

AMENDMENT NUMBER 337
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following Plan attached hereto as explanatory text, constitutes
Amendment Number 337 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. ****-2025

BEING a By-Law to adopt Amendment Number 337 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 337 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 337 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 XX day of XX, 2025.

READ a third time and finally passed this XX day of XX, 2025.

MARCUS RYAN, WARDEN

LINDSAY MANSBRIDGE, CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to re-designate portions of the site to Entrepreneurial District, and to include a special policy area to allow for an increased residential density on certain lands in the Town of Tillsonburg. This amendment would facilitate the construction of a mixed-use commercial/residential development, while permitting on the said lands a broader range of commercial uses not currently permitted within the Entrepreneurial District.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to land in the Town of Tillsonburg identified as Lots 797-801, 849-854, Part Lot 797A and 855, Part of Coon Alley and Part 1 of 41R-54113, Parts 1 and 2 of 41R-7407, Part 1 of 41R-8786, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West, Town of Tillsonburg. The lands are an entire block of land in the downtown area of Tillsonburg that is flanked on the north by Venison Street West, to the south by Bridge Street West, to the west by Rolph Street and to the east by Bidwell Street.

3.0 BASIS FOR THE AMENDMENT

The site is comprised of lands currently designated Entrepreneurial District, with site specific policy area 8.3.2.3.2.3 (applicable to the western portion of the subject lands) and Community Facility (applicable to the eastern and northern portion of the subject lands) according to the Land Use Plan for the Town of Tillsonburg as contained on Schedule T-1 of the County Official Plan.

The site specific amendment would designate the entirety of the subject lands Entrepreneurial District, and would amend the existing site specific policy area in Section 8.3.2.3.2.3 to provide for a broad range of retail commercial uses not currently permitted in the Entrepreneurial District; and permit an increased maximum net residential density of 215 units per hectare (87 units per acre) on this site.

Council is of the opinion that the increased residential density can be accommodated on the site and sufficient amenities (including commercial, recreational and leisure) are available in the Central Area and are in close proximity to accommodate the proposed increased residential density. Portions of the subject lands are already designated for High Density Residential use and the proposed use, scale and nature of the development will further support the planned function of the Central Area as the first destination for retail and office uses, and increased residential development. The development will also provide for a mix of housing types and tenure, providing additional choice for Town residents, and represents an appropriate intensification that will efficiently use existing municipal services and infrastructure.

Council is also of the opinion that the additional commercial uses sought for the subject lands are appropriate as they will service the residents of the proposed development and provide a greater diversity of commercial uses that will support the vitality and vibrancy of the Central Area.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 8.3.2.3.2.3 - *Specific Development Policies* be amended to replace “north of Bridge Street Between Rolph and Bidwell Streets” with the following:

“Lots 797-801, 849-854, Part Lot 797A and 855, Part of Coon Alley and Part 1 of 41R-54113, Parts 1 and 2 of 41R-7407, Part 1 of 41R-8786, 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West

Notwithstanding any other provision of this Plan to the contrary, on those lands comprising an entire block of land in the downtown area of Tillsongburg that is flanked on the north by Venison Street West, to the south by Bridge Street West, to the west by Rolph Street and to the east by Bidwell Street, known municipally as 129, 135, 139 Bidwell Street, 140 Rolph Street, and 25, 29, and 33 Venison Street West, a mixed use development shall also be permitted, with a maximum *net residential density* of 215 units per ha (87 units per acre). On this site, additional commercial uses, including an art gallery, assembly hall, bakeshop, bar or tavern, eating establishment, market, farm produce retail outlet, fitness club, liquor, beer or wine store, retail food store and retail store shall be permitted. “

- 4.2 That Schedule “T-1”- Town of Tillsongburg Land Use Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Community Facility” to “Entrepreneurial District”.

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.