AMENDMENT NUMBER 252

TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto, constitute Amendment Number 252 to the County of Oxford Official Plan.
1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from 'Service Commercial' to 'High Density Residential' to facilitate the development of two five storey apartment buildings, each consisting of 49 apartment dwelling units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to two properties described as Part of Lots 293, 341, 423-426, Lots 420-422, Plan 500, in the Town of Tillsonburg. The lands are located on the east side of King Street, north side of First Street, and west side of Tillson Avenue, and are municipally known as 98 King Street and 143 Tillson Avenue, Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands to 'High Density Residential' to facilitate the development of two five storey apartment buildings, each consisting of 49 apartment dwelling units.

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 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 and will provide an additional market-based housing option in the Town of Tillsonburg.

Council is of the opinion that the subject lands are suitable for high density residential development as the lands have frontage on Tillson Avenue, an arterial road that is capable of accommodating the expected additional traffic. The primary entrances for the development are proposed from King Street and First Street due to potential sight line issues with the railway crossing on Tillson Avenue. A traffic impact study concluded that the existing conditions on Tillson Avenue can accommodate the expected development without any required road improvements.

The site is located on the periphery of an area that is surrounded medium density residential development to the west, with service commercial uses to the north, east, and south. Due to the mix of uses in the 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. The existing and permitted service commercial uses in the vicinity are considered compatible with the proposed high density residential use.

It is the opinion of Council that the subject application is consistent with the policies for High Density Residential areas within the Town. The High Density Residential designation is intended for intensive large-scale, multiple unit forms of residential development. The proposed apartment buildings are considered to be a compatible form of development with the surrounding and planned development in the area as the subject site is bounded by 3 streets and the railway right of way and limited impacts are expected to adjacent properties. Further to this, Council is satisfied that the proposed number of units is also consistent with the high density designation requirements.
The site can provide adequate off-street parking and is located in an area where services and amenities such as schools, leisure facilities, shopping and parks are within a reasonable distance. Adequate municipal services are available to the site.

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 Residential Density 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 “High 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.
SCHEDULE "A"
AMENDMENT No. 252
TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
SCHEDULE "T-1"
TOWN OF TILLSONBURG
LAND USE PLAN

- AREA OF THIS AMENDMENT
ITEM 1 - CHANGE FROM SERVICE COMMERCIAL TO RESIDENTIAL

LAND USE PLAN LEGEND
RESIDENTIAL
SERVICE COMMERCIAL
COMMUNITY FACILITY
INDUSTRIAL
OPEN SPACE
FLOODLINE
SCHEDULE "A"
AMENDMENT No. 252
TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
SCHEDULE "T-2"
TOWN OF TILLSONBURG
RESIDENTIAL DENSITY PLAN

- AREA OF THIS AMENDMENT
ITEM 1 - ADD TO HIGH DENSITY RESIDENTIAL

RESIDENTIAL DENSITY PLAN
LEGEND
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE

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