

AMENDMENT NUMBER 318  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT

The following text and schedules constitute  
Amendment Number 318 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to redesignate certain lands in the Town of Tillsonburg from ‘Medium Density Residential’ to ‘High Density Residential’ to facilitate the development of a 105-unit apartment dwelling, a six-unit townhouse dwelling and a four-unit townhouse dwelling for a total of 115 new residential units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands located at the westerly boundary of the Town of Tillsonburg, on the southwest corner of North Street West and Quarter Town Line. The lands comprise an area of approximately 1.27 ha (3.14 ac) and are legally described as Block 38, Plan 41M-392, in the Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands from ‘Medium Density Residential’ to ‘High Density Residential’ to facilitate the development an apartment building of up to 105 units, together with a six-unit townhouse dwelling and a four-unit townhouse dwelling for a total of up to 115 new residential units.

The designation of the lands to facilitate high density residential use at this location is consistent with the relevant policies of the Provincial Policy Statement as the proposed development is an efficient use of municipal services and lands within a designated settlement area. The proposed development contributes to the overall mix of housing types and tenures to accommodate current and future residents of the Town and the broader market area and will provide an additional market-based housing option in the Town of Tillsonburg.

The lands are suitable for high density residential as the lands have direct access to Westwinds Gate, a local road with direct connection to Quarter Town Line and in proximity to North Street West, both of which are identified as arterial roads in the Official Plan.

The site is located in an area of predominantly lower density residential development with a nearby institutional use, and it is the opinion of Council that the proposed use of the lands is appropriate and compatible with existing and planned development in the area. Further, the scale and design of the development is considered to be adequate to ensure that impacts on existing residential and institutional uses can be appropriately mitigated.

It is also the opinion of Council that the subject proposal supports the strategic initiatives and objectives of the Official Plan with respect to the designation of High Density Residential areas within the Town.

The High Density Residential designation is intended for intensive, large-scale, multiple unit forms and the proposed apartment building and townhouse dwellings are considered to be a compatible form of development with existing and planned uses in the area, as noted above. Council is satisfied that the lands are of suitable size and configuration to support the development, including parking and amenity space to meet the needs of the use.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “T-2” – Town of Tillsonburg Residential Density Plan, as amended, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from ‘Medium Density Residential’ to ‘High Density Residential’.
- 4.3 That Section 8.2.6 – High Density Residential Areas, as amended, is hereby further amended by adding the following specific development policy at the end of Section 8.2.6.2 - *Specific Development Policies*.

“8.2.6.2.3 Southwest corner of North Street West and Quarter Town Line  
(Block 38, Plan 41M-392, Town of Tillsonburg)

On those lands identified as having reference to this section, the minimum net residential density shall be 63 units/ha (26 units/ac) and the maximum net residential density of approximately 91 units/ha (37 units/ac).”

#### 5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the relevant implementation policies contained in the Official Plan.

#### 6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the relevant interpretation policies of the Official Plan.