

AMENDMENT NUMBER 259
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text constitutes
Amendment Number 259 to the County of Oxford Official Plan.

COUNTY OF OXFORD
BY-LAW NO. XXXX-2021

BEING a By-Law to adopt Amendment Number 259 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 259 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 259 to the County of Oxford Official Plan, being the attached explanatory text, 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 14th day of July, 2021.

READ a third time and finally passed this 14th day of July, 2021.

LARRY G. MARTIN, WARDEN

CHLOÉ J. SENIOR, CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the policies of Section 8.3.2.3 - Policies for Central Area Sub-Districts, Section 8.3.2.3.1 - Central Business District, Restricted Uses to expand the area that is subject to a prohibition on free standing residential development.

2.0 LOCATION OF LANDS AFFECTED

This amendment generally applies to lands within the Central Business District, as depicted on Schedule "T-1" – Town of Tillsonburg Land Use Plan.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to amend the policies of the Official Plan contained within Section 8.3.2.3.1 - Central Business District, to expand the current prohibition on free standing residential development within the Central Business District of the Town of Tillsonburg.

It is the opinion of Council that the proposed amendments are consistent with the relevant policies of the PPS as the proposed use will protect commercial and employment space, and enhance the viability and vitality of downtown Tillsonburg.

Although the Official Plan contains many policies and objectives to increase the residential density of the Central Area, it is also a strategic goal of the Official Plan to protect the employment function of the Central Area through restrictions on some permitted uses, and limiting free-standing residential development on high-profile commercial corridors.

Council is of the opinion that that expanded prohibition on free-standing residential development is appropriate as it will preserve commercial space for retail, office & other non-residential uses that contribute to the vibrancy and vitality of the Central Area of the Town. The residential intensification goals of the Official Plan can continue to be achieved as residential units on the upper level of non-residential buildings are still permitted.

Further Council is of the opinion that the proposed amendment is consistent with the findings of the Central Area Design Study (2012), which recommended that commercial uses remain at street level within the Main Street Area and Secondary Commercial Areas on streets flanking Broadway.

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 Section 8.3.2.3.1 – *Central Business District*, as amended, is hereby further amended by deleting and replacing the portion of the subsection titled ‘Restricted Uses’ with the following:

RESTRICTED USES

Notwithstanding the policies of this Section, the following policies shall take precedence:

- free standing residential *development* is not permitted on lands within an area bounded by Bridge Street to the north, Bidwell Street to the west, London Street to the south, Harvey Street and the south side of Brock Street East (to Lisgar Avenue) to the east.
- conversion of existing buildings to free-standing medium density residential *development* is not generally permitted within one block of Broadway within the Central Business District. Proposals for free standing medium density residential *development* adjacent to Broadway may be permitted if such *development* does not impact the primary business, cultural and administrative functions of the Central Business District.
- amusement arcades are not permitted on lands having frontage or flankage immediately adjacent to Broadway in the Central Business District;
- adult entertainment parlours are not permitted within the Central Business District;
- commercial bingo parlours are not permitted within the Central Business District.

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.