

AMENDMENT NUMBER 251
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto, constitute
Amendment Number 251 to the County of Oxford Official Plan.

COUNTY OF OXFORD
BY-LAW NO. **XXXX-2020**

BEING a By-Law to adopt Amendment Number 251 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 251 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg 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 251 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 9th day of December, 2020.

READ a third time and finally passed this 9th day of December, 2020.

LARRY G. MARTIN, WARDEN

CHLOÉ J. SENIOR, CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from 'Open Space' to 'Residential' and 'Low Density Residential' to facilitate the development of a single detached dwelling on the subject lands.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Block D, Registered Plan M-53, in the Town of Tillsonburg. The lands are located on the east side of Clear Valley Drive, between Jackson Court and Holland Gate and are municipally known as 41 Clear Valley Drive.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands to 'Residential' and 'Low Density Residential' to facilitate the development of a single detached dwelling 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 is compact, cost-effective, and an efficient land use pattern that will efficiently use existing land, infrastructure, and municipal services.

The site is located on the periphery of an area that is surrounded by low density residential development to the north and west, with ravine lands to the east remaining in the 'Open Space' designation. The proposal complies with the infill policies of the Official Plan as the proposal is similar to other subject properties in the area, is sufficiently large to accommodate stormwater run-off, parking and required setbacks, and the proposal is not expected to negatively impact any of the woodlands and ravine lands to the east, as the area to be re-designated and rezoned encompasses an existing cleared area. It is the opinion of Council that the proposed development is appropriate for the area with respect to the nature, character and scale of adjacent uses.

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 permits single detached dwellings as proposed within existing low density residential areas. The proposed single detached dwelling will be a compatible form of development with the surrounding low density residential 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”.

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.