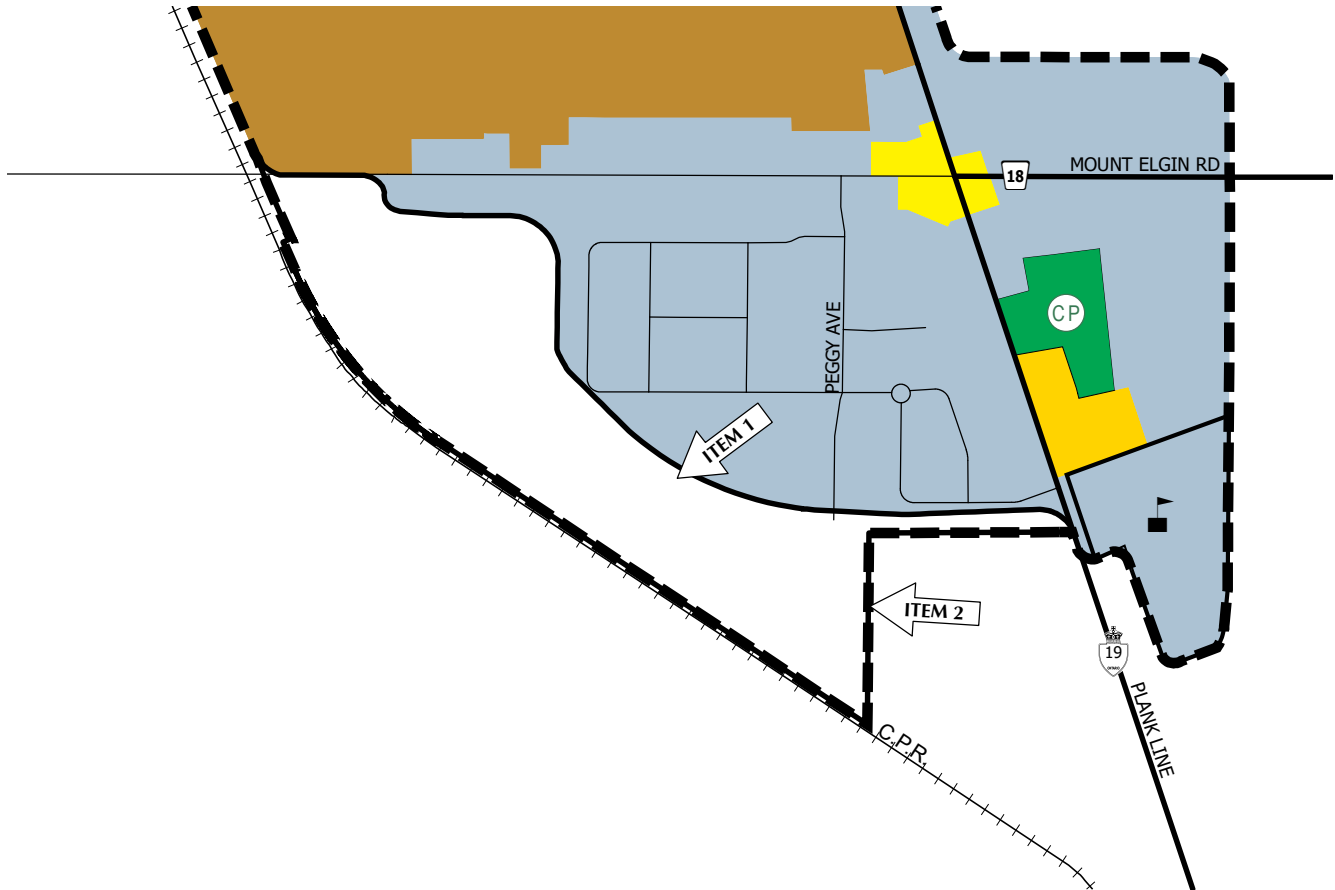
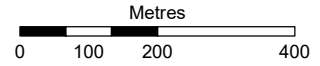
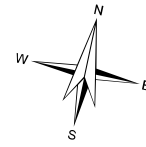
-  AGRICULTURAL RESERVE
-  SETTLEMENT

SCHEDULE "A"
 AMENDMENT No. 281

TO THE

**COUNTY OF OXFORD
 OFFICIAL PLAN**

SCHEDULE "S-2"
**VILLAGE OF MOUNT ELGIN
 LAND USE PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - CHANGE SETTLEMENT BOUNDARY

**LAND USE PLAN
 LEGEND**

- VILLAGE CORE
- SERVICE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- SCHOOL
- COMMUNITY PARK
- SETTLEMENT BOUNDARY

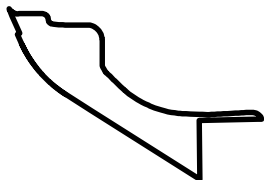
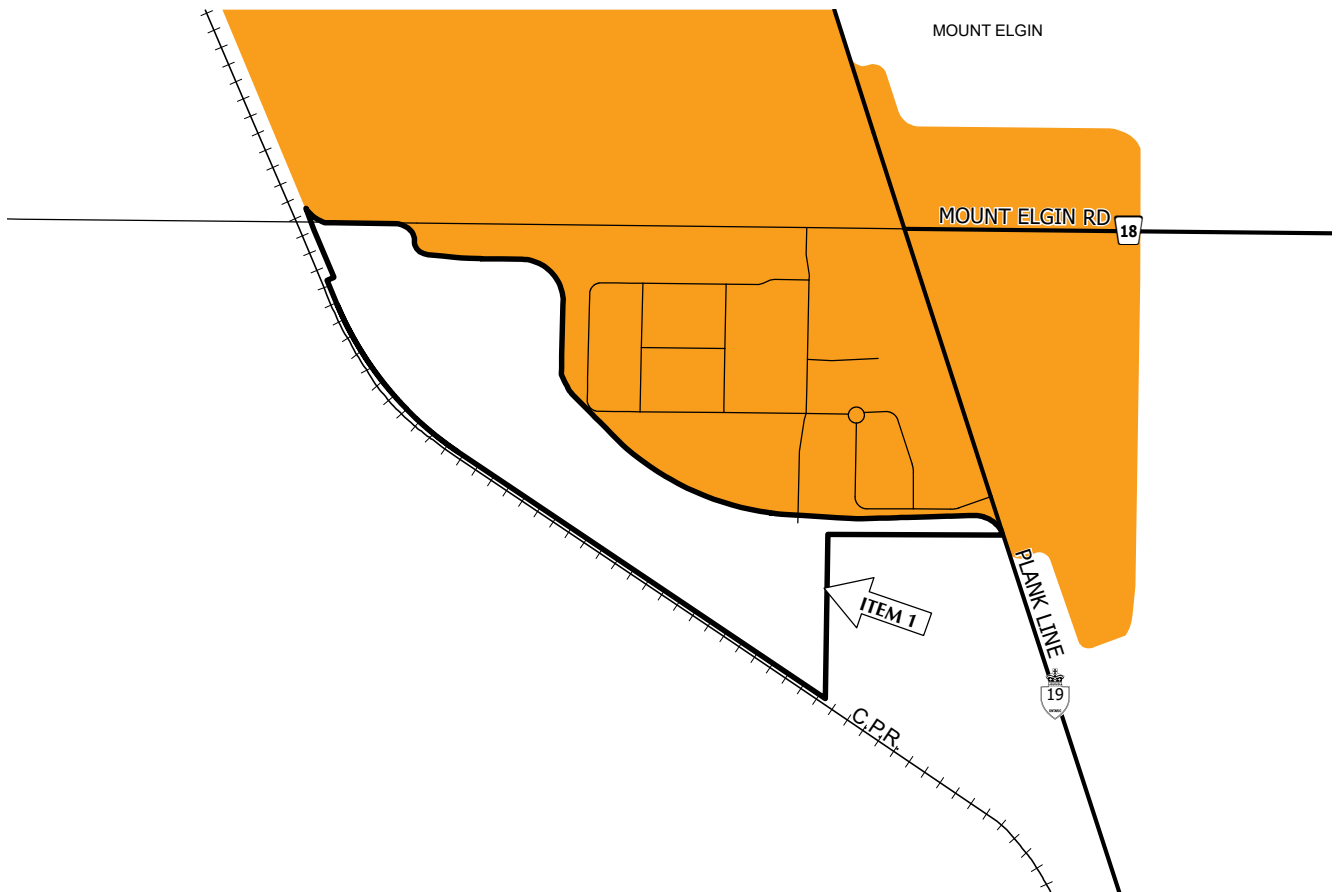
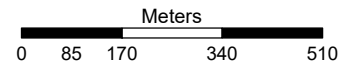
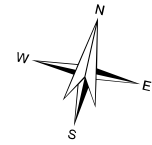
SCHEDULE "A"
AMENDMENT No. 281

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