

AMENDMENT NUMBER 290
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules attached hereto, constitutes
Amendment Number 290 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “T-1” – Town of Tillsonburg Land Use Plan, to re-designate the subject lands from Open Space to Residential, to amend Schedule “T-2” - Town of Tillsonburg Residential Density Plan to designate the lands as Low Density Residential, and to amend Schedule “T-2” - Town of Tillsonburg Leisure Resources and School Facilities Plan, to remove the lands from the Open Space designation.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Lot 1606, Plan 500, Concession 5 NTR, Parts 3 & 4, 41R-9612, in the Town of Tillsonburg. The lands are located on the west side of Young Street, between Rouse Street and Highway 3, and are known municipally as 91 Young Street, Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The proposed amendment would change the designation of the subject property on Schedule “T-1” - Town of Tillsonburg Land Use Plan, from Open Space to Residential as well as change the designation of Schedule “T-2” - Town of Tillsonburg Residential Density Plan, from Open Space to Low Density Residential. The amendment would also remove the Open Space designation on Schedule “T-3” Town of Tillsonburg Leisure Resources and School Facilities Plan. The proposed amendment will facilitate the development of a residential subdivision, consisting of 7 lots for single detached dwellings.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposed residential development will occur on full municipal services and will provide new residential lots from an existing over-sized residential property, using land and municipal services more efficiently.

Council is satisfied that the proposed re-designation is appropriate as the lands are not within any Locally Significant Natural Heritage Features, do not contain significant valleylands, or any natural hazards or natural heritage features that would warrant the Open Space designation. With the recent extension of municipal sanitary services on Rouse Street, the lands are now able to be suitably developed for residential purposes on full municipal services.

The proposal is generally in keeping with the Plan of Subdivision policies of Section 10.3.3, and the policies of the Low Density Residential designation. Although the proposed draft plan has a net residential density of 12 units/ha (4.8 units/ ac), less than the minimum density required, the lands represent a redevelopment of an existing parcel, and the proposed lot frontages (15 m) are the minimum required for the R1 zone. The larger lot area is a result of the existing lot depth (44.32 m), and reducing the frontage of each lot further would not result in a significant increase in density. Additionally, the northerly portion of the subject property is subject to a required setback from the MTO’s Highway 3 road allowance and no additional development potential would be realized in this area. In light of this, Council is of the opinion that the reduced density in this instance is generally appropriate.

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

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-1" - Town of Tillsonburg Land Use Plan, is hereby amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Open Space" to "Residential".
- 4.2 That Schedule "T-2" - Town of Tillsonburg Residential Density Plan, is hereby amended by changing the designation of those lands identified as "ITEM 2" on Schedule "A" attached hereto to "Low Density Residential".
- 4.3 That Schedule "T-3" - Town of Tillsonburg Leisure Resources and School Facilities Plan, is hereby amended by removing the designation of those lands identified as "ITEM 3" on Schedule "A" attached hereto from "Open Space".

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.