The following text and schedules attached hereto, constitute Amendment Number 253 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 ‘Medium Density Residential’ to ‘Low Density Residential’ to facilitate the development of a residential draft plan of subdivision, consisting of 103 lots for single detached dwellings, and 2 blocks for medium density residential development.

2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Lot 11, Concession 8 (Dereham), in the Town of Tillsonburg. The lands are located on the southwest corner of the intersection of North Street West and Quarter Town Line, and are known municipally as 97 North Street West, Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate a portion of the subject lands to ‘Low Density Residential’ to facilitate the development of a residential draft plan of subdivision, consisting of 103 lots for single detached dwellings, and 2 blocks for medium density residential development.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed draft plan of subdivision is cost-effective, and an efficient land use pattern that minimizes land consumption and servicing costs. The proposed development also contributes to an overall mix of housing types to accommodate current and future residents of the regional market area. The development will also retain and protect the existing archaeological resources that have been found on the subject lands.

Council is of the opinion that the subject lands are suitable for low and medium density residential development as the lands are located on, and will have direct access to, an arterial road. The proposed redesignation will provide for an efficient lot fabric, street layout and subdivision design.

The site is located on the periphery of an area that is surrounded by existing low density development to the north and east, and planned medium density residential development to the east, with lands to the west being agricultural lands within the Township of South-West Oxford, and lands to the south being institutional uses and recreational uses. It is the opinion of Council that the proposed change to the boundary between the planned low and medium density development is appropriate for the area with respect to the nature, character and scale of existing and planned adjacent uses.

Further, it is the opinion of Council that the subject application is consistent with the policies for Low and Medium Density Residential areas within the Town. The Low Density Residential designation is intended for areas to be primarily developed or planned for a variety of low rise, low density housing forms including single-detached dwellings, semi-detached, duplex or converted dwellings, quadraplexes, townhouses and low density cluster development. The Medium Density Residential designation is intended to support low profile multiple unit development, including townhouses, converted dwellings and apartment buildings and although the form of development on these blocks is not known, the provisions of the Medium Density Residential Zone will ensure that the development meets the density targets of the Medium Density Residential Designation. The proposed
subdivision development is considered to be a compatible form of development with the surrounding and planned development in the area and the future development of the medium density blocks will be subject to site plan approval to ensure all development matters are satisfactorily addressed. 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-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.